

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, April 22, 2025** at Town Hall West, 401 Main Street, Islip, NY on the following applications at the times listed or as soon thereafter as they may be reached. At such time all interested parties will be given an opportunity to be heard. Any disabled person who needs a sign language interpreter or special accommodations to attend this meeting is asked to please contact Constituent Services at 631-224-5380 as early as possible in order for the Town to accommodate.

Dated: 04/11/2025  
Islip, New York

**Donald A. Rettaliata, Jr. Chairman**  
Zoning Board of Appeals

- 6:00 P.M. (188-25) SANTOS SANCHEZ** - permission to leave pool patio having rear yard of 4.7 feet instead of required 6 feet, Res. B District, north side of Newman Street (#191), 125 feet west of Broadway, Brentwood, NY (0500-162.00-03.00-083.000)
- 6:00 P.M. (189-25) DENNIS and MELISSA WALSH** - permission to leave 6-foot fence having front yard of 9.1 feet instead of required 10 feet, Res. AA District, southwest corner of Jay Court (#10) and Tom Farino Drive, Bohemia, NY (0500-234.00-02.00-035.006)
- 6:00 P.M. (190-25) NICHOLAS and SARAH SAMSON** - permission to erect one-story addition leaving front yard of 39.8 feet, second-story addition leaving front yard of 37.7 feet and roofed-over porch leaving front yard of 32.8 feet instead of required 40 feet each and to leave 4-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. AA District, southeast corner of Bayview Avenue (#7) and Middle Road, Bayport, NY (0500-385.00-04.00-001.000)
- 6:00 P.M. (191-25) WILLIAM FARLEY** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 and to leave patio having side yard of 3.5 feet instead of required 4 feet, Res. AA District, south side of Bushwick Avenue (#74), 563 feet east of Calebs Path, Central Islip, NY (0500-076.00-02.00-047.001)
- 6:00 P.M. (192-25) JOHN J. and KAAREN N. PAGANO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 821 sq. feet instead of permitted 800 sq. feet, Res. A District, southeast corner of Hilary Street (#118) and Bucknell Road, West Sayville, NY (0500-354.00-03.00-025.000)
- 6:00 P.M. (193-25) JOSEPH V. and MICHELLE BONGIORNO** - permission to leave driveway on side property line not having required setback of 4 feet and front yard occupancy of 42% instead of required 40%, Res. B District, west side of Rollstone Avenue (#120), 60 feet north of Brook Street, West Sayville, NY (0500-381.00-01.00-036.000)
- 6:00 P.M. (194-25) TIMOTHY F. and ADELE L. BURNS** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 904 sq. feet. instead of permitted 800 sq. feet, Res. B (278) District, south side of Inverness Road (#36), 989.93 feet west of Annandale Road, Holbrook, NY (0500-176.00-04.00-054.000)

- 6:00 P.M. (195-25) CARL GLASER, TRUSTEE of the GLASER FAMILY IRREVOCABLE TRUST** - permission to leave shed having side yard of 0.9 feet instead of required 2 feet, Res. A District, south side of Thrift Street (#338), 653.4 feet east of 17th Avenue, Ronkonkoma, NY (0500-083.00-03.00-057.000)
- 6:00 P.M. (196-25) ERNESTO and NICOLAZA COLINDREZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, northwest corner of East Maple Street (#60) and Nicoll Avenue, Central Islip, NY (0500-122.00-02.00-065.000)
- 6:00 P.M. (197-25) OMAR ALEJANDRO ENAMORADO ALAS** - permission to leave second story addition (12' x 22') and roofed-over porch having side yards of 6.75 feet and 11.05 feet instead of required 14 feet each, total side yards of 17.8 feet instead of required 28 feet and floor area ratio of 25.8% instead of permitted 25% and to establish accessory apartment on lot having width of 60 feet instead of required 75 feet and lot area of 7,200 square feet instead of required 7,500 square feet, Res. B District, east side of Pine Acres Boulevard (#1421), 80 feet north of Sioux Drive, Bay Shore, NY (0500-289.00-04.00-003.000)
- 6:00 P.M. (198-25) PEDIGREE HOLDINGS, LLC** - permission to reconstruct one-story addition and erect one-story addition resulting in expansion of nonconforming use by 27%, leaving rear yard of 2.5 feet instead of required 25 feet and floor area ratio of 31.42% instead of permitted 25% and to leave driveway having front yard occupancy of 41.4% instead of permitted 40%, Bus 1 District, southwest corner of Brentwood Road (#224) and Tillie Street, Bay Shore, NY (0500-342.00-02.00-032.000)
- 6:00 P.M. (199-25) JENNIFER TUCKER** - permission to leave inground pool having front yard of 34 yards instead of required 35 feet, to install pool patio leaving front yard of 23 feet instead of required 30 feet and to leave 6-foot fence having front yard of 3.5 feet instead of required 10 feet, Res. AA District, southeast corner of Greenlawn Avenue (#757) and Valley Stream Street, Islip Terrace, NY (0500-252.00-03.00-006.000)
- 6:00 P.M. (200-25) JUAN QUEZADA JIMENEZ and ERIKA SIME ALMONTE** - permission to erect one-story addition (14.3' x 28') leaving side yard of 12 feet instead of required 14 feet and total side yards of 26.7 feet instead of required 28 feet, to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave driveway on side property line not having required setback of 4 feet and 6-foot fence having front yard of 4.7 feet instead of required 15 feet and in driveway sight triangle exceeding permitted height of 3 feet, Res. B District, west side of Par Lane North (#28), 176.79 feet south of Quail Drive, Brentwood, NY (0500-049.00-03.00-054.000)
- 6:30 P.M. (201-25) JAMES and KATELYN GOONAN** - permission to erect one-story addition (11.1' x 16.9') leaving side yard of 11.6 feet instead of required 14 feet and total side yards of 25 feet instead of required 28 feet, Res. B District, north side of Monroe Avenue (#309), 262 feet east of Madison Street, West Islip, NY (0500-413.00-01.00-030.001)

- 6:30 P.M. (202-25)** **JOSHUA RIVERA and KERRI LOPER-RIVERA** - permission to erect second-story addition leaving side yard of 13.4 feet instead of required 14 feet and total side yards of 27.5 feet instead of required 28 feet, Res. B District, north side of 45th Street (#11), 166.37 feet east of Commack Road, Islip, NY (0500-270.00-04.00-069.000)
- 6:30 P.M. (203-25)** **CHRISTOPHER MATRICIANO and SHANNON PANZNER MATRICIANO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave second-story deck resulting in floor area ratio of 28.4% instead of permitted 25%, Res. A District, south side of Stuyvesant Road (#162), 453.34 feet east of Bay View Drive, Oakdale, NY (0500-352.00-03.00-025.000)
- 6:30 P.M. (204-25)** **LOU RODRIGUEZ and ANA HERNANDEZ** - permission to erect second-story addition leaving front yard of 32.7 feet and roofed-over entrance platform leaving front yard of 27.55 feet instead of required 40 feet each, Res. A District, east side of Lorigan Street (#23), 62 feet south of Spur Drive South, (through lot to Athol Street), Islip Terrace, NY (0500-251.00-02.00-011.000)
- 6:30 P.M. (205-25)** **WILLIAM and GINA LIPP** - permission to install inground pool leaving side yard and rear yard of 10 feet instead of required 14 feet each and pool patio leaving side yard of 2 feet instead of required 6 feet, Res. A District, south side of Jackson Avenue (#1938), 691 feet east of Higbie Lane, West Islip, NY (0500-387.00-02.00-051.000)
- 6:30 P.M. (206-25)** **GRACE A. WOOD** - permission to erect two-story dwelling having height of 29 feet instead of permitted 28 feet and floor area ratio of 29.8% instead of permitted 25%, Res. B District, west side of Bay Way Avenue, 175 feet north of Bay Bright Court, Bay Shore, NY (0500-471.00-01.00-020.000)
- 6:30 P.M. (207-25)** **DONALD R. JARVIS, JR. and LINDA M. JARVIS** - permission to erect one-story addition (12' x 23.2') leaving side yard of 12.9 feet instead of required 14 feet and total side yards of 27.4 feet instead of required 28 feet, Res. AA278 District, east side of Astor Drive (#375), 480 feet south of Versa Place, Sayville, NY (0500-307.00-02.00-002.000)
- 6:30 P.M. (208-25)** **GIOVANNI and IWONA CUPO** - permission to erect two second story additions (16.58' x 21.3' and 22.4' x 28.4') leaving front yard of 15 feet instead of required 25 feet and second front yard of 3.8 feet instead of required 15 feet, Res. B District, northwest corner of Central Islip Boulevard (#359) and West 3rd Street (unopened), Ronkonkoma, NY (0500-020.00-04.00-029.000)
- 6:30 P.M. (209-25)** **ROBERT and CHRISTINA DOHERTY** - permission to erect two-story dwelling on lot having area of 9,375 sq. feet instead of required 11,250 sq. feet leaving floor area ratio of 28.5% instead of permitted 25%, Res. A District, east side of Sequams Lane West (#137), 1,500 feet south of Sequams Lane, West Islip, NY (0500-476.00-02.00-015.001)

**6:30 P.M. (210-25)** **JOANN McNULTY** - permission to erect second-story addition (34.3' x 40.5' Irrg.) leaving front yard of 23.27 feet instead of required 25 feet and side yard of 5 feet instead of required 14 feet, roofed-over porch leaving side yard of 5 feet instead of required 14 feet, floor area ratio of 30% instead of permitted 25% and to leave shed having side yard of 3.6 feet and rear yard of 3 feet instead of required 4 feet each, Res. B District, east side of Manatuck Boulevard (#1403), 320 feet north of Ontario Drive, Bay Shore, NY (0500-289.00-04.00-072.000)