

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, May 06, 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: 04/25/2025  
Islip, New York

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

- 6:00 P.M. (224-25) LEONARDO NIELL and JOANNA ALIAGA** - permission to leave driveway having side yard of 3 feet instead of required 4 feet, Res. AA District, west side of Radburn Drive (#10), 189.5 feet south of John Street, Hauppauge, NY (0500-004.00-03.00-007.000)
- 6:00 P.M. (225-25) JOSE M. AYALA** - permission to leave above-ground pool having side yard of 13.5 feet instead of required 14 feet, Res. A District, east side of Ferndale Boulevard (#751), 205 feet south of Chestnut Street, Central Islip, NY (0500-206.00-02.00-056.000)
- 6:00 P.M. (226-25) STEVEN E. and SUSAN HEIDERSTADT** - permission to leave second-story deck having front yard of 21.2 feet instead of required 25 feet, second front yard of 8.9 feet instead of required 15 feet and side yard of 8.7 feet instead of required 10 feet, attached shed (3.5' x 8') having rear yard of 19.4 feet instead of required 25 feet and shed (7.9' x 16') having side yard of 0.8 feet and rear yard of 2.4 feet instead of required 10 feet each, resulting in floor area ratio of 43% instead of permitted 30%, Res. BAA District, southeast corner of Pine Street (#113) and Maple Court, Kismet, NY (0500-491.00-02.00-070.000)
- 6:00 P.M. (227-25) ANTHONY and GINA CRISCUOLA** - permission to leave pool patio and equipment having rear yard of 5 feet instead of 6 feet, patio on side and rear property line not having required setback of 4 feet, rear yard landscaping of 23% instead of required 40%, driveway having side yard of 3.5 feet instead of required 4 feet and 4-foot fence in driveway sight triangle exceeding permitted height of 3 feet, Res. A District, east side of Foster Avenue (#329), 573.19 feet south of Terry Street, Sayville, NY (0500-431.00-05.00-009.000)
- 6:00 P.M. (228-25) KRISTEN PIROZZI, LIFE ESTATE to ANN and JEAN PIROZZI** - permission to renew permit for two-family, family use only and to leave patio having side yard of 2.2 feet instead of required 4 feet, Res. B District, northeast corner of Belmore Avenue (#173) and East Madison Street, East Islip, NY (0500-323.00-02.00-061.000)
- 6:00 P.M. (229-25) MARVIN and MIRNA GARCIA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave driveway having side yard of 1.7 feet instead of required 4 feet, Res. A District, north side of Van Cedar Street (#19), 87.65 feet east of Adams Avenue, Brentwood, NY (0500-093.00-04.00-083.002)

**Adjourned from March 18, 2025**

- 6:00 P.M. (123-25) 313 SOUTHPORT LLC** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave patio having side yard of 0.4 feet instead of required 4 feet, Res. A District, north side of Southport Street (#313), 142.8 feet east of 17th Avenue, Ronkonkoma, NY (0500-102.00-02.00-053.000)
- 6:00 P.M. (230-25) LARRY O. STODDARD III and STEPHANIE STODDARD** - permission to leave roofed-over patio (8' x 24') attached to detached garage leaving side yard of 1.3 feet instead of required 10 feet and a/c unit having side yard of 0.2 feet instead of required 2 feet, Res. B District, north side of River Street (#21), 200.89 feet east of Foster Avenue, Sayville, NY (0500-409.00-04.00-055.000)
- 6:00 P.M. (231-25) ALEX and GRISELDA LOVO** - permission to leave driveway on side property line not having required setback of 4 feet and leaving front yard occupancy of 79% instead of permitted 40%, Res. B District, west side of Islip Avenue (#434), 100 feet south of Ironwood Street, Islip, NY (0500-295.00-01.00-037.000)
- 6:00 P.M. (232-25) JOSHUA U. and KAREN E. GUEVARA** - permission to leave shed (14.5' x 22.4') having rear yard of 2 feet instead of required 4 feet and roofed-over cellar entrance having rear yard of 24 feet instead of required 25 feet, Res. AA District, southeast corner of Nostrand Avenue (#32) and Fulton Street, Brentwood, NY (0500-096.00-01.00-080.000)
- 6:00 P.M. (233-25) ELSIE SERRANO and JOSE A. SERRANO** - permission to leave driveway having side yard of 1 foot instead of required 4 feet and 4.5-foot fence having front yard of 2 feet instead of required 15 feet located in driveway sight distance triangle exceeding permitted height of 3 feet, Res. A District, east side of Howells Road (#1237), 204.17 feet south of Deer Park Avenue, Bay Shore, NY (0500-221.00-01.00-040.000)
- 6:00 P.M. (234-25) FRANK and JILLIANA CARDULLO** - permission to leave roofed-over patio and service area (12.2' x 15') having side yard of 1.4 feet instead of required 4 feet, Res. A District, east side of Anchorage Drive (#107), 1,368.42 feet south of Snedecor Avenue, West Islip, NY (0500-484.00-01.00-068.000)
- 6:30 P.M. (235-25) NETHERBAY, LLC** - permission to install second ground sign where only one is permitted, GSC District, west side of South Clinton Avenue (#36), 611 feet south of Montauk Highway, Bay Shore, NY (0500-419.00-02.00-013.005)
- 6:30 P.M. (236-25) RICHARD D. and NADINE M. WIEBER** - permission to erect one-story and two-story additions resulting in floor area ratio of 29.75% instead of permitted 25%, Res. B District, south side of Officials Avenue (#156), 420 feet west of Coats Avenue, Holbrook, NY (0500-107.00-03.00-022.000)

**Adjourned from December 17, 2024**

- 6:30 P.M. (696-24) MOONA ZAIDI** - permission to erect two-story addition (11.5' x 33.3') leaving floor area ratio of 30.8% instead of permitted 25%, Res. B District, southwest corner of Monroe Avenue (#32) and Pine Street, Brentwood, NY (0500-116.00-03.00-043.000)
- 6:30 P.M. (237-25) DANIEL SLANE and ASHLEY OLEN SLANE** - permission to erect second story addition (32.9' x 47.7' Irrg.) leaving side yard of 9.8 feet instead of required 14 feet and to leave shed having 14 feet behind front line of dwelling instead of required 20 feet, Res. A District, west side of Matinecock Avenue (#18), 150 feet north of Dixie Lane, East Islip, NY (0500-373.00-02.00-040.000)
- 6:30 P.M. (238-25) CASEY COUSINS** - permission to erect one-story addition (22.5' x 23.3') leaving side yard of 11.1 feet instead of required 14 feet and to leave shed having side yard of 2.4 feet instead of required 4 feet, Res. A District, west side of Manor Lane (#982), 730 feet north of Seventh Street, Bay Shore, NY (0500-416.00-03.00-021.000)
- 6:30 P.M. (239-25) ELIANA B. LUJAN** - permission to modify one-story addition leaving side yard of 7.5 feet instead of required 14 feet and total side yards of 19 feet instead of required 28 feet, Res. B District, north side of Quail Drive (#19), 295 feet west of Crow Court, Brentwood, NY (0500-049.00-03.00-038.000)
- 6:30 P.M. (240-25) HONORA STEPHAN** - permission to erect two-story addition (23.3' x 40.3' Irrg.) leaving floor area ratio of 33.16% instead of permitted 25%, Res. A District, east side of Secatogue Lane East (#31), 200 feet south of Bay 8th Street, West Islip, NY (0500-478.00-02.00-069.000)

**Adjourned from April 1, 2025**

- 6:30 P.M. (169-25) NICHOLAS J. and JONI M. ISOLANO** - permission to erect two-story addition (11.9' x 33.9') leaving side yard of 4 feet instead of required 14 feet, total side yards of 20.2 feet instead of required 28 feet and floor area ratio of 30.5% instead of permitted 25%, Res. B District, west side of Cadman Road (#650), 175 feet north of Webster Avenue, West Islip, NY (0500-336.00-03.00-007.003)
- 6:30 P.M. (241-25) KHAWAJA T. AHMED** - permission to establish accessory apartment having gross floor area of 847 square feet instead of permitted 800 sq. feet and two front doors instead of one visible front door, to leave chicken coop and run having rear yard of 3 feet instead of required 10 feet and retaining wall on side property line not having required setback of 4 feet, Res. B District, east side of Ocean Avenue (#2825), 400 feet north of Michigan Street, Ronkonkoma, NY (0500-032.00-06.00-004.001)

- 7:00 P.M. (242-25) NORLEY CASTANEDA** - permission to erect two-story dwelling on lot partially in wetlands overlay district having yield of 0.94 instead of required 1 and to erect cabana with plumbing fixtures having gross floor area of 496 sq. feet instead of permitted 400 square feet including bathroom of 30 sq. feet instead of permitted 20 sq. feet, all having floor area ratio of 29.36% instead of the permitted 25%, Res. A District, south side of Wagstaff Lane (#42), 245 feet west of Wagstaff Lane, West Islip, NY (0500-482.00-02.00-005.000)
- 7:00 P.M. (243-25) REGINA GIGLIO, TRUSTEE of the REGINA GIGLIO REVOCABLE LIVING TRUST** - permission to erect one-story addition expanding legal nonconforming use of three-family dwelling by less than 25% and to leave driveway on side property line not having required 4 feet setback, Res. B District, west side of Grant Avenue (#48), 466.5 feet north of Main Street, Islip, NY (0500-370.00-01.00-077.000)
- 7:00 P.M. (244-25) ESTATE OF ANDREW NANGANO** - permission to leave dwelling on lot having width of 50 feet instead of required 75 feet, lot area of 10,799 square feet instead of required 11,250 square feet, front yard of 37.9 feet instead of required 40 feet and side yards of 11.1 feet and 13.3 feet instead of required 14 feet each, Res. A District, east side of Brookdale Avenue (#1193), 311.8 feet south of King Street, Bay Shore, NY (0500-241.00-02.00-018.000)