

## 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 27, 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: 05/16/2025  
Islip, New York

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

- 6:00 P.M. (262-25) STEVEN SCHLOSSER, TRUSTEE of THE SUSAN DEDES 2023 IRREVOCABLE TRUST** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 exceeding maximum gross floor area of 800 sq. feet and to leave 6-foot fence on front property lines not having required setback of 10 feet and 15 feet each, Res. A District, southeast corner of Ohio Avenue (#1449) and Les Street in Bay Shore, NY (0500-269.00-02.00-038.000)
- 6:00 P.M. (263-25) JOHN L. and LORRAINE I.R. GIORDANO** - permission to leave shed having side yard of 1 foot instead of required 2 feet and driveway having side yard of 1.2 feet instead of required 4 feet, Res. B278 District, north side of Joanne Drive (#19), 80 feet west of Windemere Road, Holbrook, NY (0500-177.00-06.00-014.000)
- 6:00 P.M. (264-25) LUIS DISEN** - permission to leave pool deck having rear yard of 8.6 feet instead of required 10 feet and driveway on side property line not having required setback of 4 feet, Res. B District, west side of Grand Boulevard (#130), 150 feet south of Alkier Street, Brentwood, NY (0500-139.00-03.00-050.000)
- 6:00 P.M. (265-25) ANDREW SERRA and MARISSA D'ARCANGELIS** - permission to erect second-story addition leaving floor area ratio of 27.75% instead of permitted 25% and to leave patio having side yard of 1.2 feet instead of required 4 feet, Res. A District, east side of West Shore Road (#59), 575.42 feet south of Stuyvesant Road, Oakdale, NY (0500-351.00-03.00-053.000)
- 6:00 P.M. (266-25) DERIK A. FLORES** - permission to leave above-ground pool having side yard of 10 feet and rear yard of 11.2 feet instead of required 14 feet each and roof-over attached to shed having rear yard of 1.7 feet instead of required 4 feet, Res. A District, south side of Poplar Street (#16), 114.12 feet east of Freeman Avenue, Brentwood, NY (0500-249.00-01.00-068.002)

- 6:00 P.M. (267-25) HERWIND CHARLES and JEANINE ROMAIN** - permission to leave pool having rear yard of 11.3 feet instead of required 14 feet, pool patio having rear yard of 0.5 feet instead of required 6 feet and front yard of 15 feet instead of required 22 feet and rear yard landscaping of 33.4% instead of required 40%, Res. A District, southwest corner of Spur Drive South (#974) and Saint Louis Avenue, Bay Shore, NY (0500-247.00-03.00-024.000)
- 6:00 P.M. (268-25) DAVID and BRITTIE COMPITELLO** - permission to leave inground pool having side yard of 12.4 feet and hot tub having side yard of 7.1 feet instead of required 14 feet each and pool patio having side yard of 5.5 feet instead of required 6 feet, Res. A District, northwest side of Wagstaff Lane (#158) and Wagstaff Lane, West Islip, NY (0500-482.00-02.00-002.000)
- 6:00 P.M. (269-25) DEREK SPLENDORIO** - permission to leave shed having 14 feet behind front line of dwelling instead of required 20 feet, Res. A District, east side of Yale Avenue (#127), 347.69 feet south of Riverdale Avenue, Oakdale, NY (0500-327.00-03.00-004.000)
- 6:00 P.M. (270-25) SEBASTIAN ULAZKA and SYLWIA BRZOZKA** - permission to leave second-story deck having rear yard of 22 feet instead of required 25 feet, shed having 15 feet behind front line of dwelling instead of required 20 feet and 6-foot fence having front yard of 0.6 feet instead of required 10 feet, Res. A District, southwest corner of Cutter Court (#4) and Viking Drive, West Islip, NY (0500-484.00-01.00-014.000)
- 6:00 P.M. (271-25) JOSHUA J. and TARYN BENNARDO** - permission to leave shed having 3.84 feet behind front line of dwelling instead of required 20 feet and hot tub having rear yard of 8.8 feet instead of required 10 feet, Res. B District, east side of Whitman Avenue (#99), 288 feet north of Fifth Street, Islip, NY (0500-294.00-02.00-021.000)
- 6:00 P.M. (273-25) MARKU FAMILY, LLC** - permission to leave roofed-over porch having front yard of 22.3 feet and second-story addition having front yard of 29.2 feet instead of required 40 feet each, Res. A District, southeast corner of Richard Avenue (#26) and Park Place, Islip Terrace, NY (0500-273.00-03.00-069.000)
- 6:00 P.M. (274-25) JOSEPH M. and STEPHANIE A. GLIAMAS** - permission to leave roofed-over patio (12' x 14') having rear yard of 4 feet instead of required 25 feet and service counter having rear yard of 2.5 feet instead of required 4 feet, Res. B District, east side of McCall Avenue (#410), 220 feet north of Fourth Street, West Islip, NY (0500-457.00-03.00-015.000)
- 6:30 P.M. (275-25) MNA HOLDINGS NY CORP.** - permission to erect two-story dwelling leaving front yard (through lot) of 32 feet instead of arterial highway setback of 45 feet, Res. B District, north side of Thomas Street (#181), 81.25 feet west of Jefferson Avenue (through lot to Motor Parkway), Brentwood, NY (0500-036.00-01.00-003.000)

- 6:30 P.M. (276-25) CHERYL L. COLETTI** - permission to erect two-story addition leaving side yards of 11.2 feet and 13.7 feet instead of required 14 feet each and total side yards of 24.9 feet instead of required 28 feet, Res. B District, west side of Roosevelt Avenue (#102), 184.42 feet south of Tariff Street, Sayville, NY (0500-330.00-04.00-005.000)
- 6:30 P.M. (277-25) 28 EVERGREEN REALTY LLC** - permission to leave reconstructed above-ground pool with hot tub having rear yard of 20.1 feet instead of required 25 feet and to leave patio on side property line not having required setback of 4 feet, Res. BAA District, east side of Evergreen Avenue (#28), 200 feet south of Central Walk, Seaview, NY (0500-497.00-04.00-032.000)
- 6:30 P.M. (278-25) JAMES MARRO and FRANK MARRO** - permission to elevate one-story dwelling leaving front yard of 24.3 feet instead of required 40 feet and side yard of 5.5 feet instead of required 14 feet, to leave one-story addition having side yard of 13.5 feet instead of required 14 feet, portico having front yard of 18.4 feet instead of required 40 feet and driveway on side property line not having required setback of 4 feet, Res. A District, west side of Grassmere Avenue (#102), 113.77 feet north of Shore Drive, Oakdale, NY (0500-350.00-03.00-048.000)
- 6:30 P.M. (279-25) JOHN and MIRIAM DOREMUS** - permission to erect detached roof-over leaving height of 20.25 feet instead of permitted 14 feet, rear yard of 25 feet instead of required 10 feet and rear yard occupancy of 33.5% instead of permitted 12.5%, Res. BAA District, southwest corner of Sloop Walk (#11) and Club Walk, Summer Club, NY (0500-496.00-02.00-008.069)
- 6:30 P.M. (280-25) FLORES HOME DEVELOPMENT CORP** - permission to leave two-story addition (4.9' x 13.4') having side yard of 8.3 feet instead of required 14 feet, total side yards of 27.8 feet instead of required 28 feet, expanding nonconforming use of two-family dwelling by less than 25%, Res. B District, northeast corner of Brightside Avenue (#5) and Railroad Avenue, Central Islip, NY (0500-120.00-03.00-059.000)
- 6:30 P.M. (281-25) JENNIFER FIORENZA** - permission to install inground pool leaving side and rear yards of 6 feet instead of required 10 feet each, Res. B District, west side of Hyman Avenue (#1078), 121 feet north of Orinoco Drive, Bay Shore, NY (0500-416.00-02.00-072.000)
- 6:30 P.M. (282-25) LYNN ANN KEELER-THURBER** - permission to leave pond with waterfall having side yard of 2.1 feet instead of required 4 feet and rear yard landscaping of 32.1% instead of required 40%, Res. A District, east side of West Shore Road (#63), 650.42 feet south of Stuyvesant Road, Oakdale, NY (0500-351.00-03.00-006.000)

**Adjourned from January 7, 2025**

**6:30 P.M. (014-25) DANIEL BRAVO and SANDRA REYES** - permission to erect two-story dwelling with cellar entrance and roofed-over porch leaving front yard of 29.5 feet instead of required 40 feet, second front yard of 25 feet instead of required 30 feet on lot having area of 15,387 sq. feet instead of required 20,000 sq. feet and effective lot area of 13,654 sq. feet instead of required 20,000 sq. feet, Res. AA District, southeast corner of Ridgewood Avenue and Commercial Boulevard, Brentwood, NY (0500-053.00-02.00-022.000)

**7:00 P.M. (283-25) 62 W MAIN HOLDING LLC** - permission to install exterior lighting illuminating adjacent property with illumination level of 9.5 footcandles instead of maximum permitted 0.05 footcandles, BD District, south side of West Main Street (#62), 76.99 feet west of South Park Avenue (through lot to Gibson Street), Bay Shore, NY (0500-419.00-03.00-079.000)

**Adjourned from April 22, 2025**

**7:00 P.M. (210-25) JOANN McNULTY** - permission to erect second-story addition (34.3' x 40.5' lrrg.) 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)

**7:00 P.M. (284-25) COUR/MAR INC.** - permission to establish legal nonconforming use of pizzeria, Bus 1 District, northeast corner of Udall Road (#791) and Muncey Road, West Islip, NY (0500-362.00-02.00-108.001)