

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, August 05, 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: 07/25/2025
Islip, New York

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

- 6:00 P.M. (439-25) LORI M. KOERNER** - permission to leave driveway having side yard of 0.9 feet instead of required 4 feet, Res. B District, west side of Milligan Lane (#728), 200 feet south of McElroy Street, West Islip, NY (0500-456.00-02.00-029.000)
- 6:00 P.M. (440-25) JOSEPH and FRANCINE MASI** - permission to leave shed having side yard of 1.7 feet instead of required 2 feet and patio having side yard of 0.2 feet instead of required 4 feet, Res. AA District, northeast corner of Connetquot Avenue (#963) and Atlantic Street, Central Islip, NY (0500-189.00-01.00-030.000)
- 6:00 P.M. (441-25) PAUL J. and FRANCINE M. SHARKEY** - permission to leave pool patio having side yard of 4.5 feet instead of required 6 feet and barbeque patio area having side yard of 2.1 feet instead of required 4 feet, Res. A (278) District, west side of Carlisle Lane (#40), 181 feet west of Suffolk Lane, East Islip, NY (0500-372.00-03.00-011.007)
- 6:00 P.M. (442-25) SCOTT and DANA HIGNELL** - permission to leave pool patio having rear yard of 4.4 feet instead of required 6 feet, retaining wall on side property line and having rear yard of 3.4 feet instead of required 4 feet each and shed having side yard of 0.8 feet instead of required 2 feet, Res. A District, north side of Matthews Road (#195), 255 feet east of Windmill Road, Oakdale, NY (0500-354.00-02.00-048.000)
- 6:00 P.M. (443-25) THE HAPPER 2020 IRREVOCABLE FAMILY TRUST** - to renew permit for two family, family use only, Res. AA District, east side of Walnut Avenue (#735), 200 feet north of Kathy Lane, Bohemia, NY (0500-256.00-01.00-052.000)
- 6:00 P.M. (444-25) JOSEPH P. and LAUREN INCALCATERA** - permission to leave driveway and patio on side and rear property lines not having required setback of 4 feet, Res. B District, south side of Spruce Street (#36), 475 feet west of Ferndale Boulevard, Islip, NY (0500-320.00-03.00-008.000)
- 6:00 P.M. (445-25) DENNIS M. and LINDA QUINN** - permission to leave shed having side yard of 0.4 feet instead of required 2 feet, Res. A District, north side of Wexford Drive (#59), 1,104.55 feet east of Chatham Drive, Oakdale, NY (0500-327.00-01.00-037.000)

- 6:00 P.M. (446-25) BRANDON MELENDEZ-ORTIZ and JORDON ORTIZ** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1 having two front doors instead of one visible front door, Res. AA District, north side of Waterford Road (#239), 365.61 feet west of Oakwood Road, Oakdale, NY (0500-302.00-01.00-020.000)
- 6:00 P.M. (447-25) KENNETH and SANDRA PLATE** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA (278) District, southeast corner of Vincent Street (#4) and Locust Avenue, Bohemia, NY (0500-233.00-03.00-001.001)
- 6:00 P.M. (448-25) MANUEL J. BARBECHO SINCHI and JESICA N. BARBECHO MAZA and WILSON GARCES SIMBANA** - permission to leave driveway having side yard of 1 foot instead of required 4 feet, Res. B District, east side of Wilson Boulevard (#865), 1224.48 feet south of Kelly Avenue, Central Islip, NY (0500-164.00-01.00-056.000)
- 6:00 P.M. (449-25) 204 FRONT REALTY CORP** - permission to erect second-story deck (12' x 12') leaving rear yard of 14.7 feet instead of required 25 feet, Res. B District, southwest corner of Front Avenue (#204) and Newman Street, Brentwood, NY (0500-162.00-04.00-017.000)
- 6:00 P.M. (450-25) MARIA DEL CARMEN INTRIAGO VARGAS, XIMENA M. INTRIAGO and BRANDON S. INTRIAGO** - permission to leave second-story deck (15.9' x 15.9') having side yard of 11 feet instead of required 14 feet, accessory structure (11.2' x 43.5') having side yard of 1.2 feet instead of required 4 feet, shed on side property line not having required setback of 2 feet, patios having side yard 2.5 feet and 3 feet instead of required 4 feet each and driveway on side property line not having required setback of 4 feet, Res. A District, east side of Louis Kossuth Avenue (#1989), 234.8 feet south of Fourth Street, Ronkonkoma, NY (0500-104.00-02.00-018.000)
- 6:00 P.M. (451-25) ANTONIO and CHRISTINE MAZZURCO** - permission to leave above-ground pool having rear yard of 4.45 feet instead of required 10 feet, pool patio having rear yard of 2.2 feet instead of required 6 feet, retaining wall (2.3' high) having side yard of 0.1 feet and rear yard of 2.25 feet instead of required 4 feet each, patio having side yard of 0.1 feet instead of required 4 feet, rear yard landscaping of 38% instead of required 40%, shed having side yard of 0.45 feet instead of required 2 feet and having 1.1 feet behind front line of dwelling instead of required 20 feet, walkway having front yard occupancy of 14.3% instead of permitted 12% and driveway having front yard occupancy of 50% instead of permitted 40%, Res. B District, west side of Manor Lane (#1032), 375 feet south of Runyon Street, Bay Shore, NY (0500-416.00-01.00-090.000)

6:30 P.M. (452-25) 1760 MANATUCK PROPERTIES LLC - permission to leave detached garage (11.1' x 21.6') on rear property line not having required setback of 4 feet, driveway having side yard of 1.5 feet and on side yard property line not having required setback of 4 feet each and front yard occupancy of 83% instead of permitted 40% and to leave two 4-foot fences in driveway sight distance triangles exceeding permitted height of 3 feet, Res. B District, west side of Manatuck Boulevard (#1760), 139.1 feet south of Pine Aire Drive, Bay Shore, NY (0500-157.00-02.00-054.000)

Adjourned from July 22, 2025

6:30 P.M. (419-25) VINCENT M. and NICOLE M. HARTMANN - permission to erect two-story and one-story additions, roofed-over second-story deck and roofed -over patio leaving side yard of 18.17 feet instead of required 25 feet, total side yards of 54.27 feet instead of required 60 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AAA District, north side of Atlantic Place (#277), 512.68 feet east of Lincoln Boulevard, Hauppauge, NY (0500-026.00-01.00-007.001)

6:30 P.M. (453-25) STEPHEN SOMMERS - permission to erect second story addition (15.67' x 28.22') leaving side yards of 10.9 feet and 10.24 feet instead of required 18 feet each and total side yards of 21.14 feet instead of required 36 feet, roofed-over porch (7.9' x 17.55') leaving side yard of 10.94 feet instead of required 18 feet and to install egress window leaving side yard of 7.4 feet instead of required 18 feet, Bus 1 District, west side of Smith Street (#76), 242.69 feet south of Hiddink Street, Sayville, NY (0500-356.00-06.00-035.000)

6:30 P.M. (454-25) JOHN A. and ANNEMARIE HEALY IRREVOC TRST - permission to erect one-story addition (12.5' x 23.6') leaving rear yard of 20.2 feet instead of required 25 feet and floor area ratio of 30% instead of permitted 25%, Res. A District, east side of Edgewater Avenue (#13), 108.11 feet south of Middle Road, Bayport, NY (0500-384.00-06.00-016.000)

6:30 P.M. (455-25) MARK P. and APRIL J. MILLER - permission to elevate dwelling leaving front yard of 19.2 feet instead of required 25 feet, to reconstruct decking leaving rear yard of 10.7 feet and side yards of 10 feet and 3.2 feet instead of required 15 feet each and to leave shed having side yard of 2.7 feet instead of required 10 feet, all having floor area ratio of 34.2% instead of permitted 30% and lot occupancy of 44.85% instead of permitted 35%, Res. BAA District, east side of Surf View Walk (#14), 180 feet north of Central Walk, Seaview, NY (0500-497.00-01.00-009.000)

- 6:30 P.M. (355-25) THOMAS LOTITO, TRUSTEE of THE THOMAS LOTITO REVOCABLE TRUST -** permission to leave one-story addition (16.3' x 19.4') having rear yard of 10.4 feet instead of required 25 feet, shed having front yard of 3 feet instead of required 27 feet, pool patio having rear yard of 5.2 feet instead of required 6 feet, pool equipment having 2 feet behind front line of dwelling instead of required 4 feet and 6-foot fence on property line not having required setback of 10 feet, Res. A District, southeast corner of Grenadier Lane (#45) and Alexander Drive, East Islip, NY (0500-426.00-04.00-033.000)
- 6:30 P.M. (456-25) ANDREW STEIN and REBECCA STEIN -** permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 1,075 sq. feet instead of permitted 800 sq. feet and to leave driveway on side property line not having required setback of 4 feet, Res. AA District, east side of Aberdeen Road (#969), 80.5 feet north of Warwick Lane, Bay Shore, NY (0500-439.00-01.00-018.000)
- 7:00 P.M. (457-25) 239 HIGBIE LLC -** permission to construct roofline alteration leaving existing side yard of 3.8 feet instead of required 10 feet and to leave shed (3' x 6') on side property line not having required setback of 10 feet, Bus 1 District, southeast corner of Higbie Lane (#239) and Paprocki Avenue, West Islip, NY (0500-436.00-03.00-102.000)
- 7:00 P.M. (458-25) D.E.A.R. 2023, LLC -** permission to leave second-story addition having front yard of 21.4 feet instead of required 25 feet, Bus 2 District, southwest corner of Howells Road (#94) and North Clinton Avenue, Bay Shore, NY (0500-340.00-02.00-024.004)