

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, September 09, 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: 08/29/2025
Islip, New York

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

- 6:00 P.M. (511-25) SEAN A. LAMMENS and PHAERYN J. PHILLIPS-LAMMENS** - permission to leave pool patio and pool equipment having side yard of 4.5 feet instead of required 6 feet each, Res. A District, west side of Cassel Avenue (#1032), 743.9 feet north of Orinoco Drive (through lot to Robert Moses Causeway), Bay Shore, NY (0500-415.00-03.00-008.000)
- 6:00 P.M. (512-25) ERIC and ARIANNY BONILLA** - permission to leave pool patio having rear yard of 4.6 feet instead of required 6 feet and shed having rear yard of 1 foot instead of required 2 feet, Res. AA278 District, east side of North Cardinal Court (#9), 81.34 feet north of Prospect Place, Bay Shore, NY (0500-181.00-01.00-090.000)
- 6:00 P.M. (513-25) JAMES R. PELLEGRINI, JR. and DANIELLE RIPORELLA** - permission to leave driveway on side property line not having required setback of 4 feet, Res. AA District, east side of Redwood Drive (#11), 438.97 feet east of Woodhollow Road, Great River, NY (0500-375.00-02.00-034.000)
- 6:00 P.M. (514-25) DANIEL and CHRISTINA JORGENSEN** - permission to leave driveway on side property line not having required setback of 4 feet, Res. B District, west side of Oak Neck Road (#1076), 421.79 feet north of Orinoco Drive, West Islip, NY (0500-416.00-02.00-011.000)
- 6:00 P.M. (515-25) ELMER ULISES ESCOBAR CASTILLO** - permission to leave patio on side property line not having required setback of 4 feet, shed having side yard of 0.7 feet instead of required 2 feet and driveway having side yard of 2.96 feet instead of required 4 feet, Res. B District, east side of Crager Street (#1529), 70 feet north of Russell Avenue, Holbrook, NY (0500-088.00-01.00-017.000)
- 6:00 P.M. (516-25) WILLIAM and KERRI VOGELSANG** - permission to erect one-story addition (9.3' x 21.2') leaving side yard of 13.7 feet instead of required 25 feet, total side yards of 29.5 feet instead of required 60 feet and floor area ratio of 26% instead of 25%, Res. AAA District, east side of Bellevue Road (#209), 600 feet north of Beach Road, Oakdale, NY (0500-403.00-02.00-080.000)
- 6:00 P.M. (517-25) JAIME N. AVELAR** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, south side of Poe Lane (#16), 258.51 feet east of Peterson Street, Brentwood, NY (0500-204.00-01.00-077.000)

- 6:00 P.M. (518-25) DENNIS and DIANNE DA SILVA** - permission to erect one-story addition (29.3 x 31.5 Irrg.) leaving front yard of 41 feet instead of required 50 feet, side yard of 17 feet instead of required 25 feet and total side yards of 42.5 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 Fawn Lane (#15), 444.67 feet west of Deer Run, East Islip, NY (0500-424.00-04.00-008.000)
- 6:00 P.M. (519-25) WILLIAM SICCHE and MIGUEL PORTOCARRERO** - permission to leave one-story elevated addition (21.7' x 50.5' Irrg.) having floor area ratio of 26% instead of permitted 25%, Res. B District, southwest corner of Wicks Road (#230) and Walter Street, Brentwood, NY (0500-092.00-02.00-014.000)
- 6:00 P.M. (520-25) WENDY A. NAVARRO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 having gross floor area of 283 sq. feet instead of required 300 sq. feet and to leave patios on side property line not having required setback of 4 feet each, Res. A District, north side of Connecticut Avenue (#144), 382.77 feet west of Candlewood Road, Bay Shore, NY (0500-226.00-01.00-084.000)
- 6:00 P.M. (521-25) ERMAN MAVRUK** - permission to leave detached garage (21.3' x 44.5') having side yard of 4.6 feet and on rear property line not having required setback of 10 feet each and having height of 15.3 feet instead of permitted 14 feet, to leave addition to detached garage (8' x 12.2') having rear yard of 2.1 feet instead of required 4 feet, accessory structures occupying 48% of rear yard instead of permitted 25%, 12.3% of total lot instead of permitted 10% and floor area ratio of 34% instead of permitted 25%, to leave walkway on side and rear property lines not having required setback of 4 feet each, to leave driveway on side property line and having rear yard of 2.1 feet instead of required setback of 4 feet, rear yard landscaping of 8.2% instead of required 40% and 4-foot columns in driveway sight distance triangle exceeding permitted height of 3 feet, Res. A District, west side of 1st Avenue (#2282), 100 feet south of Southport Street, Ronkonkoma, NY (0500-084.00-03.00-033.001)
- 6:00 P.M. (522-25) RAUL ESCOBAR** - permission to erect awning with privacy panels having side yard of 4 feet instead of required 14 feet, Res. A District, southeast corner of Newham Avenue (#117) and Ealing Court, Brentwood, NY (0500-203.00-02.00-078.000)
- 6:00 P.M. (523-25) JOSE VICTOR RUBIO MORAN** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 on lot having area of 7,200 square feet instead of required 7,500 square feet, to leave roofed-over deck having rear yard of 22.3 feet instead of required 25 feet resulting in floor area ratio of 32.3% instead of required 25%, driveway having side yard of 3.1 feet instead of required 4 feet and 3.5-foot high columns in driveway sight distance triangle exceeding permitted height of 3 feet, Res. B District, east side of Princess Avenue (#49), 180 feet north of York Place, Bay Shore, NY (0500-158.00-03.00-014.002)

- 6:30 P.M. (524-25) JENNIFER STACKELL** - permission to elevate dwelling leaving front yard of 16.83 feet instead of required 25 feet, side yard of 9.83 feet instead of required 10 feet and to elevate decking leaving side yard of 6.42 feet instead of required 10 feet, Res. BAA District, east side of Sextant Walk (#33), 90.85 feet north of Fire Island Lighthouse, Robbins Rest, NY (0500-496.00-01.00-042.000)
- 6:30 P.M. (525-25) BRANDON WEISBERG** - permission to erect second-story addition leaving front yard of 30.9 feet instead of required 40 feet and side yard of 12.7 feet instead of required 14 feet, one-story addition leaving side yard of 12.2 feet instead of required 14 feet, two-story addition leaving front yard of 37 feet instead of required 40 feet and side yard of 12.2 feet instead of required 14 feet, portico leaving front yard of 24.9 feet instead of required 40 feet, all having total side yards of 24.9 feet instead of required 28 feet and floor area ratio of 30.63% instead of permitted 25%, to leave shed having 5.4 feet behind front line of dwelling instead of required 20 feet, driveway having side yard of 1.4 feet instead of required 4 feet and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, east side of Tulip Avenue (#3), 100 feet south of Brook Street, Oakdale, NY (0500-380.00-01.00-069.000)
- 6:30 P.M. (526-25) PHILIP and SARAH RAGUSA** - permission to erect one-story addition (17.2 x 20.2) leaving side yard of 9.8 feet instead of required 10 feet and rear yard of 16.3 feet instead of required 25 feet, to install deck leaving side yard of 5.8 feet and rear yard of 4 feet instead of required 15 feet each and outdoor shower leaving rear yard of 1.6 feet instead of required 10 feet; all having floor area ratio of 40.4% instead of permitted 30%, Res. BAA District, east side of Birch Walk (#75), 40 feet south of Central Walk, Fair Harbor, Fire Island, NY (0500-492.00-01.00-039.000)
- 6:30 P.M. (527-25) BRIAN and ROSIE ROSENTHAL** - permission to renew accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, west side of Roma Avenue (#24), 798.05 feet south of Connetquot Avenue, Central Islip, NY (0500-167.00-02.00-022.000)
- 6:30 P.M. (528-25) FREDY CHICA-PONCE and KARLA M. CHICA** - permission to erect second story addition leaving floor area ratio of 27.87%, to leave roofed-over porch (6' x 18') having front yard of 19 feet and entry platform (6' x 6.2') having front yard of 13 feet instead of permitted encroachment of 20 feet each, inground pool and patio having second front yard of 10 feet instead of required 15 feet each, equipment having side yard of 3 feet and rear yard of 1 foot instead of required 6 feet each, patio having side yard of 3 feet instead of required 4 feet, 4-foot fence in corner sight distance triangle and 6-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet each, Res. B District, northeast corner of Tenth Avenue (#108) and First Street, Brentwood, NY (0500-202.00-01.00-017.000)
- 6:30 P.M. (529-25) CARLOS R. AND KRISTIN PAIGE PAIZ** - permission to erect one-story addition (13' x 16.5') leaving rear yard of 18 feet instead of required 25 feet and floor area ratio of 29.16% instead of permitted 25%, Res. B District, east side of Commack Road (#47), 387.13 feet of Moffitt Boulevard, Islip, NY (0500-319.00-03.00-048.000)

6:30 P.M. (530-25) **MD RABIUL ISLAM and HAFIZA NASREE** - permission to leave gazebo having front yard of 7 feet, inground pool having front yard of 17.3 feet and AC unit having front yard of 16 feet instead of required 20 feet each, shed having side and rear yard of 0.5 feet instead of required 4 feet each, patio having rear yard of 0.5 feet instead of required 4 feet, rear landscaping of 9.4% instead of required 40%, 6-foot fence on property line not having required setback of 10 feet and driveway having front yard occupancy of 44.5% instead of permitted 40%, Res. B District, northeast corner of Parr Drive (#35) and Waterview Avenue, Ronkonkoma, NY (0500-010.00-03.00-033.000)

Adjourned from July 1, 2025

6:30 P.M. (391-25) **CHRIS NOWELS** - permission to leave first-story deck having side yard of 0.1 feet and 0.5 feet instead of required 5 feet each, second-story deck having front yard of 12.5 feet instead of required 25 feet, side yard of 10.4 feet instead of required 15 feet and roofed-over second-story deck having rear yard of 22.2 feet instead of required 25 feet, all having floor area ratio of 36.8% instead of required 30%, Res. BAA District, east side of Seabay Walk (#103), 446.81 feet north of Maple Court, Kismet, NY (0500-491.00-04.00-052.000)

6:30 P.M. (531-25) **CHRIS SPIROU JR.** - permission to leave detached garage (19' x 28') having side yard of 4 feet instead of required 10 feet and one-story addition (15.7' x 22.8' Irrg.) resulting in floor area ratio of 34.8% instead of permitted 25%, to leave garbage enclosure on side property line not having required setback of 2 feet, driveway on side property line not having required setback of 4, front yard occupancy of 59.8% instead of permitted 40% and second driveway having rear yard of 1 foot instead of required 4 feet, Res. B District, south side of Sherman Avenue (#40), 393.58 feet east of Higbie Lane, East Islip, NY (0500-455.00-03.00-016.000)

6:30 P.M. (532-25) **1471 ROSSER LLC** - permission to leave second-story addition (37.8' x 40.9' Irrg.) having side yard of 11.9 feet and roofed-over porch having side yard of 6.9 feet instead of required 14 feet each, resulting in floor area ratio of 32% instead of permitted 25%, pool patio having side yard of 5 feet instead of required 6 feet and 4-foot fence in driveway sight triangle exceeding permitted height of 3 feet, Res. A District, east side of Yuma Lane (#47), 225 feet north of Wyandotte Lane, East Islip, NY (0500-373.00-03.00-013.000)

7:00 P.M. (533-25) **ISLIP YARDS LLC** - permission to leave lighting fixtures having height of 30 feet instead of permitted 20 feet, Ind 2 District, west side of Sweeneydale Avenue (#105), 1,140.51 feet west of Fifth Avenue, Bay Shore, NY (0500-223.00-02.00-054.003 & 029.001)

7:00 P.M. (534-25) **THOMAS F. and KIMBERLY D. O'MALLEY** - permission to renew permit to maintain corral in front yard when permitted only behind rear line of dwelling pursuant to Town Code Section 12-27(A)(4) and 12-28, Res. AA District, south side of Allwood Avenue (#215), 136.57 feet east of Deer Path Road, Central Islip, NY (0500-123.00-03.00-019.002)

7:00 P.M. (535-25) PALM PROFESSIONAL LLC - permission to erect two buildings; Building A - professional and medical office and Building B - child day care center, on lot having area of 74,465 sq feet instead of maximum permitted 40,000 sq feet, pursuant to Islip Town Code Section 68-494(E), GST District, northeast corner of Islip Avenue (#1011) and Pear Street, Central Islip, NY (0500-206.00-01.00-048.000)