

Public Notice

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, December 16, 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: 12/05/2025
Islip, New York

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

- 6:00 P.M. (754-25) SELL631 ACQUISITIONS LLC** - permission to leave cellar entrance having side yard of 8 feet instead of required 14 feet, Res. B District, south side of East Chestnut Street (#12), 400 feet west of Prospect Avenue, Central Islip, NY (0500-142.00-02.00-031.000)
- 6:00 P.M. (755-25) JONATHAN WALKER** - permission to leave patio and driveway on side property line not having required setback of 4 feet, Res. A District, west side of Howells Road (#1212), 75.3 feet south of Brentwood Street, Bay Shore, NY (0500-242.00-02.00-050.000)
- 6:00 P.M. (756-25) MEHMET S. KANTARCI and FLORENCE R. BEHAN KANTARCI** - permission to leave 6-foot fence having front yard of 5 feet instead of required 15 feet, Res. AAA District, west side of Blackmore Lane (#20), 524 feet south of Dock Road, East Islip, NY (0500-424.00-01.00-016.000)
- 6:00 P.M. (757-25) GUS B. KOTSONIS** - permission to leave shed having 8 feet behind front line of dwelling instead of required 20 feet and side yard of 1.2 feet instead of required 2 feet, Res. AA District, east side of Crestwood Road (#22), 206 feet south of Winwood Road, Bohemia, NY (0500-255.00-02.00-034.000)
- 6:00 P.M. (758-25) ANDREW C. SPITZFADEN** - permission to erect 2-story dwelling resulting in wetlands yield of 0.534 instead of required 1 pursuant to Islip Town Code Section 68-485(B), Res. A District/278 Cluster, west side of Astor Drive (#376), 481.28 feet north of Revelyn Court Extension, Sayville, NY (0500-307.00-01.00-003.000)
- 6:00 P.M. (759-25) TERRY and CARMEN BELFORD** - permission to leave pool deck having side yard of 4 feet instead of required 10 feet and shed having 1.5 feet behind front line of dwelling instead of required 20 feet and side yard of 1 foot instead of required 2 feet, Res. A District, west side of Wilcox Lane (#22), 185.37 feet south of Tabor Street, Brentwood, NY (0500-227.00-03.00-014.000)

- 6:00 P.M. (760-25) WILLIAM RYPL, FRANCES RYPL, MATTHEW RYPL and DANIELLA BAGLIVO** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 689-419.1, to erect staircase to second story leaving side yard of 10.29 feet instead of required 14 feet and one-story addition leaving floor area ratio of 29.9% instead of permitted 25% and to reconstruct driveway on side property line not having required setback of 4 feet, Res. A District, east side of Duck Lane (#7), 99.97 feet north of Clearwater Lane, West Islip, NY (0500-478.00-03.00-056.000)
- 6:00 P.M. (761-25) NICOLE VELLECCA and CHRIS SCARPA** - permission to install inground pool leaving rear yard of 7 feet and side yard of 11 feet instead of required 18 feet each and pool equipment leaving side yard of 3.83 feet instead of required 6 feet, Res. AAA District, east side of Smith Avenue (#355), 1233.7 feet south of Union Place, Islip, NY (0500-422.00-03.00-040.000)
- 6:00 P.M. (762-25) EDWARD M. and SUSAN A. VARGA** - permission to leave roofed-over porch (8' x 20') having front yard of 17 feet instead of permitted encroachment setback of 20 feet and shed on rear property line (currently encroaching) not having required setback of 2 feet, Res. B (278) District, east side of Summerwood Road (#44), 470.78 feet south of Windermere Drive, Holbrook, NY (0500-177.00-06.00-093.000)
- 6:00 P.M. (763-25) JOSE GARCIA and TITO GARCIA** - permission to subdivide lot into two parcels; Lot 1 - to erect two-story dwelling on lot having width of 60 feet instead of required 75 feet and area of 10,862 sq. feet instead of required 11,250 sq. feet, leaving side yard of 13 feet instead of required 14 feet, to install egress windows leaving second front yard of 18.3 feet instead of permitted 19 feet and air conditioning units having second front yard of 18.5 feet instead of required 27 feet and Lot 2 - to erect two-story dwelling on lot having width of 50 feet instead of required 75 feet and area of 9,052 sq. feet instead of required 11,250 sq. feet, leaving side yards of 12 feet and 13 feet instead of required 14 feet each, total side yards of 25 feet instead of required 28 feet, egress windows leaving side yard of 8.3 feet instead of required 14 feet and floor area ratio of 29.56% instead of permitted 25%, Res. A District, southeast corner of Nassau Avenue (#30) and Park Place, Islip Terrace, NY (0500-296.00-03.00-084.000 & 085.000)
- 6:00 P.M. (764-25) OSCAR GRANADOS** - permission to leave second-story deck having rear yard of 21 feet instead of required 25 feet, multi-level deck (1.2' - 2.9' ht.) having rear yard of 3.3 feet instead of required 10 feet, 6-foot fence on property line not having required setback of 10 feet and shed in front yard not having required 20 feet behind front line of dwelling, Res. A District, southwest corner of Noble Street and Ferris Avenue, Brentwood, NY (0500-186.00-02.00-034.000)

- 6:00 P.M. (765-25)** **JOSEPH and MARGARET ODDO** - permission to erect one-story addition and to alter roofline leaving side yards of 12.7 feet and 12.6 feet instead of required 14 feet each and total side yards of 25.3 feet instead of required 28 feet, Res. B District, east side of Sayville Boulevard (#455), 586.28 feet south of Sunrise Drive, Sayville, NY (0500-282.00-03.00-008.000)
- 6:00 P.M. (766-25)** **G & J PROPERTY HOLDINGS, INC.** - permission to erect two-story office building (35.6' x 47.5' Irrg.) leaving side yard of 2 feet instead of required 10 feet and front yard of 47.1 feet instead of required arterial highway setback of 50 feet, Bus 1 District, north side of Sunrise Highway (#2945), 158 feet east of Kunigunda Place (through lot to Islip Boulevard), Islip Terrace, NY (0500-297.00-01.00-124.001)
- 6:30 P.M. (767-25)** **TELMO V. CHAUCA CARDENAS** - permission to leave air conditioning units in front yard not having required 4 feet behind front line of dwelling, Res. B District, south side of Booth Street (#16), 50 feet west of Woodlawn Avenue, Central Islip, NY (0500-120.00-02.00-047.000)
- 6:30 P.M. (768-25)** **CHRISTOPHER MEXTORF and KRISTINA BUONACORE-MEXTORF** - permission to leave pool deck having front yard (through lot) of 32 feet instead of required 40 feet, 6-foot fence having front yard of 4.1 feet instead of required 10 feet, to leave shed (7.8' x 14.8') and pavilion on side property line not having required 2 feet each and to leave roofed-over counter having 11 feet behind front line of dwelling instead of required 20 feet, Res. AA (278) District, southeast corner of Debbie Lee Lane (#47) and Piper Lane (through lot to Lakeland Avenue), Bohemia, NY (0500-213.00-02.00-059.016)