

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, July 22, 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: 07/11/2025  
Islip, New York

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

- 6:00 P.M. (405-25) HILDA E. ALVAREZ ALCANTARA, BERNABE ALVAREZ and CARLOS J. TINEO TAVERAS** - permission to leave above-ground pool having rear yard of 10.2 feet and side yard of 13.9 feet instead of required 14 feet each, Res. A District, north side of New York Avenue (#245), 234.97 feet west of Indiana Avenue, Bay Shore, NY (0500-226.00-03.00-022.000)
- 6:00 P.M. (406-25) BARBARA J. CORNACCHIO, TRUSTEE of the NICHOLAS A. CORNACCHIO DESCENDANTS TRUST** - permission to erect second-story addition leaving floor area ratio to 25.88% instead of permitted 25%, Res. A District, north side of Cross Road (#115), 75 feet east of Pepperidge Road, Oakdale, NY (0500-377.00-02.00-060.000)
- 6:00 P.M. (407-25) SUZETTE ANGLIN** - permission to leave above-ground pool having side yard of 9.2 feet instead of required 10 feet, driveway on side property line not having required setback of 4 feet and shed having side yard of 1 foot instead of required 2 feet, Res. B District, west side of Lombardy Boulevard (#1356), 380 feet north of Chenango Drive, Bay Shore, NY (0500-314.00-03.00-095.000)
- 6:00 P.M. (408-25) MAYUR SUNILBHAL AGRAWAL** - permission to establish accessory apartment pursuant to Islip Town Code 68-602, to leave roofed-over cellar entrance having side yard of 7 feet instead of required 14 feet and pool equipment having side yard of 1 foot instead of required 6 feet, Res. A District, west side of Arbour Street (#66), 1,228.25 feet south of Bay Shore Road, West Islip, NY (0500-311.00-01.00-014.000)
- 6:00 P.M. (409-25) ESMINDA SANDOVAL-FLORES** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave patios having rear and side yards of 1 foot instead of required 4 feet each, Res. B District, southeast corner of Lorraine Street (#34) and Winfield Avenue, Brentwood, NY (0500-051.00-05.00-007.000)
- 6:00 P.M. (410-25) ENRIQUE GUTIERREZ OSORTO and CAREN S. GUTIERREZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 and to leave shed having rear yard of 3.1 feet instead of required 4 feet, Res. B District, southeast corner of Clift Street (#400) and Kenmore Avenue, Central Islip, NY (0500-142.00-01.00-063.000)

- 6:00 P.M. (411-25) JOHN and RENEE SEELY** - permission to install inground pool leaving side yard of 10 feet instead of required 18 feet, Res. AA District, south side of Lyon Crescent (#12), 149.76 feet west of Swindon Row, Sayville, NY (0500-258.00-03.00-009.012)
- 6:00 P.M. (412-25) RICHARD P. and LYNN S. KENNEY** - permission to leave gazebo (11' x 29') having side yard of 2 feet instead of required 4 feet, pool patio on side property line not having required setback of 6 feet, patio on side property line and driveway on side property line not having required setback of 4 feet each, Res. AA District, west side of Cloverdale Drive (#18), 112.75 feet south of Cloverdale Drive Extension, Oakdale, NY (0500-303.00-02.00-055.000)
- 6:00 P.M. (413-25) MICHAEL FERRARI** - permission to erect one-story addition (29.33' x 28.83') resulting in floor area ratio of 28.7% instead of permitted 25%, Res. B District, north side of Paul Drive (#103), 268.1 feet east of Lincoln Avenue, Holbrook, NY (0500-087.00-01.00-044.003)
- 6:00 P.M. (414-25) BUFFALO HMG LLC** - permission to erect two-story dwelling leaving floor area ratio of 30% instead of permitted 25%, Res. B District, west side of Buffalo Avenue (#112), 325 feet south of Orleans Street, Islip, NY (0500-343.00-02.00-017.004)
- 6:00 P.M. (415-25) JAMES ANTHONY PETRONE JR. and DANIELLE MARIE PETRONE** - permission to leave shed having 6 feet behind front line of dwelling instead of required 20 feet, Res. A District, east side of Ira Place (#393), 191.61 feet south of Renee Drive, Bayport, NY (0500-333.00-01.00-052.000)
- 6:00 P.M. (416-25) DIANA MUNOZ** - permission to leave awning having side yard of 9.2 feet instead of required 14 feet and to erect one-story addition (13.4' x 28.3') leaving floor area ratio of 29.77% instead of permitted 25%, to leave shed having 8 feet behind front line of dwelling instead of required 20 feet, shed having rear yard of 1 foot instead of required 2 feet, patio having side yard of 1 foot and on rear property line not having required setback of 4 feet each and driveway having side yard of 2.5 feet instead of required 4 feet, Res. B District, south side of Sherman Street (#238), 82 feet west of Washington Avenue, Brentwood, NY (0500-094.00-01.00-106.000)
- 6:00 P.M. (417-25) JUAN MARTINEZ** - permission to leave one-story addition (11.9' x 15.2') and roofed-over deck having floor area ratio of 34.98% instead of permitted 25%, shed having side yard of 2.6 feet and rear yard of 2 feet instead of required 4 feet each, pool patio having rear yard of 0.9 feet and side yard of 1 foot instead of required 6 feet each, patio having side yard of 0.9 feet and patio having side yard of 1.6 feet instead of required 4 feet each and rear yard landscaping of 31% instead of required 40%, Res. B District, east side of Thompson Drive (#1095), 225 feet south of Diamond Street, Bay Shore, NY (0500-364.00-01.00-108.000)

- 6:30 P.M. (418-25)** **GLOBUS SOLUTIONS INC and MUSA HOME INC** - permission to erect two-story dwelling on lot having width of 100 feet instead of required 150 feet and area of 19,483 sq. feet instead of required 40,000 sq. feet leaving front yard of 45.1 feet instead of required 50 feet, side yards of 18.2 feet and 19.6 feet instead of required 25 feet each and total side yards of 37.8 feet instead of required 60 feet, Res. AAA District, west side of South Montgomery Avenue (#16), 300 feet south of Montauk Highway, Bay Shore, NY (0500-394.00-01.00-078.000)
- 6:30 P.M. (419-25)** **VINCENT M. and NICOLE M. HARTMANN** - permission to erect second-story addition with roofed-over deck and 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. (420-25)** **CONNOR CHRISTOPHEL** - permission to erect two-story dwelling leaving floor area ratio of 30% instead of permitted 25%, Res. A District, west side of Bellevue Road, 225 feet south of Russell Road, Oakdale, NY (0500-377.00-02.00-095.008)
- 6:30 P.M. (421-25)** **DELILAH REALTY CO., LLC** - permission to install two public interest signs having sign area of 13.17 sq. feet and 24.4 sq. feet instead of permitted 3 sq. feet each and height of 12.89 feet and 18.33 feet instead of permitted 10 feet each, with one sign not visible from main thoroughfare, Bus 1 District, south side of Union Boulevard (#478) 886.35 feet west of Keith Lane, West Islip, NY (0500-455.00-04.00-100.003)
- 6:30 P.M. (422-25)** **MELISSA A. DAY REVOCABLE TRUST** - permission to erect second-story addition (12.85' x 22.45 lrrg.) leaving floor area ratio of 37.7% instead of permitted 25%, Res. B District, west side of Second Avenue (#450), 425 feet north of First Street, Bayport, NY (0500-309.00-04.00-032.002)
- 6:30 P.M. (423-25)** **CHRISTOPHER M. COX** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 on lot not having required width of 75 feet, to erect detached garage (25' x 40') not having 20 feet behind front line of dwelling, to leave shed (#1) having 16.5 feet behind front line of dwelling instead of required 20 feet and shed (#2) having side yard of 3.4 feet instead of required 4 feet, not having 20 feet behind front line of dwelling, carport not having 20 feet behind front line of dwelling, trellis having side yard of 6.4 feet instead of required 10 feet, pool patio having side yard of 5.5 instead of required 6 feet and driveway having side yard of 2 feet instead of required 4 feet, Res. AA District, west side of Edgewater Avenue (#270), 2,674.84 feet south of Middle Road, Bayport, NY (0500-432.00-03.00-017.002)

**Adjourned from January 7, 2025 & May 27, 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)

**6:30 P.M. (424-25) AURORA CARLETON LLC / 263 CARLETON AVE LLC** - permission to erect medical office building leaving front yard of 70.67 feet instead of required 100 feet, to erect 3-story apartment building leaving height of 40 feet instead of permitted 35 feet, to convert two existing buildings for use as apartment buildings leaving front yard of 54.4 feet and 53.6 feet instead of required 75 feet each, PDD-MF / PDD-OFF District, west side of Carleton Avenue (#255 & 263), 285.87 feet south of South Research Place, Central Islip, NY (0500-207.00-01.00-004.022 & 004.023)

**6:30 P.M. (425-25) LILIAM CABRERA SALDANA and PEDRO CARRION CHAVEZ** - permission to reconstruct two-story barn having height of 20 feet instead of permitted 14 feet and gross floor area exceeding ground floor area of dwelling, to leave shed and chicken coop; all not having required 20 feet behind front line of dwelling and to leave chicken run on side property line not having required setback of 10 feet, Res. AAA District, west side of Deer Path Road (#32), 750 feet south of Sportsmen Street, Central Islip, NY (0500-167.00-01.00-001.000)