

## 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 30, 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: 09/12/2025  
Islip, New York

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

- 6:00 P.M. (550-25) JPM HOMES LLC** - permission to leave pool patio having side yard of 3.2 feet and rear yard of 4.3 feet instead of required 6 feet each, Res. B District, north of Versa Place (#253), 73.5 feet east of Seville Boulevard, Sayville, NY (0500-282.00-03.00-020.000)
- 6:00 P.M. (551-25) JEREMY and ROBIN QUITKO** - permission to leave shed having side yard of 0.8 feet instead of required 2 feet, Res. A District, south side of Joni Drive (#94), 586.11 feet east of Weaver Road, West Sayville, NY (0500-355.00-03.00-043.000)
- 6:00 P.M. (552-25) JACQUELINE TILTON and MICHAEL ASQUINO** - permission to erect second-story addition leaving side yard of 12.9 feet instead of required 14 feet and total side yards of 23.6 feet instead of required 28 feet, Res. A District, south side of Richard Avenue (#62), 85 feet west of Kunigunda Place, Islip Terrace, NY (0500-274.00-01.00-075.000)
- 6:00 P.M. (553-25) CHRISTINE BRANCACCIO** - permission to erect one-story addition leaving side yard of 12.2 feet instead of required 14 feet, to leave pool patio on side property line and having rear yard of 0.6 feet instead of required 6 feet each and deck having side yard of 0.2 feet and rear yard of 0.7 feet instead of required 4 feet each, Res. B278 District, west side of Whitehall Court (#14), 284.95 feet south of Greenbelt Parkway, Holbrook, NY (0500-154.00-06.00-014.000)
- 6:00 P.M. (554-25) SARVPREET SINGH** - permission to erect one-story addition, second-story addition and roofed-over porch leaving side yard of 13.9 feet instead of required 14 feet and to leave 6-foot fence in driveway sight distance triangle exceeding permitted height of 3 feet, Res. A District, north side of Second Avenue (#38), 150 feet west of Duffy Court, Central Islip, NY (0500-121.00-01.00-013.000)
- 6:00 P.M. (555-25) JOHN J. and LYNN M. DURKIN** - permission to leave one-story addition (13.6' x 16.4' Irrg.) having side yard of 12 feet instead of required 14 feet, Res. B District, north side of Washington Street (#49), 770.62 feet east of Lincoln Avenue, through lot to Brook Lane, Sayville, NY (0500-307.00-01.00-044.000)
- 6:00 P.M. (556-25) KRISTINA J. COLOMBO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. A District, south side of Teddy Court (#68), 852.65 feet east of Nicoll's Road, Ronkonkoma, NY (0500-030.00-01.00-031.000)

- 6:00 P.M. (557-25) ALEXANDRA C. and ALBERTO ACOSTA JR.** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, to leave shed having second front yard of 7.9 feet instead of required 20 feet and 6-foot fence having front yard of 0.8 feet instead of required 10 feet, Res. B District, northwest corner of Jefferson Street (#87), and Greely Avenue, East Islip, NY (0500-322.00-04.00-026.000)
- 6:00 P.M. (558-25) ROSS S. GREENBERG** - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. AA District, south side of Ironwood Street (#108), 110 feet east of Ferndale Boulevard, Islip, NY (0500-295.00-02.00-027.000)
- 6:00 P.M. (559-25) MARK and MICHAEL SCHILLINGER** - permission to erect two-story addition leaving total side yards of 53.6 feet instead of required 60 feet, Res. AAA District, east side of Pond Road (#331), 1048.87 feet south of Lanson Street, Bohemia, NY (0500-254.00-01.00-010.000)
- 6:00 P.M. (560-25) VENKATA CHAKRAVARTHY UNGUTURU** - permission to erect second-story addition leaving front yard of 24 feet instead of required 25 feet, side yard of 9.2 feet instead of required 14 feet and floor area ratio of 30% instead of permitted 25% and to leave driveway on side property line not having required setback of 4 feet, Res. B District, south side of High Street (#20), 155 feet west of Johnson Avenue, Sayville, NY (0500-306.00-01.00-024.000)
- 6:00 P.M. (561-25) NICHOLAS SCICOLONE and KAYLEE CIRRITO** - permission to erect second-story addition leaving side yard of 9.4 feet instead of required 14 feet and floor area ratio of 26.8% instead of permitted 25% and to leave deck having side yard of 5 feet instead of required 6 feet, Res. B District, southeast corner of South Wantagh Avenue (#54) and East Conlu Drive, East Islip, NY (0500-322.00-01.00-065.000)
- 6:00 P.M. (562-25) STEVEN B. and BETHANY AFFELT** - permission to elevate dwelling leaving front yard of 24.6 feet instead of required 25 feet and side yard of 9.9 feet instead of required 10 feet, to erect decking leaving front yard of 20.9 feet instead of required 25 feet and side yard of 10.35 feet instead of required 15 feet, shed having front yard of 55.2 feet instead of required 60 feet and height of 21.2 feet instead of permitted 14 feet, all having total side yards of 20.3 feet instead of required 25 feet and floor area ratio of 33.5% instead of permitted 30%, Res. BAA District, east side of Holly Walk (#33), 241.19 feet south of Bay Walk, Fair Harbor, NY (0500-493.00-03.00-031.000)

- 6:30 P.M. (563-25) NICHOLAS APONTE and CARLY RACANELLI** - permission to erect roofed-over patio leaving side yard of 19.5 feet instead of required 25 feet, total side yards of 43.7 feet instead of required 60 feet and one-story and second-story additions all having floor area ratio of 29.64% instead of permitted 25%, Res. AAA District, west side of West Lane (#84), 295.7 feet south of O-Co-Nee Walk, Bay Shore, NY (0500-460.00-01.00-010.000)
- 6:30 P.M. (564-25) MUZO and MARIA DERELI** - permission to erect two-story addition (16' x 17') leaving floor area ratio of 31% instead of 25%, to leave shed having rear yard of 3 feet instead of 4 feet, shed having rear yard of 1.5 feet instead of 2 feet and driveway on side property line not having required setback of 4 feet, Res. B District, north side of Sioux Street (#115), 475 feet west of Mohican Avenue, Ronkonkoma, NY (0500-009.00-01.00-072.000)
- 6:30 P.M. (565-25) JAMES FUENTES and BRANWEN JONES** - permission to erect deck (2.33' high) leaving side yard of 0.8 feet instead of required 5 feet resulting in floor area ratio of 33% instead of permitted 30%, Res. BAA District, west side of Evergreen Avenue (#31), 224 feet north of Neptune Walk, Seaview, NY (0500-497.00-04.00-025.000)
- 6:30 P.M. (566-25) HUGO CERNA-ORTEGA and SUSY ROSALES JUSCAMAYTA** - permission to leave one-story addition (11.6' x 22.2') having side yard of 10.92 feet instead of required 14 feet and rear yard of 16.44 feet instead of required 25 feet, including 2-piece bathroom with no interior access to main portion of dwelling, in violation of Section 68-3(2)(g)(l) & (m) - Definitions (Family), Res. B District, west side of Saint Louis Avenue (#1345), 1,412 feet south of Geneva Street, Bay Shore, NY (0500-292.00-03.00-085.000)
- 6:30 P.M. (567-25) AMILCAR A. AMAYA CERNA** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602 allowing doorway access from within the main dwelling, Res. B District, southeast corner of Roosevelt Avenue (#117) and Bonaparte Avenue, Islip, NY (0500-319.00-02.00-026.000)
- 6:30 P.M. (568-25) 382 ROSEVALE LLC** - permission to install facial sign having area of 43.25 sq. feet instead of permitted 32 sq. feet and to leave ground sign having area of 45 sq. feet instead of permitted 24 sq. feet, height of 10.92 feet instead of permitted 10 feet and not having required setback of 10.92 feet, Bus 1 District, northwest corner of Rosevale Avenue (#382) and Brown's Boulevard, Ronkonkoma, NY (0500-021.00-02.00-035.000)

- 6:30 P.M. (569-25) GREAT RIVER ENTERPRISES, LLC** - permission to install third facial sign where only two are permitted, ground sign having 32.3 sq. feet instead of permitted 29.6 sq. feet, two public interest signs having areas of 8.8 sq. feet each instead of permitted 3 sq. feet each and height of 5.1 feet instead of permitted 5 feet each and to install unshielded LED arch having height of 23.6 feet instead of permitted 20 feet, having color temperature of 6,500K instead of permitted maximum of 4,000K; to vary Islip Town Code Section 68-688(B) allowing site illumination for 24-hour period, ICD District, southwest corner of Veterans Memorial Highway and Fifth Avenue, Bohemia, NY (0500-146.00-02.00-008.003 & 008.005)
- 6:30 P.M. (570-25) KING ASSOCIATES HOLDINGS LLC** - permission to erect one-story office building on lot having area of 64,314 sq. feet instead of permitted 40,000 sq. feet and having two points of roadway access instead of permitted one, Res. C District, north side of South Country Road (#289), 251.14 feet east of Macon Avenue, Sayville, NY (0500-357.00-01.00-035.001)
- 7:00 P.M. (571-25) STEEL BELMONT COMMERCIAL LLC and MARCUS ISP COMMERCIAL HOLDINGS LLC** - permission to erect three-story medical office building having height of 58.75 feet instead of permitted 40 feet, PDD-OFF District, east side of Carleton Avenue, 2,042.66 feet south of Gullhaven Drive, Central Islip, NY (0500-207.00-01.00-006.000)
- 7:00 P.M. (572-25) STEEL CAMPUS, LLC and MARCUS ISP APTS HOLDINGS, LLC** - permission to erect eight (8) three-story apartment buildings having height of 43.8 feet instead of permitted 35 feet each and three (3) three-story senior condominium buildings having height of 43.8 feet instead of permitted 35 feet each, PDD-MF / PDD-SC District, northwest corner of Eastview Drive and Courthouse Drive, Central Islip, NY (0500-207.00-01.00-007.000 & 008.000)
- 7:00 P.M. (573-25) GARFIELD SAYVILLE, LLC** - a special exception is requested to extend business use into a more restricted zoning district pursuant to Islip Town Code Section 68-415(B), BD / Res. B District, northwest corner of West Main Street (#253) and Garfield Avenue, Sayville, NY (0500-382.00-02.00-040.000)
- 7:00 P.M. (574-25) JETSON REALTY CORP.** - permission to erect one-story addition (150' x 284' Irrg.) leaving side yard of 4.75 feet instead of required 10 feet and floor area ratio of 47.1% instead of permitted 35%, Ind 1 District, west side of Emjay Boulevard (#70), approx. 1,920 feet south of Clark Street, Brentwood, NY (0500-134.00-02.00-004.003)