

## 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 10, 2024** 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: 11/27/2024  
Islip, New York

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

- 6:00 P.M. (754-24) JENNIFER FIORENZA** - permission to expand driveway leaving side yard of 1 foot instead of required 4 feet, Res. B District, west side of Hyman Avenue (#1078), 121 feet north of Orinoco Drive, Bay Shore, NY (0500-416.00-02.00-072.000)
- 6:00 P.M. (755-24) GUY and JESSICA PIERRE** - permission to leave pool patio having rear yard of 3.4 feet instead of required 6 feet and rubber mulch play area on side property line not having required setback of 4 feet, Res. B District, south side of Bening Lane (#20), 449.91 feet east of Grundy Avenue, Holbrook, NY (0500-129.00-03.00-104.000)
- 6:00 P.M. (756-24) RAYMOND and HELEN DELLYSSE** - permission to leave shed (10.4' x 24') having side yard of 1.9 feet instead of required 4 feet, Res. AA District, south side of Ocean Avenue (#236), 500 feet west of Fulton Street, Brentwood, NY (0500-118.00-01.00-001.000)
- 6:00 P.M. (757-24) AMANDA and ABEL NOLASCO** - permission to establish accessory apartment pursuant to Section 68-602, to leave a/c unit not having 4 feet behind front line of dwelling and pool equipment having rear yard of 3 feet instead of required 6 feet, Res. A District, south side of Stumpel Street (#166), 170 feet west of Virgil Drive, Brentwood, NY (0500-227.00-02.00-047.000)
- 6:00 P.M. (758-24) JEROME G.W. CAPOCCIA** - permission to leave shed (9.2' x 20') having side yard of 1.5 feet instead of required 4 feet and shed (7.8' x 10') having side yard of 1.8 feet instead of required 2 feet, Res. B District, west side of West Court (#25), 155.19 feet north of Westminster Lane, West Islip, NY (0500-389.00-03.00-060.000)
- 6:00 P.M. (759-24) JUAN E. MONCADA BORJA and MARISOL SANCHEZ** - permission to leave awning leaving front yard (through lot) of 32 feet instead of required 40 feet, pool patio on side property line not having required setback of 6 feet, shed having side yard of 0.7 feet instead of required 2 feet and having 9 feet behind front line of dwelling instead of required 20 feet, Res. A District, north side of Benjamin Street (#171), 400 feet west of Coates Avenue, (through lot to Center Street), Holbrook, NY (0500-128.00-02.00-040.000)
- 6:00 P.M. (760-24) RPZZ RONKONKOMA OWNER LLC** - permission to install five public interest signs having areas of 6 sq. feet instead of permitted 3 sq. feet each, Ind 1 District, west side of MacArthur Memorial Highway (#1000), 150 feet north of Veterans Memorial Highway, Ronkonkoma, NY (0500-150.00-01.00-001.002)

- 6:00 P.M. (761-24)** **CHARLES GANDOLFO SR. and CHARLES GANDOLFO JR.** - permission to erect two-story dwelling leaving front yard of 29.2 feet instead of required 40 feet, Res. A District, west side of Udall Road (#136), 455 feet south of Curtain Avenue, West Islip, NY (0500-414.00-01.00-066.000)
- 6:00 P.M. (762-24)** **ALAN and ARLENE CASAZZA** - permission to leave one-story addition (12.5' x 19.7') having rear yard of 12.8 feet instead of required 25 feet, detached garage (25.3' x 26.3') having side yard of 9.6 feet and rear yard of 9.5 feet instead of required 10 feet each and height of 14.21 feet instead of permitted 14 feet, to leave 6-foot fence having front yard of 0.5 feet instead of required 10 feet, Res. A District, southwest corner of Violet Street (#76) and Rose Avenue, Central Islip, NY (0500-080.00-02.00-025.001)
- 6:00 P.M. (763-24)** **PATRICIA M. and DAVID D. AUSTIN II** - permission to leave roofed-over patio having side yard of 0.8 feet instead of required 14 feet, patio having side yard of 1.3 feet instead of required 4 feet, shed having second front yard of 18.8 feet instead of required 27 feet, water feature in front yard when only permitted in rear yard and having second front yard of 18.6 feet instead of required 27 feet, Res. A District, southwest corner of Boston Avenue (#1380) and Ithaca Street, Bay Shore, NY (0500-270.00-01.00-039.000)
- 6:00 P.M. (764-24)** **ROBERT ARMSTRONG** - permission to erect detached garage (24' x 26') having door height of 9 feet instead of permitted 8 feet and roof pitch of 2/12, not in keeping with residential character, and to leave driveway on side property line not having required setback of 4 feet, Res. AA District, south side of Ironwood Street (#112), 220 feet west of Wilson Boulevard, Islip, NY (0500-295.00-02.00-089.000)
- 6:00 P.M. (765-24)** **JOHN M. and ANNE LOPEZ** - permission to erect roofed-over patio (13' x 30') leaving rear yard of 11 feet instead of required 25 feet and floor area ratio of 35.5% instead of permitted 25%, Res. B District, west side of Pace Court (#14), 172.37 feet west of Oak Neck Road, West Islip, NY (0500-469.00-01.00-015.000)
- 6:30 P.M. (766-24)** **FRANKIELYNN and SEAN ROONEY** - permission to erect two-story addition (47' x 48.8' Irrg.) leaving side yard of 16 feet instead of required 18 feet, total side yards of 32.8 feet instead of required 36 feet and floor area ratio of 30.51% instead of required 25%, Res. AA (278) District, south side of Eighth Street (#392), 2,286.65 feet west of Roosevelt Avenue, Bohemia, NY (0500-169.00-02.00-123.000)

**6:30 P.M. (767-24) MARIANNE BIEL** - permission to erect second story addition leaving side yard of 11.9 feet instead of required 14 feet and to alter roofline leaving side yard of 11.9 feet and total side yards of 23.8 feet instead of required 28 feet, Res. B District, north side of Aster Road (#301), 907.29 feet west of Ember Lane, West Islip, NY (0500-435.00-01.00-040.000)

**6:30 P.M. (768-24) BRUNO N. and DAWN M. ZIMMITTI** - permission to erect second-story addition (11.6' x 20.9') leaving front yard of 4.2 feet and one-story addition (12' x 14') leaving front yard of 17.7 feet and second front yard of 47.93 feet instead of required 50 feet each, to leave 6-foot fence on property line not having required setback of 10 feet, not having required setback of 5 feet from street edge of pavement and within sight distance triangle, Res. AAA District, northwest corner of Suffolk Lane (#70) and Hewlett Court, East Islip, NY (0500-398.00-01.00-008.003)

**Adjourned from October 22, 2024**

**6:30 P.M. (666-24) JAMES M. and DENISE C. ST. JOHN** - permission to erect second-story addition leaving front yard of 32 feet and roofed-over porch leaving front yard of 26 feet instead of required 40 feet each, one-story addition leaving side yard 11.6 feet instead of required 14 feet and cellar entrance leaving side yard of 7.44 feet instead of required 14 feet all having total side yards of 11.44 feet instead of required 28 feet and floor area ratio of 30% instead of permitted 25%, Res. A District, west side of Bayview Avenue (#84), 821.65 feet south of Middle Road, Bayport, NY (0500-410.00-07.00-049.000)

**6:30 P.M. (769-24) GLOBUS SOLUTIONS INC** - permission to erect two-story and second-story additions leaving side yards of 19.58 feet and 18 feet instead of required 25 feet each and total side yards of 37.58 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. (770-24) WILLIAM and JEANNE BARRY** - permission to erect second story addition (27.8' x 35.8' Irrg.) and one-story addition (14.3' x 15.9') leaving side yard of 8.8 feet instead of required 14 feet, total side yards of 21.9 feet instead of required 28 feet and floor area ratio of 31.4% instead of required 25%, Res. B District, west side of Third Avenue (#418), 150 feet north of First Street, Bayport, NY (0500-333.00-02.00-026.000)

**6:30 P.M. (771-24) HOWARD ROWLAND and ERINN ROWLAND** - permission to erect one-story addition (10' x 32') leaving front yard of 31.8 feet instead of required 40 feet and second story addition (13' x 20') leaving floor area ratio of 26% instead of permitted 25% and to install pool patio leaving side yard of 4 feet instead of required 6 feet, Res. A District, west side of Connetquot Road (#70), 516.09 feet south of Middle Road, Bayport, NY (0500-411.00-01.00-022.000)

**6:30 P.M. (772-24) ROBERT A. and CHRISTINE A. NYHOLM** - permission to leave two-story detached garage (30.5' x 30.6') with roofed-over patio having height of 22.6 feet instead of permitted 14 feet and hot tub not having 4 feet behind front line of dwelling, Res. AAA District, west side of Amber Court (#16), 652.22 feet south of Town Line Road, Hauppauge, NY (0500-005.00-04.00-006.000)

**Adjourned from October 22, 2024**

**6:30 P.M. (588-24) LINDA GESELL-CARNEY KOPPELMAN** - permission to leave two-story addition (21.1' x 32.8') having side yard of 10.9 feet instead of required 18 feet and front yard of 29.7 feet instead of required 40 feet, garage door having height of 10 feet instead of permitted 8 feet, pergola on side property line not having required setback of 4 feet and pond in front yard when only permitted in rear yard, Res. AA District, north side of Jane Road (#49), 78.01 feet east of Woodbury Road, Hauppauge, NY (0500-040.00-01.00-077.000)

**7:00 P.M. (773-24) ELMER A. LEON and CARLOS M. MONTOYA RODRIGUEZ** - permission to leave second story addition having front yard of 19.7 feet instead of required 25 feet and floor area ratio of 28.7% instead of required 25%, shed having second front of 3.9 feet instead of required 20 feet and on rear property line not having required setback of 4 feet and driveway having front yard occupancy of 61.7% instead of permitted 40%, Res. B District, southeast corner of Roosevelt Boulevard (#135) and Cortelyou Avenue, Islip, NY (0500-319.00-02.00-009.000)

**7:00 P.M. (774-24) HOME DREAM BUILDERS LLC** - permission to subdivide lot into three parcels; Lot 1 and Lot 2 - to erect two-story dwelling on lot having area of 14,400 sq. feet instead of required 20,000 sq. feet each and Lot 3 - to leave dwelling on conforming parcel, Res. AA District, northwest corner of Amityville Street (#287) and Connetquot Avenue, Islip Terrace, NY (0500-231.00-01.00-027.000)

**7:00 P.M. (775-24) JOSE A. VENTURA** - permission to leave one-story addition attaching formerly detached garage and to establish accessory apartment pursuant to Islip Town Code Section 68-601 leaving side yard of 3.7 feet instead of required 14 feet and total side yards of 23.4 feet instead of required 28 feet and to leave driveway on side property line not having required setback of 4 feet and front yard occupancy of 45% instead of 40%, Res. AA District, south side of Candlewood Road (#48), 320.46 feet east of Stein Drive, Bay Shore, NY (0500-182.00-03.00-066.001)

**7:00 P.M. (776-24) CHAUNCEY BARONE INC.** - permission to expand parking lot of scrap metal yard resulting in expansion of nonconforming use by more than 25%, Ind 1 District, east side of Lincoln Avenue (#1111), 1,559.56 feet north of Church Street, Holbrook, NY (0500-193.00-03.00-004.000)