

## Public Notice

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **Tuesday, June 25, 2024** at Town Hall, 655 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. The hearing may be viewed live over the internet. Visit [islipny.gov](http://islipny.gov) for details.

Dated: 06/14/2024  
Islip, New York

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

- 6:00 P.M. (378-24) SCOTT M. GAROFOLA and COLLEEN ELIZABETH McLINDEN** - permission to leave above-ground pool having side yard of 13.5 feet instead of required 14 feet, Res. A District, east side of Renee Drive (#491), 355.51 feet south of Lorie Lane, Bayport, NY (0500-309.00-03.00-002.000)
- 6:00 P.M. (379-24) SARAJEAN PALESE** - permission to leave 6-foot fence having second front yard of 3.9 feet instead of required 10 feet, Res. B District, southwest corner of Jackson Street (#26) and Stellenwerf Avenue, East Islip, NY (0500-321.00-01.00-045.001)
- 6:00 P.M. (380-24) CYNTHIA and ALLAN JONES** - permission to leave driveway on side property line not having required setback of 4 feet, Res. AAA District, west side of Lincoln Boulevard (#320), 400 feet north of Hancock Place, Hauppauge, NY (0500-014.00-03.00-017.000)
- 6:00 P.M. (381-24) MICHAEL and ELIZABETH GOWEN** - permission to leave inground pool having side yard of 12.6 feet instead of required 14 feet and driveway having side yard of 2 feet instead of required 4 feet, Res. A District, west side of South Bay Avenue (#58), 679.86 feet south of Montauk Highway, Islip, NY (0500-370.00-04.00-060.000)
- 6:00 P.M. (382-24) DOUGLAS LOPALO, PATRICIA KELLY-LOPALO and CAROLYN LOPALO-HARRISON** - permission to leave inground pool having rear yard of 11.8 feet instead of required 14 feet and pool patio having rear yard of 3.4 feet instead of required 6 feet, Res. A District, north side of Hilary Street (#97), 50.29 feet north of Washington Avenue, West Sayville, NY (0500-355.00-03.00-052.000)
- 6:00 P.M. (383-24) DAISY CARO and SAMUEL CARO** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, northeast corner of East Golf Street (#91) and Bohemia Parkway, Sayville, NY (0500-256.00-02.00-030.000)
- 6:00 P.M. (384-24) KRISTOPHER W. and DENISE A. COLLOCOLA** - permission to leave water feature having rear yard of 8.25 feet instead of required 14 feet and driveway having side yard of 0.5 feet instead of required 4 feet, Res. AA (278) District, southwest corner of Jet Lane (#12) and Thunder Road, Holbrook, NY (0500-178.00-01.00-034.000)

- 6:00 P.M. (385-24) DALTON STUDIOS LLC** - permission to erect two-story dwelling leaving floor area ratio of 28.4% instead of permitted 25%, Res. B District, south side of O'Kane Street (#9), 88 feet west of McFarland Avenue, Central Islip, NY (0500-141.00-03.00-066.000)
- 6:00 P.M. (386-24) ROCKY T. GRAZIOSE and ALLISON DEMARCO GRAZIOSE** - permission to erect playhouse (15' x 15' Irrg.) leaving front yard (through lot) of 20 feet instead of required 35 feet, Res. AA District, west side of Edgewater Avenue (#138), 1,174.84 feet south of Middle Road (through lot to Spruce Lane), Bayport, NY (0500-410.00-06.00-031.000)
- 6:00 P.M. (387-24) ADAM and GLORIA LOWENSTEIN** - permission to leave above-ground pool having side yard of 8.6 feet and rear yard of 8.8 feet instead of required 10 feet each, shed having rear yard of 1.5 feet instead of required 2 feet and driveway on side property line not having required setback of 4 feet and front yard occupancy of 48% instead of permitted 40%, Res. B District, north side of Jefferson Street (#145), 125 feet east of Seymour Avenue, East Islip, NY (0500-323.00-01.00-038.002)
- 6:00 P.M. (388-24) PM HOME PROPERTIES LLC** - permission to leave cellar entrance having side yard of 9 feet instead of required 14 feet, driveway having side yard of 0.5 feet instead of required 4 feet, front yard occupancy of 42.2% instead of permitted 40% and 4-foot chain-link fence in driveway sight triangle where a maximum of 3 feet is permitted, Res. B District, east side of First Avenue (#29), 100 feet south of Lakeview Avenue, Bay Shore, NY (0500-393.00-03.00-128.000)
- 6:00 P.M. (389-24) MARTIN PAOLINO** - permission to leave driveway having front yard occupancy of 48.9% instead of permitted 40% and decorative wall on front property line not having required setback of 4 feet, Res. A District, east side of School House Road (#22), 460 feet south of Timber Point Road, East Islip, NY (0500-426.00-02.00-038.000)
- 6:00 P.M. (390-24) PAUL and PATRICIA DE FILIPPIS** - permission to leave detached garage having height of 14.5 feet instead of permitted 14 feet, Res. AA District, east side of Ocean Avenue (#549), 220 feet north of Ivy Hill Road, Oakdale, NY (0500-278.00-03.00-035.000)
- 6:30 P.M. (391-24) ROBERT G. VAN BRUNT, JR. and JANET L. VAN BRUNT** - permission to erect second-story addition and breezeway resulting in floor area ratio of 27.7% instead of permitted 25% and to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. B District, north side of Collington Drive (#265), 304.96 feet east of Haven Avenue, Ronkonkoma, NY (0500-031.00-03.00-019.000)

- 6:30 P.M. (392-24) PAUL and JENNIFER DOXSEE** - permission to erect one-story addition (26.1' x 22.7' Irrg.) leaving side yard of 10.3 feet instead of required 14 feet, total side yards of 23.3 feet instead of required 28 feet and floor area ratio of 25.14% instead of permitted 25%, to leave enclosed porch having side yard of 13 feet instead of required 14 feet and front yard of 35.2 feet instead of required 40 feet and driveway on side property line not having required setback of 4 feet, Res. A District, east side of Gillette Avenue (#123), 274 feet north of Edwards Street, Sayville, NY (0500-408.00-05.00-031.000)
- 6:30 P.M. (393-24) NUNZIO and VALERIE FALZONE** - permission to erect two-story dwelling leaving floor area ratio of 29.96% instead of permitted 25%, Res. AA District, south side of Sexton Drive (#20), 500 feet west of Oak Neck Lane, West Islip, NY (0500-479.00-02.00-072.000)
- 6:30 P.M. (394-24) KEITH A. MULLER and STEPHANIE A. MULLER** - permission to erect second-story addition (24.9' x 28.4' Irrg.) leaving side yard of 10.4 feet instead of required 14 feet, Res. A District, east side of Fire Island Avenue (#816), 652 feet south of Rockaway Street, West Islip, NY (0500-363.00-01.00-062.000)
- 6:30 P.M. (396-24) JOHN SALVATORE and ANGELA JEANNE LOBRUTTO** - permission to erect detached garage (24' x 24') not having 20 feet behind front line of dwelling, leaving second front yard of 10 feet instead of required 20 feet and rear yard of 8 feet instead of required 10 feet, to leave patio having side yard of 0.9 feet instead of required 4 feet, shed having rear yard of 1.4 feet and shed having rear yard of 1.7 feet instead of required 2 feet each, Res. B District, south side of Collington Drive (#356), 80.16 feet east of Belle Avenue, Ronkonkoma, NY (0500-032.00-01.00-001.000)
- 6:30 P.M. (397-24) STEEL CAMPUS II LLC and JOL ISLIP HOLDINGS LLC** - permission to install primary facial sign having area of 93.82 sq. feet instead of permitted 32 sq. feet and secondary facial sign having area of 93.82 sq. feet instead of permitted 16 sq. feet, having height of 22.33 feet instead of permitted 18 feet each and to install third facial sign not visible from main thoroughfare, PDD District, northeast corner of Carleton Avenue (#250) and Gullhaven Drive, Central Islip, NY (0500-165.00-13.00-002.005)
- 6:30 P.M. (398-24) THOMAS C. and GINA A. FINN** - permission to erect one-story addition (16.6 x 33' Irrg.) leaving side yard of 7.9 feet and cellar entrance leaving side yard of 6.5 feet instead of required 14 feet each and floor area ratio of 28% instead of permitted 25%, to establish two-family, family use only, pursuant to Section 68-419.1 of the Islip Town Code, to leave patio having side yard of 1.6 feet instead of required 4 feet, pool patio having side yard of 1.4 feet and rear yard of 2.1 feet instead of required 6 feet each and rear yard landscaping of 35% instead of required 40%, Res. A District, south side of Clarinet Lane (#250), 207 feet east of Coates Avenue, Holbrook, NY (0500-175.00-01.00-038.000)

- 6:30 P.M. (399-24) IRWIN EQUITIES LLC** - permission to leave one-story addition having side yard of 12.9 feet instead of required 14 feet and total side yards of 24.6 feet instead of required 28 feet, driveway and patio having side yard of 2.3 feet instead of required 4 feet and wall (4.7' high) having side yard of 2.3 feet instead of required 4.7 feet, Res. B District, south side of Deep Dale Drive (#6), 80 feet east of Swallow Lane, Brentwood, NY (0500-049.00-03.00-026.000)
- 7:00 P.M. (400-24) 5TH AVE RENTALS LLC** - permission to erect medical office building on lot having area of 47,130 sq. feet instead of permitted 40,000 sq. feet, GST District, southeast corner of North Clinton Avenue (#207) and Howells Road, (through lot to Fifth Avenue), Bay Shore, NY (0500-340.00-02.00-030.000)
- 7:00 P.M. (401-24) G & G BEST CONSTRUCTION CORP.** - permission to erect one-story dwelling leaving front yard of 26.3 feet instead of required arterial highway setback of 60 feet, Res. B District, south side of Express Drive South (#1304), 125 feet west of Hudson Avenue, Brentwood, NY (0500-036.00-02.00-018.000)
- 7:00 P.M. (402-24) 2232 SUNRISE HWY REALTY LLC** - permission to reconstruct ground sign leaving area of 32 sq. feet instead of permitted 12 sq. feet, height of 15 feet instead of permitted 12 feet and front yard of 3 feet instead of required 15 feet, to install roof-mounted sign having area of 37.5 sq. feet, height of 14.7 feet and wall projection of 23 inches, where roof-mounted signs are prohibited, GSD District, southwest corner of Sunrise Highway (#2232) and Fuller Avenue, Islip, NY (0500-319.00-02.00-084.019)