

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Nov 08 2023** at 6:00 p.m. at the Islip Town Hall, 655 Main Street, Islip, New York to consider the merits and to clarify the issues of the following land use applications and to review the associated environmental impacts.

The meeting will also be streamed live over the Internet. Instructions on how to access the livestream are available on the Town's website, [www.islipny.gov](http://www.islipny.gov).

Anyone desiring any information pertaining to these applications may write or appear in person at that time. Any proposed zoning changes listed herein require additional Town Board approval. Public comments will not be solicited for those items listed as a Decision Item or a Recommendation Item.

This agenda is subject to change without notice. Please contact the Department of Planning at (631) 224-5450 on the day of the hearing to confirm application scheduling.

If you need an auxiliary aid/service or other accommodation to attend the public hearing due to a disability, please contact Constituent Services at (631) 224-5380 as soon as possible, preferably at least 48 hours before the public hearing.

PLANNING BOARD, TOWN OF ISLIP  
EDWARD FRIEDLAND, CHAIRMAN  
ELA DOKONAL, AICP CUD, CC-P, LEED-AP, COMMISSIONER

Islip, New York  
November 8, 2023

### *Site Plan Modification - Public Hearing*

1. **Jim Nazzaro - SP2022-098 (0500-369.00-02.00-008.000 & 018.000)**

East side of Saxon Avenue, 480 feet South of Union Boulevard, Bay Shore (8 & 12 Saxon Avenue). Applicant requests buffer, landscaping, parking and dimensional relaxations in connection with an addition to an existing medical office.

### *Site Plan Modification - Public Hearing*

2. **Christopher Goodman (Goodman Physical Therapy, P.C.) - SP2023-007 (0500-436.00-03.00-057.000)**

Southeast corner of Higbie Lane and Oakwood Ave, West Islip (255 Higbie Lane). Applicant requests parking, buffer, dimensional and other site plan modifications in connection with a change of use from a funeral home to a physical therapy office.

*Planning Board Application-Public Hearing*

3. **Jose Valverde - PB2023-030 (0500-067.00-01.00-070.000)**

East side of Main Street, approximately 100 feet south of Railroad Avenue, Holbrook (1057 Patchogue Holbrook Road). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications may also be requested as part of this application.

*Planning Board Application- Public Hearing*

4. **SAS Gourmet Corp c/o Steven Scalesse - PB2023-033 (0500-419.00-03.00-080.000 & 081.000)**

South side of West Main Street (S.R. 27A), 31.40 feet west of South Park Avenue, Bay Shore (56A & 60 West Main Street). Applicant requests a Planning Board Special Permit for a restaurant in the Business District, pursuant to 68-257.1(I). Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

5. **BDG SUN-VET LLC (Rebecca Wing) - PB2023-034 (0500-238.00-01.00-007.000)**

Northeast corner of Sunrise Highway Service Road, (S.R.27) and Broadway Avenue, Holbrook (5801 Sunrise Highway). Applicant requests an increase of approximately 12,000 square feet in gross floor area pursuant to TC 5417 covenant #11. A landscaping relaxation is requested as part of this application.

*Road Opening Bond Release*

6. **Woodhull Lane, Sayville - RO1997-2495 (0500-331.00-02.00-050.001)**

North side of Montauk Hwy (S.R. 27A), 550 feet West of Astor Drive, Sayville (24 Woodhull Lane).. Applicant requests a bond release in connection with a 1997 road opening application for Woodhull Lane, Sayville

*Planning Board Application - Decision Item*

7. **Mannino Bros 1575 Realty Corp - PB2022-025 (0500-325.00-01.00-028.000,34.1,037,038,40,42.3, 44.1)**

North side of Montauk Highway (S.R. 27A), approximately 100 feet east of Forbes Street, Oakdale (1575 Montauk Highway). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2016-028 in order to expand an existing restaurant. Site plan modifications may also be requested as part of this application.

*Planning Board Application - Decision Item*

8. **Fifth XNY, LLC - PB2023-003 (0500-223.00-02.00-054.001,057.001; 224.00-01.00-080.003; 244.00-02.00-056.000 & 057.000)**

West side of Fifth Avenue (C.R. 13), approximately 500 feet south of Macadam Street, Bay Shore (1612 Fifth Avenue). Applicant requests two Planning Board Special Permits for the outside overnight parking of tractor trailers and unattached box trailers, pursuant to 68-340.1(C)&(P). Site plan modifications are also requested as part of this application.

*Planning Board Application - Decision Item*

9. **EB at Vets Highway LLC EB at Vets Highway II LLC - PB2023-011 (0500-147.00-02.00-028.000 & 029.001)**

Northwest corner of Veterans Memorial Highway (S.R. 454) and Feuereisen Avenue, Ronkonkoma (3355 Veterans Memorial Highway & 1734 Feuereisen Avenue). Applicant requests two Planning Board Special Permits for a fast food restaurant and outside seating accessory to the fast food restaurant, in the Industrial Corridor District, pursuant to 68-466.1(G) & (L)(2). Applicant also requests a waiver of the requirement outlined in 68-466.1(L), which requires fast food restaurants to be located at a signalized intersection. Site plan modifications are also requested as part of this application.

*Planning Board Application - Decision Item - ADJOURNED*

10. **86 Emjay Boulevard LLC - PB2023-023 (0500-134.00-02.00-002.000)**

West side of Emjay Boulevard, 3,260 feet north of Suffolk Avenue (C.R. 100), Brentwood (86 Emjay Boulevard). Applicant requests a Planning Board Special Permit for the outdoor overnight parking of registered vehicles, as an accessory use to a warehouse use in the Industrial 1 District, pursuant to 68-340.1(C). Site plan modifications are also requested as part of this application.

*Town Board Application- Recommendation Item*

11. **Transform Bohemia NY LLC - CZ2022-010 (0500-235.00-02.00-029.002)**

North side of Sunrise Highway Service Road, (S.R. 27) approximately 500 feet west of Johnson Avenue, Sayville (5147 Sunrise Highway). Applicant requests two Town Board special permits for fast-food restaurants pursuant to 68-302 G and a minor subdivision. Site plan modifications may also be required as part of this application.

*Town Board Application- Recommendation Item*

12. **Steel Campus LLC and Marcus ISP Holdings LLC as Tenants in Common - CZ2023-014 (0500-187.10-01.00-004.002 & 0500-165.00-13.00-002.005)**

East side of Carleton Avenue, (C.R. 17), approximately 1228 feet north of Courthouse Drive, Central Islip (300 Carleton Avenue). Applicant requests a change of zone from PDD-Multi Family to PDD-Retail Services, PDD-Office and PDD-Senior Citizen and from PDD-Educational Campus to PDD-Retail Services and a modification of covenants and restrictions associated with TC 5363 in order to construct an additional 281 apartments for a total of 645 apartments onsite, 81 senior citizen condominiums, a market, two medical offices, restaurants, and retail space. Site plan modifications may be required as part of this application.

**13. Tully Environmental Inc. d/b/a Clearbrook by David Galbraith - CZ2023-017**

**(0500-343.00-01.00-029.004, 046.001)**

North side of Greene Street (15 Greene Street) and south side of Essex Street (30 Essex Street), through lot to Denver Avenue, Bay Shore. Applicant requests a change of zone from Industrial 1 district to Industrial 2 district, a modification of covenants and restrictions associated TC 4468, and a Planning Board special permit for a transfer station pursuant to 68-356.1 A. Site plan modifications may be required as part of this application.