

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Dec 06 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.

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
December 6, 2023

Site Plan Modification - Public Hearing ADJOURNED

1. **Don Hodgkinson - SP2021-021R1 (0500-260.00-03.00-001.002)**

East of Broadway Avenue, 177 feet North of Charlotte Place, Sayville (281 Broadway Avenue). Applicant requests a buffer fence relaxation to an existing fire station.

Planning Board Application-Public Hearing

2. **Matt Guiliano - PB2023-035 (0500-037.00-01.00-024.000)**

North side of Express Drive North, approximately 675 feet west of Ranick Road, Hauppauge (1745 Express Drive North). Applicant requests a modification of Site Plan Modification conditions associated with PB2022-024 in order to modify the language of the cross access and shared parking condition.

Planning Board Application-Public Hearing

3. **AG-MRA INEZ LLC - PB2023-036 (0500-200.00-02.00-062.001)**

Northeast corner of Inez Drive and Spence Street, Bay Shore (5 Inez Drive). Applicant requests two Planning Board Special Permits for the outside overnight parking of registered vehicles 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-Public Hearing

4. **584 Main St Islip LLC - PB2023-038 (0500-37000-0400-047000)**

South side of Main Street (S.R. 27A), 38 ft. west of Willow Ave, Islip (584 Main St). Applicant requests a Planning Board Special Permit for a hair salon in the General Service T District, pursuant to 68-489.1B, along with site plan modifications. Applicant also requests permission to allow less than 75% of the first floor area to be comprised of nonretail commercial space, pursuant to 68-493B.

Town Board Application- Recommendation Item

5. **Uhaul Company of LI - CZ2023-012 (0500-193.00-02.00-006.000)**

West side of Lincoln Avenue approximately 1,556 feet north of Church Street, Holbrook (1110 Lincoln Avenue). Applicant requests a modification of covenants and restrictions associated with TC5211 and a Planning Board special permit for the overnight parking of registered vehicles pursuant to 68-340.1 C. Site plan modifications are required as part of this application.

Planning Board Application - Decision Item

6. **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.

Town Board Application - Recommendation Item

7. **BSL East Islip LLC - CZ2022-018 (0500-347.00-01.00-047.001, 079.001, 081.002, 082.002, 084.002, 085.002, 0500-373.00-02.00-004.001)**

Northeast side of E. Main Street, (S.R. 27A), 213 feet east of Greenwood Avenue, East Islip (117 E Main Street). Applicant requests a change of zone from Residence A District and Business 3 district to all Residence C district and a modification of covenants and restrictions of TC 589 in order to construct an assisted living facility. Site plan modifications are requested as part of this application.

8. **Barone Management LLC - CZ2022-033 (0500-027.00-02.00-017.000)**

East side of Blydenburgh Road, approximately 233 feet North of Milmay Avenue, Hauppauge (471 Blydenburgh Road). Applicant requests a change of zone from Residence AAA to Industrial 1 in order to construct a warehouse. Applicant further requests a Planning Board special permit for outdoor or overnight parking of registered vehicles as an accessory use to a permitted principal use pursuant to 68-340.1 C. Site plan modifications are requested as part of this application.

ADJOURNED