

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Aug 10 2022** at 6:00 p.m. at the Islip Town Hall West, 401 W 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 on the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids or special accommodations to attend this meeting, please call - CONSTITUENT SERVICES - (631) 224-5380.

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

Islip, New York  
August 10, 2022

### *Town Board Application- Recommendation Item*

#### 1. **West Islip Gas, Inc. - CZ2021-016 (0500-455.00-01.00-011.000)**

Northeast corner of Higbie Lane and West Islip Blvd, West Islip (225 Higbie Lane). Applicant requests a change of zone from Business 1 district to Business 3 district, a Town Board special permit for a gasoline service station pursuant to 68-302 C and a Planning Board special permit for a convenience market pursuant to 68-302.1 D. Site plan modifications are required as part of this application.

### *Planning Board Application-Public Hearing*

#### 2. **Bolla Operating L.I. - PB2021-013 (0500-147.00-01.00-048.000 & 126.00-01.00-003.000)**

Northwest corner of Veterans Memorial Highway (S.R. 454) and Remington Boulevard, Ronkonkoma (3289 Veterans Memorial Highway & 0 Washington Avenue). Applicant requests two Planning Board Special Permits for a fast-food restaurant with drive-through and a retail fuel service station with a convenience market component, in the Industrial Corridor District, pursuant to 68-466.1 (L) (2) & (6). Applicant also requests permission to be located less than a quarter mile from an existing fuel service station as outlined in 68-466.1 (L) (6) (a). Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

3. **Hionas Enterprises LLC (Peter Hionas) - PB2022-017 (0500-325.00-04.00-021.001)**

Southwest corner of Montauk Highway (S.R. 27A) and Lincoln Drive, Oakdale (1352 Montauk Highway). Applicant requests two Planning Board Special Permits for a restaurant and outdoor seating as an accessory use to a restaurant, in the Business 1 District, pursuant to 68-272.1 G & C, respectively. Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

4. **Vets Holbrook, LLC - PB2022-018 (0500-194.00-02.00-022.00, 024.002, 025.003, 026.002, 027.001, 073.003, & 073.004)**

Northeast corner of Veterans Memorial Highway (S.R. 454) and Grundy Avenue, Holbrook (0 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a warehouse in the Industrial 1 District, pursuant to 68-466.1 (B). Applicant also requests permission to allow overhead doors to face the street. Site plan modifications may also be requested as part of this application.

*Site Plan Modification - Decision Item*

5. **Tinker Auto Parts - SP2020-061 (0500-118.00-01.00-076.001)**

North side of Suffolk Avenue, 100 feet west of Fulton Street, Brentwood, (1091 Suffolk Avenue). Applicant requests relaxations of landscaping, parking and buffer, in connection with the expansion of an existing multi-tenant commercial building.

*Site Plan Modification - Decision Item*

6. **Elias Properties Management - SP2021-041 (0500-364.00-02.00-002.002 & 2.4)**

South side of Sunrise Hwy (#888 & #894), 660 ft. East of Manor Lane, Bay Shore. Applicant requests parking and landscaping relaxations in connection with the removal of an existing bar and construction of a new retail building for an existing shopping center.

*Site Plan Modification - Decision Item*

7. **Parviz Farazhad - SP2021-058 (0500-003.00-01.00-009.003)**

Northeast corner of Veterans Memorial Hwy (NYS Rt. 454) and Wheeler Road (NYS Rt. 111), Hauppauge (601 Veterans Memorial Hwy) . Applicant requests parking and landscaping relaxation in connection with site improvements and ADA upgrades at an existing multi-tenant shopping center.

*Site Plan Modification - Decision Item*

8. **Glen Tilkin - SP2022-032 (0500-388.00-01.00-141.000)**

Northeast corner of Sunrise Hwy and Kane Street, West Islip (135 Sunrise Hwy). Applicant requests a parking relaxation in connection with a change of use of a 5,000 sf retail store to a medical office in a multi-tenant shopping center.

*Site Plan Modification - Decision Item*

9. **Paul Aniboli Managing Member - SP2022-039 (0500165001400001001)**

East side of Eastview Drive, 300 feet South of Lowell Avenue, Central Islip (625 Eastview Drive).. Applicant requests a site plan modification per Â§68-324.A.5., to exceed the allowable FAR and lot occupancy for a public storage facility in the PDD-EC.

*Town Board Application- Recommendation Item*

10. **135 Pine Aire Drive Bay Shore LLC - CZ2021-005 (0500-158.00-01.00-066.001, 0500-158.00-01.00-065.000)**

North side of Pine Aire Drive, Approximately 1,610 feet east of Sagtikos Parkway, Bay Shore (135 Pine Aire Drive). Applicant requests a change of zone from Business 1 district and Industrial 1 district to all Industrial Transition District and a Planning Board special permit for a recycling center/transfer station pursuant to 68-700 C. Site plan modifications are required as part of this application.