

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Oct 26 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  
October 26, 2022

### *Planning Board Application- Public Hearing - ADJOURNED*

#### 1. **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-Public Hearing*

#### 2. **5150 Veterans LLC - PB2022-026 (0500-217.00-02.00-005.006)**

West side of Veterans Memorial Highway (S.R. 454), 311.02 feet south of Broadway Avenue, Holbrook (0 Veterans Memorial Highway). Applicant requests two Planning Board Special Permits for a warehouse use and overnight parking of registered vehicles, in the Industrial Corridor District, pursuant to 68-466.1 B & E, respectively. Site plan modifications are also requested as part of this application.

*Town Board Application - Public Hearing*

3. **Miguel Garzon - CZ2022-004 (0500-160.00-02.00-007.000 & 029.000)**

Southeast corner of Brentwood Road and Second Street, Brentwood (1785 & 1779 Brentwood Road). Applicant requests a modification of covenants and restrictions associated with 4752 to permit the demolition of the existing building for an office use. Site plan modifications may be required as part of this application.

*Town Board Application - Public Hearing*

4. **Eric Roemer - CZ2022-025 (0500-278.00-01.00-018.002, 018.005, 019.000 & 020.000)**

Southwest corner of Sunrise Highway, (S.R. 27) and Sycamore Avenue, Oakdale (4490 Sunrise Highway). Applicant requests a change of zone from Business 1 to Business 3, 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.

*Site Plan Modification - Decision Item*

5. **John Bohlsen - SP2022-010 (0500-370.00-04.00-047.000)**

South side of Main Street (S.R. 27A), 38 ft. West of Willow Ave, Islip (584 Main St). Applicant requests parking, landscaping and buffer relaxations in connection with a change of use for an existing 2 1/2 story dwelling to a mixed use building for office space and 5 apartments.

*Town Board Application- Recommendation Item*

6. **Captain Permit (Michael Arato) - CZ2022-023 (0500-473.00-04.00-005.000)**

Southwest corner of Montauk Highway, (S.R. 27A), and Secatogue Lane, West Islip (750 Montauk Highway). Applicant requests a change of zone from Residence AA to General Service T in order to permit a medical office. Site plan modifications are also requested as part of this application.