

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jul 19 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
July 14, 2023

Planning Board Application-Public Hearing

1. **Bay Shore 270 LLC - PB2023-020 (0500-266.00-03.00-067.002)**

South side of of Spur Drive South, 293 feet west of Fifth Avenue (C.R. 13), Bay Shore (270 Spur Drive South). Applicant requests Planning Board Special Permits for two restaurants in the Industrial 1 District, pursuant to 68-340.1(K). Site plan modifications are also requested as part of this application.

Site Plan Modification - Public Hearing

2. **Steve Bavaro - SP2021-082 (0500-373.00-01.00-007.000 & 008.000)**

Southeast corner of Montauk Hwy (S.R. 27A) and Wyandanch Avenue, East Islip (42 & 44 E Main Street). Applicant requests a buffer, parking, landscaping and dimensional relaxations in connection with a proposed parking lot expansion for a mixed use property.

Site Plan Modification - Public Hearing

3. **David Wolkoff - SP2021-094 (0500-133.00-09.00-002.001)**

Southwest corner of Wilshire Blvd and Rodeo Drive, Brentwood (80 Wilshire Blvd). Applicant requests landscaping, parking dimension and curb cut offset relaxations in connection with the construction of an industrial building.

Site Plan Modification - Public Hearing

4. **David McIntyre - SP2022-051 (0500-343.00-01.00-010.001)**

Northwest corner of Saxon Avenue and Essex Street, Bay Shore (96 Saxon Avenue). Applicant requests relaxations of parking, landscaping, dimensional requirements, an overhead door facing the Right of Way and to utilize crushed stone parking area, in connection with an existing auto repair facility.

Site Plan Modification - Public Hearing

5. **Justine Rupolo - SP2022-058 (0500-356.00-06.00-027.001)**

East side of Railroad Avenue, 268 feet South of Hiddink Street, Sayville (199 Railroad Avenue). Applicant requests relaxations of buffer, parking, landscaping and permission to locate an overhead door facing a residential zone, in connection with the construction a a new one-story retail building.

Planning Board Application-Public Hearing

6. **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 68-4661.(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-Public Hearing

7. **Kevin Guilfoyle/ Len Crick - PB2023-012 (0500-089.00-01.00-004.004)**

East side of Somerset Drive, 1,135 feet North of Patchogue-Holbrook Rd, Holbrook (35 Somerset Dr). Applicant requests the modification of a Planning Board condition which prohibits accessory apartments within Somerset Estates, Holbrook.

Planning Board Application-Public Hearing

8. **Randall C. Weichbrodt, Esq. - PB2023-016 (0500-370.00-04.00-066.000)**

South side of Main Street (S.R. 27A), 110 feet east of Monell Avenue, Islip (484 Main Street). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1(G). Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing

9. **Pollo Campero of New York LLC. - PB2023-025 (0500-054.00-03.00-045.000)**

West side of Wheeler Road (C.R. 17), 103.5 feet south of Motor Parkway (C.R.67), Central Islip (146 Wheeler Road). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2013-030 in order to increase the size of an existing restaurant. Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing

10. **Carolina Gandini-CESO - PB2023-027 (0500-318.00-02.00-058.001)**

West side of Saxon Avenue, 85 feet north of Delaware Street, Bay Shore (100 Saxon Avenue). Applicant requests a Planning Board Special Permit for a vehicle repair use in the Industrial 1 District, pursuant to 68-340.1B. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

11. **Bayport Collision Center - CZ2023-009 (0500-333.00-01.00-004.000)**

Northeast corner of Montauk Highway, (S.R. 27A) and Lakeview Avenue, Bayport (405 Lakeview Avenue). Applicant requests a modification of covenants and restrictions associated with TC1474 in order to allow an approximate 250 square foot building addition built into a required 15' landscape buffer associated with a vehicle repair shop. Site plan modifications are required as part of this application.

Town Board Application - Public Hearing

12. **Islip Yards LLC - CZ2023-010 (0500-223.00-02.00-029.001, 054.003)**

West side of Sweeneydale Avenue, Bay Shore (0 & 105 Sweeneydale). Applicant requests a modification of covenants and restrictions associated with TC5173 in order to reduce the required buffer from 90' to 83', allow outdoor storage 83' from the western property line instead of 90', and remove the requirement for a chain link fence along the eastern edge of the required buffer.

Planning Board-Decision

13. Albert Munarov - SP2020-060R1 (0500-267.00-02.00-011.000, 012.003, 012.004)

West side of 5th Avenue 383.9' south of Spur Drive, Bay Shore (1451 / 1455 5th Avenue) .

Applicant requests permission to install parking stalls at a 60 degree angle instead of the required 90 degrees.

Planning Board Application - Decision Item

14. Jetson Realty Corp. - PE2021-024 (0500-134.00-02.00-004.003)

West side of Emjay Boulevard, 1,450 feet north of Suffolk Avenue, (C.R. 100), Brentwood (70 Emjay Boulevard). Applicant requests a Planning Board Special Permit for the outside parking of unattached box trailers, pursuant to 68-340.1(P). Site plan modifications are also requested as part of this application.

Town Board Application- Recommendation Item

15. 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.