

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jul 21 2021** at 6:30 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.

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
RON MEYER, COMMISSIONER

Islip, New York
July 16, 2021

Site Plan Modification - Public Hearing

1. **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, landscaping and buffer relaxations in connection with the removal of an existing bar and construction of a new retail building for an existing shopping center.

Planning Board Application- Public Hearing

2. **Erik A. Bjorenby, R.A. - PB2021-019 (0500-454.00-02.00-018.000)**
South side of Union Boulevard (C.R. 50), south of Hawley Avenue, West Islip (214 Union Boulevard). Applicant requests a Planning Board Special Permit for a restaurant in the Business 1 District, pursuant to 68-272.1(G). Site plan modifications are also requested as part of this application.

Planning Board Application - Public Hearing

3. **Venture One Acquisitions, LLC - PB2021-021 (0500-146.00-01.00-001.000)**

Southeast corner of Veterans Memorial Highway (S.R. 454) and Crossways Avenue, Bohemia (2950 Veterans Memorial Highway). Applicant requests two Planning Board Special Permits for a warehouse and the outdoor overnight parking of registered vehicles as an accessory use to a warehouse, in the Industrial Corridor District pursuant to 68-466.1(B) & (E), respectively. Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

4. **Shrimpy's Burrito Bar of East Islip (Ryan DiPaola) - PB2021-023 (0500-347.00-03.00-047.000)**

Southeast corner of East Main Street (S.R. 27A) and Meroke Lane East Islip (244 East Main Street). Applicant requests a Planning Board Special Permit for a restaurant in the Business 1 District, pursuant to 68-272.1(G). Site plan modifications are also requested as part of this application.

Site Plan Modification - Decision Item

5. **IKA Gas Corp c/o Arif Anwar - SP2017-002 (0500-140.00-01.00-009.000)**

North side of Blacker Street and West side of Islip Avenue (S.R. 111) (#1560), Brentwood. Applicant requests parking, overall & front yard landscaping and buffer relaxations in connection with the legalization of an existing gas station and related site improvements.

Major Subdivision - Final Approval

6. **Martinez Estates - MS2017-003 (0500-203.00-03.00-001.000 & 002.000)**

East side of American Boulevard, 198 ft. north of Bert Court, Brentwood (361 & 365 American Boulevard). Applicant requests Final Approval for a 6 lot major subdivision (2 existing homes, 4 new)

Major Subdivision - Bond Release

7. **Dilip Deokule - MS2013-004 (315.00-02.00-010.001 thru 010.012)**

West side of Third Avenue, 1,156.34 feet north of Sunrise Highway, Bay Shore. Applicant requests a full release of the Surety Bond and Cash Bond that remains in connection with the previously approved major subdivision

Town Board Application - Recommendation Item

8. **Great River Enterprise II c/o John King - CZ2021-010 (0500-146.00-02.00-005.001)**

South side of Veterans Memorial Highway, (S.R. 454), approximately 227 feet west of 5th Avenue, Bohemia (3040 & 3064 Veterans Memorial Highway). Applicant requests a change of zone from Business 3 to Industrial Corridor District and a Planning Board special permit for a warehouse use pursuant to 68-466.1 B. Site plan modifications may be required as part of this application.

Town Board Application - Recommendation Item

9. **RG 158 Candlewood LLC - CZ2021-011 (0500-181.00-02.00-043.003)**

South side of Candlewood Road, approximately 1820 feet west of 5th Avenue, (C.R. 13), Bay Shore (158 Candlewood Road). Applicant requests a modification of covenants and restrictions associated with TC 5063 in order to permit more than one user and allow overnight loading and unloading of vehicles.