

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Dec 02 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.

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 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
November 29, 2021

Site Plan Modification - Public Hearing

1. **Suffolk Realty Group, Inc. - SP2018-029 (0500-213.00-01.00-019.000)**

Northside of Church Street, 268 feet West of Smithtown Avenue, Bohemia (941 Church Street). Applicant requests parking, landscape and buffer relaxations in connection with the expansion of an existing office and related site improvements.

Site Plan Modification - Public Hearing

2. **Jim Nazzaro - SP2019-027R1 (0500-368.00-03.00-032.005)**

Northwest corner of Brentwood Road and Union Boulevard, (C.R. 50), Brentwood (46 Brentwood Road). Applicant requests parking relaxation and alternate buffer fence in connection with an existing medical office building.

Planning Board Application-Public Hearing

3. **Verace LTD D/B/A (Teller's Next Door) - PB2021-033 (0500-370.00-02.00-076.000)**

North side of Main Street (S.R. 27A), 300 ft. west of 655 Main St., Islip. Applicant requests Planning Board review and approval of a tent as an accessory use to a restaurant, pursuant to 68-434(G). A waiver of the minimum 200' setback from the nearest residence, as required by 68-434(B), is also requested as part of this application.

Planning Board Application-Public Hearing

4. **Anthony Tartaglia - PB2021-034 (0500-393.00-04.00-013.000)**

South side of East Main Street (S.R. 27A) , 85 feet west of Shore Lane, Bay Shore (66 E Main Street). Applicant requests a Planning Board Special Permit for a bar in the Business District, pursuant to 68-257.1(M). Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing -

5. **425 Union Blvd Associates, LLC - CZ2021-026 (0500-455.00-01.00-064.001)**

Northeast corner of Union Boulevard (C.R. 50) and Beach Street, West Islip (425 Union Blvd). Applicant requests a modification of covenants associated with TC 5257 in order to modify the approved architectural elevations for the shopping center.

Site Plan Modification

6. **Basser Kaufman - SP2021-006 (0500316000100054000)**

Northeast corner of Brook Avenue & Sunrise Highway, (S.R. 27), (#1675B), Bay Shore (1675 Sunrise Highway). Applicant requests a modification of a drive-through bypass lane in connection with a previously approved Starbucks.

Major Subdivision - Decision Item

7. **Settlers Road Subdivision Hauppauge - MS2007-005 (007.00-01.00-006.001, 006.003, 006.004, 007.000)**

Northerly terminus of Settlers Road, 120 feet north of Old Post Road, Hauppauge. Applicant requests a 90 day extension of the Final Approval on a 10 lot major subdivision

Planning Board Application -Decision Item

8. **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.

Town Board Application - Recommendation Item

9. **J. Nazzaro Partnership, LP - CZ2020-003 (0500-407.00-05.00-023.000)**

Southeast corner of Montauk Highway, (C.R. 85), and Atlantic Avenue, West Sayville. (90 Montauk Highway). Applicant requests a change of zone from Business 1 district to Business 3 district, a Town Board special permit for a fast food restaurant pursuant to 68-302 G, and a Planning Board special permit for outside seating as an accessory use to a restaurant pursuant to 68-302.1 E. A buffer relaxation is requested as part of this application.