

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, May 22 2024** 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](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 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  
May 17, 2024

### *Planning Board Application-Public Hearing*

1. **Fire Island Summer Club Condominium c/o Michael Cunningham, President - PB2024-006 (0500-496.00-02.00-008.077)**

North side of Central Roadway, approximately 100 feet west of Sloop Walk, Summer Club Condo, Fire Island (1 Central Rdw). Applicant requests a Planning Board Special Permit for a private club mooring wharf in the residence BAA District, pursuant to 68-137A. Site plan modifications may be requested as part of this application.

### *Planning Board Application-Public Hearing*

2. **We are Mighty Fine, Inc - PB2024-011 (0500-393.00-03.00-032.000)**

Southeast corner of 3rd Avenue and Mechanicsville Road, Bay Shore (9 3rd Ave). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business District pursuant to 68-257.1A. Site plan modifications are also requested as part of this application.

*Town Board Application - Public Hearing*

3. **550 Liberty Plaza LLC - CZ2023-019 (0500-136.00-03.00-011.010 & 0500-136.00-03.00-011.008)**

South Side of Suffolk Avenue, (C.R. 50), approximately 395 feet west of 1st Street, (Lukens Avenue), Brentwood. (500 & 550 Suffolk Avenue). Applicant requests a change of zone from Business 1 to Business 3 district, a modification of covenants and restrictions associated with TC 5304, a Town Board special permit for a fast-food restaurant pursuant to 68-302 G, 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*

4. **Robert Levey - SP2023-001 (0500-024.00-01.00-018.020)**

Southwest intersection of Rabro Drive and Fell Court, Hauppauge (300 Rabro Drive). Applicant requests landscaping and parking relaxations in connection with an addition to an existing warehouse/office building.

*Planning Board Application*

5. **Matt Flansburg - PB2024-002 (0500-187.00-03.00-012.004)**

South side North Research Place, approximately 440 feet west of Carleton Avenue (C.R. 17), Central Islip (80 North Research Place). Applicant requests approval of signage in the Planned Development District Retail Service subdistrict, pursuant to 68-324 (C) (3) (A).

*Planning Board Application-Decision Item*

6. **Eastview Apt. Development, LLC - PB2024-010 (0500-229.10-01.00-010.000)**

East side of Eastview Drive, approximately 958 feet south of Courthouse Drive, Central Islip (221 Eastview Drive). Applicant requests approval of signage in the Planned Development District Residential subdistrict, pursuant to 68-324 (E) (2) (C).