

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Apr 06 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  
Islip, New York

April 4, 2022

### *Major Subdivision - Preliminary Approval -Public Hearing - ADJOURNED*

1. **Joseph Datre - MS2022-001 (0500-028.00-01.00-002.003)**

North side of Milmay Avenue, (# 91), approximately 1,061 feet east of Blydenburgh Road, Hauppauge. Applicant requests cluster authorization and preliminary approval with modification of road improvements in connection with a two lot major subdivision for one new single family dwelling.

### *Planning Board Application-Public Hearing*

2. **Ilker Kesiktas - PB2022-007 (0500-316.00-02.00-015.001)**

North side of Sunrise Highway (S.R. 27), west side of Penataquit Avenue, Bay Shore (1701 Sunrise Highway). Applicant requests a Planning Board Special Permit for an indoor recreation use in the Business 3 District, pursuant to 68-302.1(R) for a bungee trampoline establishment. Site plan modifications may also be requested as part of this application.

*Site Plan Modification - Public Hearing*

3. **Albert Munarov - SP2020-060 (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 landscaping, parking and buffer relaxations in connection with the construction of a new mixed use building.

*Planning Board Application-Public Hearing*

4. **Alberto Grullon - PB2022-006 (0500-339.00-02.00-072.001)**

North side of Sunrise Highway (S.R. 27), east of Manatuck Boulevard, Bay Shore (1181 Sunrise Highway). Applicant requests a Planning Board special permit for a bar/nightclub in the Business 1 district pursuant to 68-272.1 Q. Site plan modification are also requested as part of this application.

*Town Board Application - Public Hearing*

5. **AG-MRA 33 Rajon LLC - CZ2022-007 (0500-239.00-04.00-009.008, 009.012, 009.013, 009.014, 006.019 & 006.022)**

South side of Sunrise Highway, (S.R 27), approximately 390 feet west of Sylvan Avenue, Bayport (33 Rajon Road). Applicant requests a change of zone from Business 1 district to Industrial 1 district in order to construct a 122,700 square foot industrial building.

*Site Plan Modification - Decision Item*

6. **Glen Tilkin A.V.P. - SP2020-048 (0500-394.00-01.00-008.004 & 0500-368.00-02.00-050.005)**

Northwest corner of Montauk Hwy (S.R. 27A)(#301 East Main Street) and North Montgomery Avenue, Bay Shore. Applicant requests landscaping relaxations in connection with South Side Hospital's Phase II Pavilion site plan.

*Town Board Application- Recommendation Item*

7. **Bohemia Chicken, LLC - CZ2021-025 (0500-278.00-02.00-039.001)**

North side of Sunrise Highway (S.R. 27) 4525 Sunrise Highway, Bohemia. Applicant requests a change of zone from Business 2 district to Business 3 district, a modification of deed covenants and restrictions associated with TC5248, 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 302.1 D. Site plan modifications may be required as part of this application.