

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, May 25 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.

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
ELA DOKONAL, COMMISSIONER

Islip, New York
May 20, 2022

Major Subdivision - Preliminary approval - Public Hearing

1. **Darroll Meyer (Chestnut Estates) - MS2021-002 (0500-066.00-02.00-058.001)**

Southerly terminus of Chestnut Ave, 340 ft. South of Lexington Avenue, Holbrook (1613 Coates Ave). Applicant requests preliminary approval for a 5 lot major subdivision (4 new dwellings).

Planning Board-Public Hearing

2. **Ryan Stoller, VI ISP II, LLC - PB2022-010**

(0500-126.00-01.00-002.001,147.00-01.00-030.000,097.000)

North side of Veterans Memorial Highway (S.R. 454), approximately 927.44 feet east of Fifth Avenue, Ronkonkoma (0 Veterans Memorial Highway). Applicant requests a modification of Site Plan Modification conditions associated with PB2021-036 in order to remove the requirement for shared parking.

Planning Board-Public Hearing

3. **RLP III Venture Park Isp Owner, LLC - PB2022-011 (0500-146.00-01.00-001.000)**
Southeast corner of Veterans Memorial Highway (S.R. 454) and Crossway East, Bohemia (2950 Veterans Memorial Highway). Applicant requests a modification of Site Plan Modification conditions associated with PB2021-021 in order to remove the requirement for shared parking.

4. **Destination Dental PLLC - SP2019-065 (0500003000100004001)**
400 TOWN LINE RD, Hauppauge. Proposed office and medical use. Applicant requests parking relaxation of 18.5%.for interior alterations to convert existing multi-tenant office to office/medical use.

Site Plan Modification - Decision Item

5. **Brad Lipman - SP2021-085 (0500373000200047001, 048000)**
146 E,136 E Main Street, East Islip. Applicant requests a landscaping relaxation in connection with a change of use from an existing professional office to a medical office

Town Board Application - Recommendation Item

6. **Bay-Islip Associates - CZ2022-001 (0500-369.00-01.00-034.000)**
South side of East Main Street (S.R. 27A), approximately 440 feet west of Saxon Avenue, Bay Shore (430 E. Main Street). Applicant requests a change of zone from Business 1 to Business 3 and a Town Board special permit for a fast-food restaurant pursuant to 68-302 G. Site plan modifications are also requested as part of this application.

Town Board Application - Recommendation Item

7. **JJ Capital Enterprises LLC - CZ2022-005 (0500-179.00-04.00-119.001)**
Southwest side of Garfield Avenue and South 1st Street, Bay Shore. (26-28 Garfield Avenue). Applicant requests a change of zone from Industrial 1 to Industrial 2 for the outside storage of vehicles, construction equipment and materials. Site plan modifications may also be requested as part of this application.