

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jun 22 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
June 17, 2022

Planning Board Application-Public Hearing

1. **Monami Enterprises LLC - PB2022-014 (0500-370.00-02.00-045.001)**

Northwest corner of Main Street (S.R. 27A) and Locust Avenue, Islip (533 Main Street). Applicant requests a Planning Board Special Permit for a restaurant in the Business District, pursuant to 68-257.1(I). Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

2. **West Islip Gas, Inc. - CZ2021-016 (0500-455.00-01.00-011.000)**

Northeast corner of Higbie Lane and West Islip Blvd, West Islip (225 Higbie Lane). Applicant requests a change of zone from Business 1 district to Business 3 district, a Town Board special permit for a gasoline service station pursuant to 68-302 C 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.

Town Board Application - Public Hearing

3. **161 East, LLC - CZ2022-013 (0500-393.00-03.00-140.001)**

East side of 1st Avenue, Bay Shore (0 First Avenue). Applicant requests a modification of covenants associated with TC5258 in order to modify the approved architectural elevations for an apartment building.

Site Plan Modification - Decision Item

4. **Robert A. Levey - SP2019-036R2 (0500-024.00-01.00-018.020)**

Southwest corner of Rabro Drive and Fell Court, Hauppauge (300 Rabro Drive). Applicant requests an overall landscaping relaxation in connection with a manufacturing/warehouse building.

Planning Board-Decision Item

5. **Juan Pacheco (Cadsigns) - PB2022-016 (0500-187.00-03.00-012.006)**

Southwest corner of North Research Place and Carleton Avenue (C.R.17), Central Islip (20 North Research Place). Applicant requests Planning Board approval for signage in the PDDRS District, pursuant to 68-324C(3)(a).

ADJOURNED