

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jul 13 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
July 8, 2022

Site Plan Modification - Public Hearing

1. **Augusto Malandrucolo - SP2019-062 (0500-063.00-01.00-006.000)**

South side of Johnson Avenue, 100 ft. East of Chestnut Avenue, Ronkonkoma (950 Johnson Avenue). Applicant requests a buffer relaxation in connection with the expansion of an existing office/industrial building in order to change the use to a mini-storage building.

Planning Board-Public Hearing

2. **Bolla EM Realty, LLC - PB2022-009 (0500-338.00-02.00-009.000)**

Southeast corner of Bay Shore Road (C.R. 57) and Manor Lane, Bay Shore (236 Bay Shore Road). Applicant requests a Planning Board Special Permit for a convenience market in the Business 3 District, pursuant to 68-302.1 (D). Site plan modifications may also be requested as part of this application.

Town Board Application - Public Hearing

3. **Islandia Motor Partners LLC - CZ2022-012 (0500-027.00-02.00-022.000 & 025.000)**

Northeast corner of Motor Parkway (CR 67) and Blydenburgh Road, Hauppauge . Applicant requests a change of zone from General Service D district to Industrial 1 district and a modification of covenants and restrictions with TC 3797 in order to construct a mini storage warehouse. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

4. **Central Islip Associates LLC - CZ2022-015 (0500-142.00-13.00-001.001, 001.003, 001.005, 001.006, 001.009)**

Northwest corner of Lowell Avenue and Eastview Drive, Central Islip. Applicant requests a modification of deed covenants and restrictions associated with TC5070, specifically to modify the affordable housing requirement outlined in the Lowell Avenue Revitalization Plan.

Town Board Application - Public Hearing

5. **Vesta Acquisitions LLC - CZ2022-016 (0500-207.00-01.00-004.007, 004.010, 004.011, 004.012, 004.013 & 187.10-01.00-002.001)**

Southwest corner of Carleton Avenue (CR.17) and South Research Place, Central Islip . Applicant requests an amendment of the Master Plan. Applicant seeks a change of zone from Planned Development District sub-district Educational Campus to Planned Development District sub-districts Retail/Service, Residential, and Office in order to construct a retail building, rehabilitate 3 buildings for a total of 24 residential units, construct 106 senior residential units, and construct a medical office building. A minor subdivision is also requested. Site plan modifications are also required as part of this application.

Site Plan Modification - Decision Item

6. **Central Islip Fire District - SP2020-054 (0500165001400001002)**

Southwest corner of Lowell Avenue & Eastview Drive, Central Islip (0 Eastview Drive). Applicant requests a parking determination and permission to locate overhead doors facing the street in connection with the Central Islip Fire Substation

Site Plan Modification - Decision Item

7. **Michael Jennosa - SP2021-045 (0500-039.00-02.00-005.000)**

North west corner of Central Ave and Joshua's Path (NYS Rte. 111), Hauppauge (3 Central Ave).. Applicant requests a parking relaxation and a landscaping relaxation along Central Avenue in connection with the construction of a 8,740 sf two-story industrial building and related site improvements.

Site Plan Modification - Decision Item

8. **Michael X. Mattone - SP2022-008 (0500-393.00-02.00-091.001)**

East side of Park Avenue, 547 ft. South of Union Blvd. (C.R. 50), Bay Shore (41-45 Park Avenue). Applicant requests parking and landscaping relaxations in connection with a change of use of an existing office building to a medical office.

Planning Board Application - Decision Item

9. **Kenneth Lautsch - PB2022-013 (0500-376.00-03.00-036.014)**

North side of Quality Street, approximately 147.65' west of Jade Street in Oakdale (#17 Quality Street). Applicant requests a Planning Board Certificate of Appropriateness for the installation of skylights and other in kind replacements in the Planned Landmark Preservation district pursuant to 68-451 (A) (2).

Planning Board Application - Decision Item

10. **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).

Town Board Application - Recommendation Item

11. **380 Montauk Highway LLC - CZ2022-006 (0500-472.00-02.00-078.007)**

South side of Montauk Highway (S.R. 27A) approximately 118.24 feet east of Deforest Avenue, West Islip (380 Montauk Highway). Applicant requests a modification of covenants and restrictions associated with TC4056 in order to allow ingress only from Montauk Highway (SR 27A) and terminate existing covenants and restrictions.

Town Board Application - Recommendation Item

12. **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.