

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Mar 01 2023** 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, AICP CUD, CC-P, LEED-AP, COMMISSIONER

Islip, New York
February 24, 2023

Planning Board Application-Public Hearing

1. **ELRAC, LLC - PB2023-002 (0500-149.00-01.00-004.000)**

East side of Lakeland Avenue (C.R. 93), west side of Smithtown Avenue, approximately 830' south of Veterans Memorial Highway (N.Y.S. Route 454), Bohemia (1589 Lakeland Avenue). Applicant requests a Planning Board Special Permit for outdoor overnight parking of registered vehicles as accessory use to a proposed car rental agency in the Industrial 1 District, pursuant to 68-340.1 (C). Site plan modifications are also requested as part of this application.

Planning Board Application- Public Hearing

2. **SRE 45 Ranick Road, LLC - PB2023-005 (0500-023.00-02.00-008.000)**

On the east side of Ranick Road, south of Kings Highway (C.R. 6), Hauppauge (45 Ranick Rd). Applicant requests two Planning Board Special Permits for the outside overnight parking of registered vehicles and unattached box trailers as accessory to a warehouse use in the Industrial 1 District, pursuant to 68-340.1 (C) & (P), respectively. Site plan modifications may also be requested as part of this application.

Planning Board Application- Public Hearing

3. **Bay-Islip Associates (Staller Associates) - PB2023-006 (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 Planning Board Special Permit for outside seating as accessory to a restaurant in the Business 3 District, pursuant to 68-302.1(E). Site plan modifications may be required as part of this application.

Planning Board Application- Public Hearing

4. **Northampton Brunch - PB2023-007 (0500-383.00-01.00-012.000)**
West side of Foster Avenue 417.16 feet south of Montauk Highway (27A), Sayville (32 Foster Avenue). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2020-008 in order to add seating and request several site plan modifications.

Planning Board Application -Public Hearing

5. **Neil Schorr (Schorr Properties, Inc.) - PB2023-008 (0500-207.00-01.00-004.017)**
West side of Carleton Avenue, (C.R. 17), 2,844 ft. south of North Residence Place, Central Islip (267 Carleton Avenue). Applicant requests a Planning Board special permit for a school in the Central Islip Planned Development District - Office pursuant to 68-324 D (8) (a). Site plan modifications are required as part of this application.

Town Board Application - Public Hearing

6. **Barone Management LLC - CZ2022-033 (0500-027.00-02.00-017.000)**
East side of Blydenburgh Road, approximately 233 feet North of Milmay Avenue, Hauppauge (471 Blydenburgh Road). Applicant requests a change of zone from Residence AAA to Industrial 1 in order to construct a warehouse. Applicant further requests a Planning Board special permit for outdoor or overnight parking of registered vehicles as an accessory use to a permitted principal use pursuant to 68-340.1 C. Site plan modifications are requested as part of this application.

Town Board Application - Public Hearing

7. **Jamie Winkler - CZ2023-002 (0500-392.00-01.00-012.000)**
North side of Union Boulevard, (C.R. 50), approximately 280 feet west of Community Road, Bay Shore (87 Community Road). Applicant requests a modification of covenants and restrictions associated with TC 0470 in order to permit a two-family residence.

Town Board Application - Public Hearing

8. **Vincent Calvosa - CZ2023-003 (0500-346.00-02.00-007.001)**

East side of Carleton Avenue, (C.R. 17), approximately 264 feet north of Union Boulevard, (C.R. 50) East Islip (125 Carleton Avenue). Applicant requests a change of zone from General Service T to Residence C and a modification of covenants and restrictions of TC4587 in order to construct 18 senior citizen apartments.

Site Plan Modification - Decision Item

9. **Half Acre Group LLC - SP2021-057 (0500-105.00-02.00-062.001)**

Northeast corner of Pond Road and Marconi Avenue, Ronkonkoma (0 Pond Road).. Applicant requests a parking relaxation in connection with the construction of a new industrial warehouse/office building.

Site Plan Modification - Decision Item

10. **Brad Lipman - SP2021-085 (0500-373.00-02.00-047.001, 048.000)**

Southeast corner of East Main Street and Matinecock Avenue, East Islip (136 & 146 E Main St). Applicant requests a parking relaxation in connection with a change of use from an existing professional office to a medical office

Planning Board Application - Decision Item

11. **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.

Planning Board Application - Decision Item

12. **62 West Main Holding, LLC - PB2022-027 (0500-419.00-03.00-079.000)**

South side of West Main Street, (S.R.27A), approximately 77 feet west of South Park Avenue, Bay Shore (62 West Main Street). Applicant requests a Planning Board Special Permit for a restaurant in the Business District, pursuant to 68-257.1(I). Applicant also requests Planning Board Special Permits for a bar, and outside seating and bar service, accessory to a bar, pursuant to 68-257.1(M)&(N), respectively. Site plan modifications are also requested as part of this application.

Planning Board-Decision Item

13. **Anthony Tartaglia - PB2022-032 (0500-393.00-02.00-083.003)**

Northeast corner of Montauk Highway (N.Y.S. Rte. 27A) and Park Avenue, Bay Shore (55 West Main Street). Applicant requests a Planning Board Special Permit for a bar, and outside rooftop seating and bar service, pursuant to 68-257.1(M)&(N), respectively. Site plan modifications are also requested as part of this application.

Town Board Application- Recommendation Item

14. **301 West Main Street, LLC - CZ2022-002 (0500-418.00-01.00-030.000, 031.000, 079.000 & 082.000)**

North side of Main Street, (S.R 27A) between Sunset Road and Seafield Lane, Bay Shore (301 W. Main Street). Applicant requests a change of zone from Residence B and Business 1 to all Business District and a Planning Board special permit for a mixed use building pursuant to 68-257.1 G. Site plan modifications are also requested as part of this application.