

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Apr 26 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
April 21, 2023

Planning Board Application-Public Hearing

1. **Rafi Rajput - PB2023-013 (0500-245.00-03.00-049.001 & 050.000)**

Southwest corner of East Third Avenue and Farrington Avenue, Bay Shore (42 & 46 Farrington Avenue). Applicant requests a Planning Board Special permit for a private elementary school in the Residential A₁ District pursuant to 65-46-1F. Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

2. **South Shore Shrimpy LLC - PB2023-014 (0500-374.00-01.00-026.000)**

South side of East Main Street (27A), 218.6 feet east of Marilyn Street, East Islip (300 Montauk Hwy). The applicant requests a modification of Planning Board Special Permit conditions associated with PB2005-012 in order to modify the hours of operation.

Planning Board Application-Public Hearing

3. **Bohemia Commons LLC - PB2023-015 (0500-278.00-03.00-039.004)**

Northwest corner of Sunrise Highway (S.R. 27) and Locust Avenue, Bohemia (4585 Sunrise Highway). Applicant requests a modification of special permit conditions associated with TC3670 in order to increase the size of a restaurant. Applicant also requests a parking relaxation in connection with the restaurant expansion and a personal service establishment.

Town Board Application - Public Hearing

4. **ISP Central Distr LLC - CZ2023-005 (0500-039.00-02.00-014.005)**

South side of Central Avenue, approximately 509 feet west of Pacific Street, Hauppauge (0 Central Avenue). Applicant requests a change of zone from Industrial 1 to Industrial Transition District in order to allow for the outdoor storage of storage containers. Site plan modifications are required as part of this application.

Site Plan Modification - Decision Item

5. **Glenn Schneider - SP2022-048 (0500207000100004020 & 0500229100100012000)**

271 Carleton Avenue, Central Islip. Applicant requests a parking determination and relaxation of FAR and lot occupancy for the SUSA Sports Complex.

Planning Board Application - Decision Item

6. **AG-MRA 195 13th Avenue LLC - PB2023-009 (0500-103.00-02.00-026.001)**

East side of 13th Avenue, approximately 440 feet south of Peconic Street, Ronkonkoma, (195 13th Avenue). 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 - Decision Item

7. **Hejduk Realty LLC - PB2023-018 (0500-172.00-01.00-040.004)**

East side of Smithtown Avenue, 209 feet south of Feldland Street (1507 Smithtown Avenue), Bohemia. Applicant requests Planning Board Review and Approval for a motor vehicle repair shop in the Industrial 1 District, pursuant to 68-340.2(B)(2), and a parking relaxation.