

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jun 07 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
June 2, 2023

Planning Board Application-Public Hearing

1. **Raymond Figalora - PB2023-017 (0500-119.00-02.00-007.001)**

Northeast corner of Islip Avenue, (S.R. 111), and Sage Street, Central Islip (1627 Islip Avenue). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1(A). Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing - ADJOURNED

2. **Bay Shore 270 LLC - PB2023-020 (0500-266.00-03.00-067.002)**

South side of of Spur Drive South, 293 feet west of Fifth Avenue (C.R. 13), Bay Shore (270 Spur Drive South). Applicant requests a Planning Board Special Permit for a restaurant in the Industrial 1 District, pursuant to 68-340.1(K). Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

3. **86 Emjay Boulevard LLC - PB2023-023 (0500-134.00-02.00-002.000)**

West side of Emjay Boulevard, 3,260 feet north of Suffolk Avenue (C.R. 100), Brentwood (86 Emjay Boulevard). Applicant requests a Planning Board Special Permit for the outdoor overnight parking of registered vehicles as an accessory use to a warehouse use 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

4. **Steel Campus LLC and Marcus ISP Holdings LLC as Tenants in Common (NYIT) - PB2023-024 (0500-165.00-13.00-002.005)**

Northeast corner of Carleton Avenue (C.R. 17) and Gullhaven Drive, Central Islip (0 Carleton Avenue). Applicant requests a Planning Board special permit for a medical office in the Planned Development District Educational Campus sub-district pursuant to Town Code section 68-324 A (2) (g). Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

5. **Above All Store Fronts, Inc. - CZ2023-006 (0500-054.00-03.00-043.000)**

South side of Motor Parkway, (C.R. 67), approximately 449.76 feet east of Wheeler Road, (C.R. 17), Central Islip (0 Motor Parkway). Applicant requests a change of zone from Business 1 to Industrial 1 in order to construct a warehouse. A buffer relaxation is requested as part of this application.

Town Board Application - Public Hearing - ADJOURNED

6. **Bayport Collision Center - CZ2023-009 (0500-333.00-01.00-004.000)**

Northeast corner of Montauk Highway (S.R. 27A) and Lakeview Avenue, Bayport (405 Lakeview Avenue). Applicant requests a modification of covenants and restrictions associated with TC1474 in order to allow an approximate 250 square foot building addition built into a required 15' landscape buffer associated with a vehicle repair shop. Site plan modifications are required as part of this application.

Site Plan Modification - Decision Item

7. **Stacy Giaquinto (Lincoln Realty Development) - SP2021-063 (0500-151.00-01.00-007.000)**

East side of Lincoln Avenue, 80 feet South of Roberts Street, Holbrook (0 Lincoln Avenue).. Applicant requests landscaping relaxations in connection with the construction of two 1 story warehouse/office buildings.

Site Plan Modification - Decision Item

8. **Issam Djballi - SP2023-024 (0500-408.00-03.00-001.000)**

Southeast corner of Montauk Hwy (S.R. 27A) and Benson Ave, Sayville (272 Montauk Hwy). Applicant requests a parking relaxation and modification of Planning Board conditions in connection with a change of use from an office to a barbershop in a multi-tenant commercial building.

Planning Board Application - Decision Item

9. **Goodfooting Group, LLC - PB2023-010 (0500-393.00-03.00-073.000)**

Southwest corner of Union Boulevard (C.R. 50) and Second Avenue, Bay Shore (1810 Union Boulevard). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1(G). Site plan modifications are also requested as part of this application.

Town Board Application- Recommendation Item

10. **The Laundry Room Realty CO., LLC - CZ2023-007 (0500-370.00-03.00-001.007)**

Southwest corner of Montauk Highway, (S.R. 27A) and Marvin Lane, Islip (204 Main Street). Applicant requests a change of zone from Business 1 District and Business 2 District to Business District and a modification of deed covenants and restrictions associated with TC 4241 in order to construct a mixed use building with 5 apartments. Site plan modifications are also required as part of this application.

Town Board Application- Recommendation Item

11. **Expressway 55 Car Wash (Tommy Federico) - CZ2022-032 (0500-037.00-03.00-021.001)**

West side of Motor Parkway, (C.R. 67), approximately 154 feet south of Long Island Expressway South Service Road, (S.R. 454), Brentwood. (800 Motor Parkway). Applicant requests a modification of covenants and restrictions associated with TC# 3892 to permit more than one curb cut onto Motor Parkway.