

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Aug 16 2023** at 6:00 p.m. at the Islip Town Hall, 655 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](http://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 at (631) 224-5450 on the day of the hearing to confirm application scheduling.

If you need an auxiliary aid/service or other accommodation to attend the public hearing due to a disability, please contact Constituent Services at (631) 224-5380 as soon as possible, preferably at least 48 hours before the public hearing.

PLANNING BOARD, TOWN OF ISLIP  
EDWARD FRIEDLAND, CHAIRMAN  
ELA DOKONAL, AICP CUD, CC-P, LEED-AP, COMMISSIONER

Islip, New York  
August 14, 2023

### *Site Plan Modification - Public Hearing*

1. **Joel Beja - SP2023-013 (0500-392.00-03.00-050.000)**

West side of N. Clinton Avenue, approximately 571 feet north of Montauk Highway (S.R. 27A), Bay Shore (26 N. Clinton Avenue). Applicant requests buffer, landscaping and a parking relaxation in connection with a change of use from a house of worship to a day care as an accessory use.

### *Planning Board Application- Public Hearing*

2. **The Bay Club LLC - PB2022-019 (0500-442.00-01.00-050.000)**

Southern end of South Clinton Avenue, Bay Shore Marina (150 South Clinton Avenue), Bay Shore. Applicant requests a Planning Board Special Permit for outside seating accessory to a permitted restaurant, in the Business 3 District, pursuant to 68-302.1(E) and Planning Board approval for a rooftop tent, pursuant to 68-434(G). Applicant also requests a Planning Board Special Permit for an assembly and social recreation hall, pursuant to 68-302.1I. Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

3. **Fifth XNY, LLC - PB2023-003 (0500-223.00-02.00-054.001,057.001; 224.00-01.00-080.003; 244.00-02.00-056.000 & 057.000)**

West side of Fifth Avenue (C.R. 13), approximately 500 feet south of Macadam Street, Bay Shore (1612 Fifth Avenue). Applicant requests two Planning Board Special Permits for the outside overnight parking of tractor trailers and unattached box trailers, pursuant to 68-340.1(C)&(P). Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

4. **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.

*Town Board Application - Public Hearing*

5. **Uhaul Company of LI - CZ2023-012 (0500-193.00-02.00-006.000)**

West side of Lincoln Avenue approximately 1,556 feet north of Church Street, Holbrook (1110 Lincoln Avenue). Applicant requests a modification of covenants and restrictions associated with TC5211 and a Planning Board special permit for the overnight parking of registered vehicles pursuant to 68-340.1 C. Site plan modifications are required as part of this application.

*Town Board Application - Public Hearing*

6. **63 Ocean Avenue Partners LLC - CZ2023-013 (0500-419.00-04.00-008.001 & 008.002)**

East side of Ocean Avenue approximately 1,675 feet south of Main Street, (S.R. 27A), Bay Shore (63 & 65 Ocean Avenue). Applicant requests a change of zone for an overlay of Planned Landmark Preservation District and a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the use requirements of the underlying district in order to construct 14 senior citizen apartments. 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.

8. **Cory Elbaum Vice President - SP2022-054 (0500-239.00-04.00-009.008, 009, 12, 9.13, 9.14, 6.22, 6.19)**

0 RAJON RD, Bayport. Applicant requests permission to install a chain link fence.

*Planning Board Application - Decision Item*

9. **Jetson Realty Corp. - PB2021-024 (0500-134.00-02.00-004.003)**

West side of Emjay Boulevard, 1,450 feet north of Suffolk Avenue, (C.R. 100), Brentwood (70 Emjay Boulevard). Applicant requests a Planning Board Special Permit for the outside parking of unattached box trailers, pursuant to 68-340.1(P). Site plan modifications are also requested as part of this application.

*Town Board Application- Recommendation Item*

10. **Transform Bohemia NY LLC - CZ2022-010 (0500-235.00-02.00-029.002)**

North side of Sunrise Highway Service Road, (S.R. 27) approximately 500 feet west of Johnson Avenue, Sayville (5147 Sunrise Highway). Applicant requests two Town Board special permits for fast-food restaurants pursuant to 68-302 G and a minor subdivision. Site plan modifications may also be required as part of this application.

*Town Board Application - Recommendation Item*

11. **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.