

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Nov 08 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  
November 8, 2023

### *Site Plan Modification - Public Hearing*

1. **Jim Nazzaro - SP2022-098 (0500-369.00-02.00-008.000 & 018.000)**

East side of Saxon Avenue, 480 feet South of Union Boulevard, Bay Shore (8 & 12 Saxon Avenue). Applicant requests buffer, landscaping, parking and dimensional relaxations in connection with an addition to an existing medical office.

### *Site Plan Modification - Public Hearing*

2. **Christopher Goodman (Goodman Physical Therapy, P.C.) - SP2023-007 (0500-436.00-03.00-057.000)**

Southeast corner of Higbie Lane and Oakwood Ave, West Islip (255 Higbie Lane). Applicant requests parking, buffer, dimensional and other site plan modifications in connection with a change of use from a funeral home to a physical therapy office.

*Planning Board Application-Public Hearing*

3. **Jose Valverde - PB2023-030 (0500-067.00-01.00-070.000)**

East side of Main Street, approximately 100 feet south of Railroad Avenue, Holbrook (1057 Patchogue Holbrook Road). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications may also be requested as part of this application.

*Planning Board Application- Public Hearing*

4. **SAS Gourmet Corp c/o Steven Scalesse - PB2023-033 (0500-419.00-03.00-080.000 & 081.000)**

South side of West Main Street (S.R. 27A), 31.40 feet west of South Park Avenue, Bay Shore (56A & 60 West Main Street). Applicant requests a Planning Board Special Permit for a restaurant in the Business District, pursuant to 68-257.1(I). Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

5. **BDG SUN-VET LLC (Rebecca Wing) - PB2023-034 (0500-238.00-01.00-007.000)**

Northeast corner of Sunrise Highway Service Road, (S.R.27) and Broadway Avenue, Holbrook (5801 Sunrise Highway). Applicant requests an increase of approximately 12,000 square feet in gross floor area pursuant to TC 5417 covenant #11. A landscaping relaxation is requested as part of this application.

*Road Opening Bond Release*

6. **Woodhull Lane, Sayville - RO1997-2495 (0500-331.00-02.00-050.001)**

North side of Montauk Hwy (S.R. 27A), 550 feet West of Astor Drive, Sayville (24 Woodhull Lane).. Applicant requests a bond release in connection with a 1997 road opening application for Woodhull Lane, Sayville

*Planning Board Application - Decision Item*

7. **Mannino Bros 1575 Realty Corp - PB2022-025 (0500-325.00-01.00-028.000,34.1,037,038,40,42.3, 44.1)**

North side of Montauk Highway (S.R. 27A), approximately 100 feet east of Forbes Street, Oakdale (1575 Montauk Highway). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2016-028 in order to expand an existing restaurant. Site plan modifications may also be requested as part of this application.



13. **Tully Environmental Inc. d/b/a Clearbrook by David Galbraith - CZ2023-017**  
**(0500-343.00-01.00-029.004, 046.001)**

North side of Greene Street (15 Greene Street) and south side of Essex Street (30 Essex Street), through lot to Denver Avenue, Bay Shore. Applicant requests a change of zone from Industrial 1 district to Industrial 2 district, a modification of covenants and restrictions associated TC 4468, and a Planning Board special permit for a transfer station pursuant to 68-356.1 A. Site plan modifications may be required as part of this application.