

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jan 17 2024** 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.

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
January 12, 2024

Planning Board Application-Public Hearing

1. **Karvers Grille - PB2023-040 (0500-130.00-06.00-001.109)**
Northwest corner of Patchogue-Holbrook Road, (C.R. 19), and Spring Meadow Drive, Holbrook (480 Patchogue-Holbrook Road). Applicant requests a Planning Board Special Permit for outside seating as accessory to a permitted restaurant in the Business 3 District pursuant to 68-302.1E. Site plan modifications may also be requested as part of the application.

Planning Board Application- Public Hearing

2. **Erica Czaja - PB2023-043 (0500-394.01-01.00-027.000)**
South side of Doral Lane, approximately 200 feet east of Cedar Ridge Lane, Bay Shore (14 Doral Lane). Applicant requests a Planning Board Certificate of Appropriateness for the installation of a new window in the Planned Landmark Preservation district pursuant to 68-451 (A) (2).

Town Board Application - Public Hearing

3. **MHS Brothers Inc. c/o Shawn Kassman - CZ2021-009 (0500-120.00-05.00-068.00, 080.000, 081.000)**

Northeast corner of Carleton Avenue, (C.R. 17) and Elmore Street, Central Islip. (108-110 Carleton Avenue). Applicant requests a change of zone from Business 1 District to Business District and a Planning Board special permit for a mixed-use building pursuant to 68-257.1 G. Site plan modifications are required as part of this application.

Planning Board Application - Decision

4. **Hionas Enterprises LLC (Peter Hionas) - PB2022-017 (0500-325.00-04.00-021.001)**

Southwest corner of Montauk Highway (S.R. 27A) and Lincoln Drive, Oakdale (1352 Montauk Highway). Applicant requests two Planning Board Special Permits for a restaurant and outdoor seating as an accessory use to a restaurant, in the Business 1 District, pursuant to 68-272.1 G & C, respectively. Site plan modifications are also requested as part of this application.

Planning Board Application - Decision Item

5. **Carleton Avenue LLC c/o Georgica Green Ventures, LLC - PB2023-032 (0500-120.00-03.00-062.000, 093.003, 098.00-01.00-067.000, 068.000, and 069.000)**

Northwest corner of Carleton Avenue (C.R. 17) and Brightside Avenue, through lot to Cordello Avenue (1 and 29-31 Carleton Avenue, 5 and 9 Railroad Avenue, 1 Cordello Avenue), Central Islip. Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1G. Applicant also requests a partial waiver of the 30% commercial use requirement, along with site plan modifications.

Planning Board Application-Decision Item

6. **Ella Boglione - PB2023-041 (0500-207.00-01.00-003.057, 003.058 & 003.059)**

Northeast corner of Carleton Avenue (C.R. 17) and Courthouse Drive, Central Islip (0, 7, and 11 Courthouse Drive). Applicant requests Planning Board approval for signage in the PDDRS District, pursuant to 68-324C(3)(a).

Town Board Application- Recommendation Item

7. **5th Ave Rentals LLC - CZ2023-016 (0500-340.00-02.00-030.000)**

Southeast corner of N. Clinton Avenue and Howell's Road, (C.R. 57), thru lot to 5th Avenue, (C.R. 13), Bay Shore (207 N. Clinton Avenue). Applicant requests a change of zone from Residence B district to General Service T district in order to construct a medical office building.