

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Tuesday, Feb 06 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
February 2, 2024

Rochester Hearing - Public Hearing

1. **Tom Farrell - SP2022-059 (0500-136.00-03.00-016.001, 017.000, 018.000, 019.000)**
North side of 3rd Avenue and Stein Drive intersection, Brentwood (0, 23, 25 & 29 3rd Avenue). The Planning Board is requested to hold a 'Rochester Hearing' to hear public testimony regarding the proposed expansion of an existing two story Ambulance Dispatch Building and a special permit for a 100 foot tall radio antenna. Site plan modifications and an exemption of Town of Islip zoning requirements for ambulance use are also requested as part of this application.

Site Plan Modification - Public Hearing

2. **Philip Okun - SP2024-002 (0500-372.00-04.00-032.006)**
Southeast corner of Montauk Highway (S.R. 27A) & William Avenue, East Islip (64-66 W. Main Street). Applicant requests a parking relaxation in connection with a change of use from a professional office to a personal service establishment.

Planning Board Application-Public Hearing

3. **Brentwood Commons LLC - PB2023-039 (0500-137.00-02.00-035.001)**

Northwest corner of Suffolk Avenue (C.R. 100) and Reese Avenue, Brentwood (739 Suffolk Avenue). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2012-009 in order to increase the square footage of a restaurant, along with a parking relaxation. Applicant is also requesting a parking relaxation in connection with a change of use from retail to a nail salon.

Town Board Application- Recommendation Item

4. **Barone Management LLC - CZ2022-033 (0500-027.00-02.00-017.000)**

East side of Blydenburgh Road, approximately 233 feet North of Milmay Avenue, Hauppauge (471 Blydenburgh Road). Applicant requests a change of zone from Residence AAA to Industrial 1 in order to construct a warehouse. Applicant further requests a Planning Board special permit for outdoor or overnight parking of registered vehicles as an accessory use to a permitted principal use pursuant to 68-340.1 C. Site plan modifications are requested as part of this application.