

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Aug 14 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](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 8, 2024

### *Site Plan Modification - Public Hearing - ADJOURNED*

1. **Michael Broxmeyer - SP2023-063 (0500-003.00-01.00-025.003 & 025.004)**

Southeast corner of Veterans Memorial Highway (S.R. 454) and Wheeler Road (S.R. 111), Hauppauge (700-800 Veterans Memorial Hwy).. Parking relaxation in connection with a change of use of an existing suite from commercial office to Behavioral Analyst Therapy.

### *Site Plan Modification - Public Hearing*

2. **John Staluppi - SP2023-093 (0500-340.00-03.00-096.001)**

South side of Sunrise Highway, 187.66 feet East of Third Avenue, Bay Shore (1356 Sunrise Highway).. Applicant requests a landscaping relaxation in connection with additions to an existing car dealership.

*Planning Board Application - Public Hearing*

3. **Mamatay Parvin - PB2024-012 (0500-214.00-02.00-001.028)**

Northwest corner of Sal Court and Nicole Court, Bohemia (3 Sal Court). Applicant requests a modification of condition #6 of the 1986 Final Resolution for Captree Courts, Bohemia (Filed Map #8169), to allow an accessory apartment within an existing single family dwelling.

*Planning Board Application - Public Hearing*

4. **Waheed Khosdal - PB2024-015 (0500-372.00-02.00-034.002)**

Northwest corner of Main Street (S.R. 27A) and Carleton Avenue (C.R. 17), East Islip (23 West Main Street). Applicant requests a modification of Planning Board Special Permit conditions associated with TC4183 in order to modify the hours of operation.

*Planning Board Application-Public Hearing*

5. **Whitestone Entertainment LLC - PB2024-016 (0500-316.00-02.00-009.001)**

North side of Sunrise Highway (S.R. 27), west side of Penataquit Avenue, Bay Shore (1701 Sunrise Highway). Applicant requests a Planning Board Special Permit for an indoor recreation use in the Business 3 District, pursuant to 68-302.1(R) for a kids play area establishment. Site plan modifications may also be requested as part of this application.

*Site Plan Modification - Rochester Hearing Decision*

6. **Jonathan Kriklava (Central Islip-Hauppauge Volunteer Ambulance, Inc. - SP2024-007 (0500-028.00-01.00-012.001))**

North side of Motor Parkway, 1,100 ft East of Blydenburgh Road (0 Motor Parkway), Hauppauge. The Planning Board is requested to hold a 'Rochester Hearing' to hear public testimony regarding the proposed construction of a new 26,657 sf Ambulance Dispatch Facility and a 1,876 sf Maintenance building along with a special permit for a 110 foot tall communications tower. Site plan modifications and an exemption of Town of Islip zoning requirements for ambulance use are also requested as part of this application.

*Town Board Application- Recommendation Item*

7. **King Associates Holding LLC - CZ2024-005 (0500-357.00-01.00-035.001)**

North side of Main Street, (S.R. 27A) approximately 251 feet East of Macon Avenue, Sayville (289 N Main Street). Applicant requests a change of zone from Residence C to General Service T district along with a modification of TC 5062 in order to construct an office building.