

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Oct 16 2024** at 6:00 p.m. at Town Hall West, 401 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  
October 11, 2024

### *Road Opening - Public Hearing*

1. **Giuseppe Giaquinto - RO2024-001 (0500-180.00-02.00-011.000, 84.1, 82.1, 83, 81.3, 81.1, 80.1, 79.1, 78, 77.1, 76.1, 74.1, 75.1, 72.1, 71, 70, 69, 68, 67.2, 67.1, 66, 65, 64, 63, 62.1, 61)**  
South side of Pine Aire Drive, 312 feet West of N Thompson Drive, Bay Shore (0 Taylor Avenue).  
Applicant requests a road opening in connection with the construction of an industrial warehouse and a mini storage building.

### *Site Plan Modification - Public Hearing*

2. **Brad Wilson - SP2023-041 (0500-346.00-01.00-079.003)**  
West side of Carleton Avenue (C.R. 17), 84 feet South of Wall Street (128 Carleton Avenue).  
Applicant requests landscaping, parking and buffer relaxations in connection with additions/alterations to an existing office building.

*Planning Board Application-Public Hearing*

3. **Shaq & Ibrahim LLC - Naj Shairzai - PB2024-018 (0500-098.00-02.00-077.000)**

Northwest corner of Suffolk Avenue (C.R. 100) and Church Street, Central Islip (28-40 Suffolk Avenue). Applicant requests a Planning Board Special Permit for a restaurant in the Business 1 district pursuant to 68-272.1 G. Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

4. **Sundae Strategies LLC - PB2024-019 (0500-370.00-02.00-045.001)**

Northwest corner of Main Street (S.R. 27A) and Locust Avenue, Islip (539 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. **Formula Fitness - PB2024-020 (0500-370.00-01.00-086.000)**

North side of Main Street (S.R. 27A), approximately 116 feet west of Grant Avenue, Islip (443-445 Main Street). Applicant requests a Planning Board Special Permit for a health club in the Business District, pursuant to 68-257.1 D. Site plan modifications are also requested as part of this application.

*Site Plan Modification - Decision Item*

6. **Elias Properties Management - SP2021-041 (0500-364.00-02.00-002.002 & 2.4)**

South side of Sunrise Hwy (S.R. 27), 660 feet East of Manor Lane, Bay Shore (#888 & #894 Sunrise Hwy). Applicant requests parking and landscaping relaxations in connection with the removal of an existing bar and construction of a new multi-tenant retail building for an existing shopping center.

*Town Board Application- Recommendation Item*

7. **Bayport Collision Center - CZ2023-009 (0500-333.00-01.00-004.000)**

Northeast corner of Montauk Highway, (S.R. 27A) and Lakeview Avenue, Bayport (405 Lakeview Avenue). Applicant requests a modification of architectural requirements in the Bayport Overlay District pursuant to 68-758 A.

*Town Board Application- Recommendation Item*

8. **Family Residences and Essential Enterprises, Inc. - CZ2023-020**  
**(0500-304.00-02.00-007.000)**

East side of Locust Avenue, 1,024.9 feet south of Bourne Boulevard, Oakdale (405 Locust Avenue). Applicant requests a change of zone from Residence AAA to Residence CA in order to construct 40 apartments. Site plan modifications may be required as part of this application.