

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Oct 30 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.

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 24, 2024

Site Plan Modification - Public Hearing

1. **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, East Islip (128 Carleton Avenue). Applicant requests landscaping, parking and buffer relaxations in connection with additions/alterations to an existing office building.

Planning Board-Public Hearing - ADJOURNED

2. **Taco Bell of America, LLC - PB2023-042 (0500-146.00-02.00-008.003 & 0500-146.00-02.00-008.005)**

South side of Veterans Memorial Highway (S.R. 454), approximately 0 feet East of 5th Avenue, Bohemia (0 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a Fast Food Restaurant with Drive Through and approval of Outdoor Seating in the Industrial Corridor District pursuant to Section 68-466.1 (L2) and 68-467(H1), respectively. Site plan modifications may be required as a part of this application.

Planning Board Application- Public Hearing

3. **425 Union Blvd Associates, LLC - PB2024-021 (0500-455.00-01.00-064.001)**

Northeast corner of Union Boulevard (C.R. 50) and Beach Street, West Islip (425 Union Blvd). Applicant requests two Planning Board Special Permits for restaurants in the Business 3 District, pursuant to 68-302.1H. Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing - ADJOURNED

4. **Katrina Lee - PB2024-022 (0500-317.00-02.00-018.002)**

Southwest corner of Sunrise Highway Service Road (S.R. 27) and Brentwood Road, Bay Shore (1746 Sunrise Hwy). Applicant requests a Planning Board special permit for an indoor recreational use pursuant to Town Code 68-340.1 N in order to operate a children's event space. Site plan modifications are required as part of this application.

Town Board Application - Public Hearing

5. **Manor Lodge Inc - CZ2024-010 (0500-469.00-03.00-027.001)**

North side of Montauk Highway (S.R. 27A), approximately 583' west of Manor Lane, Bay Shore (715 South Country Road). Applicant requests a change of zone for an overlay of Planned Landmark Preservation District and a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the use requirements of the underlying district in order to expand a building for a medical office. Site plan modifications are required as part of this application.

Town Board Application - Public Hearing

6. **Chester Striplin - CZ2024-011 (0500-279.00-01.00-006.001)**

Corner of Sunrise Highway Service Road (S.R. 27) and Walnut Avenue, Bohemia (4720 Sunrise Highway). Applicant requests a Town Board special permit for a motor vehicle dealership pursuant to Town Code Section 68-302 (F) and a modification of covenants and restrictions associated with TC 4772, in order to allow for the sale of boats. A waiver of the minimum required lot size and site plan modifications are also requested as part of this application.

Planning Board Application

7. **Rob Giglio - PB2024-023 (0500-187.10-01.00-009.000)**

South west corner of South Research Place and Carleton Avenue (C.R. 17), Central Islip (215 Carleton Ave). Applicant requests approval of signage in the Planned Development District Retail Service subdistrict, pursuant to 68-324 (C) (3) (A).

Planning Board Application - Decision Item

8. **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.