

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Apr 30 2025** 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
April 29, 2025

Site Plan Modification - Public Hearing

1. **Danielle Bissett - SP2023-084 (0500-067.00-01.00-083.005)**

South side of Main Street (S.R. 27A), 579 feet East of Grundy Avenue, Holbrook (1022 Main Street). Applicant requests a parking relaxation, modification of Planning Board covenants and other site plan modifications in connection with the construction of accessibility improvements on an existing office building to change the use to a medical office (counseling/therapy).

Site Plan Modification - Public Hearing

2. **Neil Mazzella - SP2024-030 (0500-326.00-02.00-005.000)**

South side of Montauk Hwy (C.R. 85), 121 feet West of Bridle Way, Oakdale (1262 Montauk Highway). Applicant requests landscaping, parking, buffer, dimensional and additional site mod relaxations in connection with the reconstruction of an existing office building.

Planning Board Application-Public Hearing

3. **Chola'o LLAO LLAO Incorporated Sara V Pena - PB2025-005 (0500-119.00-01.00-109.001)**
Southwest corner of Suffolk Avenue (C.R. 100) and North Peters Boulevard, Central Islip (70-82 W Suffolk Ave). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 2 District, pursuant to 68-287.1 (A). Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing

4. **Michael Cunha - PB2025-007 (0500-393.00-04.00-009.002)**
South side of Main Street (S.R. 27A) approximately 218 feet west of Shore Lane, Bay Shore (52 E Main St). Applicant requests two Planning Board Special Permits for a bar and outside seating, accessory to a bar, pursuant to 68-257.1(M)&(N), respectively. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

5. **P&M Real Estate Division II LLC - CZ2025-001 (0500-342.00-02.00-134.000 & 136.001)**
North side of Redington Street approximately 341 feet west of Brentwood Road, Bay Shore (0 & 83 Redington Street). Applicant requests a change of zone from Business 1 and Business 2 to all Industrial 1, a modification of covenants and restrictions associated with TC3190 and a Planning Board special permit for the overnight parking of vehicles pursuant to 340.1 C . Site plan modifications and a waiver of the minimum setback of overnight vehicles from a residential use are also requested as part of this application.

Town Board Application - Public Hearing

6. **Amity University, Inc - CZ2025-004 (0500-405.00-02.00-005.001)**
South side of Montauk Highway, (S.R. 27A), Oakdale (500 Montauk Highway). Applicant requests designation of the subject property as a Planned Landmark Preservation District pursuant to Town Code Section 68-449, seeks a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the dimensional requirements of the underlying Residence AAA District, and a modification of covenants and restrictions associated with TC 5076 in order to operate a boarding school. The applicant also requests a Certificate of Appropriateness from the Planning Board pursuant to Town Code Section 68-451.A(2) for this proposal.

Town Board Application - Public Hearing

7. **New York Gynecology Surgery - CZ2025-005 (0500-392.00-03.00-031.001)**
Southeast corner of Union Boulevard, (C.R. 50) and Lanier Lane, Bay Shore. (1420 Union Blvd). Applicant requests a change of zone from Residence A to General Service T in order to expand an existing building for a medical office. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

8. **VCR Self Storage LLC - CZ2025-006 (0500-267.00-02.00-001.001, 110.000 & 0500-266.00-03.00-067.001)**

Southside of Spur Drive South, approximately 240.66 feet west of 5th Avenue (C.R. 13). Bay Shore (280 Spur Drive South). Applicant requests a change of zone from Residence A to Industrial 1 in order to construct a mini-storage warehouse. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing - ADJOURNED

9. **Richard Buono - CZ2025-007 (0500-382.00-08.00-046.002, 020.002 & 046.005)**

Southwest side of Greene Avenue and Main Street (S.R. 27A) Sayville (160 Main Street). Applicant requests a modification of covenants and restrictions to remove restrictions limiting the use of the property to a bank drive through and a minimum 40 foot front yard setback.

Site Plan Modification - Decision Item

10. **Michael Lai - SP2023-020P3 (0500-238.00-01.00-007.000)**

Northeast corner of Sunrise Highway Service Road, (S.R.27) and Broadway Avenue, Holbrook (5801 Sunrise Highway). Applicant requests to modify the site plan lay out to permit a standalone bank, a building with two restaurants and elimination of a proposed drive-through, a one story building addition for a health club in lieu of a restaurant, and a building extension to square off a building pursuant to TC 5417 covenant #11.

Site Plan Modification - Decision Item

11. **Sergio Aguirre - SP2023-055 (0500-062.00-03.00-025.000)**

East side of Ocean Avenue, 312 ft. south of Erie Street (2645 Ocean Avenue, Ronkonkoma). Applicant requests a parking relaxation and modification of TC # 5406 in connection with site upgrades for an existing office building.

Site Plan Modification - Decision Item

12. **Larry Gargano - SP2024-029 (0500-36700-0100-133001,138,139,140,141,142 & 0500-39300-0100-024000, 025, 026, 027, 028, 029)**

North side of Union Blvd, (C.R. 50), between 2nd & 3rd Avenue, Bay Shore (#46-52 2nd Avenue), (#55-63 3rd Avenue) & (#1779-1805 Union Boulevard). Applicant requests a site plan modification to relocate office space and a parking relaxation for a coffee shop pursuant to TC5419.

13. **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.