

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, May 21 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](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  
May 19, 2025

### *Site Plan Modification - Public Hearing*

1. **Andrea Dellal - SP2025-022 (0500-393.00-02.00-128.000)**  
North side of Main Street (S.R. 27A), 155 feet West of 4th Avenue, Bay Shore (21-23 W Main Street). Applicant requests a parking relaxation in connection with a change of use from office to personal service in an existing building.

### *Major Subdivision - Preliminary approval - Public Hearing*

2. **Piotr Gron - MS2024-001 (0500-190.00-03.00-013.000)**  
East side of Locust Avenue, 196 feet South of Union St, Bohemia (1355 Locust Avenue). Applicant proposes a 2 lot major subdivision to construct 2 new single family dwellings.

*Planning Board Application - Public Hearing*

3. **Pete's Pond Road Property LLC c/o Lynn Cassone - PB2025-008 (0500-105.00-01.00-017.005)**

West side of Pond Road approximately 1,050 feet north of Lakeland Avenue (C.R. 93), Ronkonkoma (1860 Pond Road). Applicant requests a Planning Board Special Permit for a vehicle repair shop in the Industrial 1 District, pursuant to 68-340.1B. Applicant also requests a waiver of 68-3, definition of vehicle repair shop, to allow the outdoor storage of ten unregistered commercial vehicles overnight. Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing-ADJOURNED*

4. **Firefly Real Estate Group Inc. - PB2025-009 (0500-491.00-01.00-061.000)**

East side of Pine Street approximately 480 feet north of Maple Court, Kismet (177 Pine Street). Applicant requests a Planning Board Special Permit for a service window accessory to a permitted restaurant in the Business 1 District, pursuant to 68-272.1(I). Site plan modifications may be requested as part of this application.

*Town Board Application - Public Hearing*

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

East side of Greene Avenue, approximately 305 feet south of 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.

*Town Board Application - Public Hearing - ADJOURNED*

6. **10 Grand Blvd Realty, LLC - CZ2025-009 (0500-221.00-01.00-003.001)**

Southwest corner of Grand Boulevard, and Howell's Road, Deer Park (1050 Grand Blvd). Applicant requests a modification of covenants and restrictions associated with TC5097 in order to increase the outside storage area for construction equipment. Site plan modifications may be required as part of this application.

*Site Plan Modification - Decision Item*

7. **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.

*Town Board Application- Recommendation Item*

8. **Concern For Independent Living, Inc - CZ2024-012 (0500-160.00-02.00-072.003)**  
Northeast side of Brentwood Road and Commack Road, Brentwood (1725 Brentwood Road). Applicant requests a change of zone for an overlay of Planned Landmark Preservation District, 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 and a minor subdivision in order to renovate an existing building into 176 apartments. Site plan modifications are required as part of this application.

*Town Board Application- Recommendation Item*

9. **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- Recommendation Item*

10. **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.