

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jun 18 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
June 13, 2025

Site Plan Modification - Public Hearing

1. **Gary Krupnick - SP2021-088 (0500-039.00-02.00-014.004, 014.005)**

South side of Central Avenue, 511 feet West of Pacific Street, Hauppauge (20 & 0 Central Avenue). Applicant requests landscaping relaxations and other site plan modifications in connection with the construction of a new two story industrial warehouse.

Site Plan Modification - Public Hearing

2. **Domenick Martino - SP2023-004 (0500-372.00-05.00-046.004)**

South side of Montauk Hwy (S.R. 27A), 112 feet East of Woodland Drive, East Islip (10-24 Montauk Highway). Applicant requests parking, landscaping and buffer relaxations in connection with site work for an existing multi-tenant commercial building.

Planning Board Application-Public Hearing

3. **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.

Planning Board Application-Public Hearing

4. **Erik A. Bjerneby, R.A. - PB2025-010 (0500-231.00-01.00-012.000)**

Southwest corner of Lowell Avenue and Oceanside Street, Islip Terrace (34-48 Lowell Ave). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

5. **Ian Coughlin - PB2025-012 (0500-393.00-02.00-077.000 & 081.000)**

North side of Montauk Highway (S.R. 27A), approximately 84 feet east of Park Avenue, Bay Shore (49 W Main Street). Applicant requests a modification of PB2017-041 in order to increase the number of outdoor seats and gross floor area. Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

6. **TDT Sayville LLC - PB2025-014 (0500-407.00-04.00-015.000 & 016.000)**

North side of Main Street, (S.R. 27A) approximately 140 feet east of Cherry Avenue, West Sayville (63 & 65 Main Street). Applicant requests a modification of TC4040 in order to increase the size of an existing restaurant, permit outdoor seating, remove the condition for a buffer, and modify the dumpster enclosure requirement. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

7. **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

8. **500 Suffolk Avenue LLC - SP2024-067 (0500-136.00-03.00-011.010)**

South side of Suffolk Avenue (C.R. 100), 135 feet West of Adams Avenue, Brentwood (550 Suffolk Avenue). Applicant requests parking and landscaping relaxation in connection with a multi-tenant shopping center.

Site Plan Modification - Decision Item

9. **Michael Sellis - SP2025-036 (0500-212.00-03.00-036.000)**

South side of Church Street, 150 feet East of Locust Avenue, Bohemia (868 Church Street). Applicant requests parking and dimensional relaxations in connection with a change of use from a professional office to a medical office within a multi-tenant commercial building.

Town Board Application - Recommendation Item

10. **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.