

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Dec 10 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  
December 5, 2025

### *Site Plan Modification - Public Hearing*

1. **Robert Stein - SP2024-046 (0500-340.00-02.00-024.004)**

Southwest corner of Howells Road and North Clinton Avenue, Bay Shore (94 Howells Road). Applicant is requesting a buffer and parking relaxation associated with TC1005.

### *Major Subdivision-Cluster Authorization, Preliminary & Final 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 requests cluster authorization, preliminary and final approval for a 2 lot major subdivision to construct two new single family dwellings.

*Major Subdivision - Preliminary approval - Public Hearing*

3. **Kamil Kolodiejcyk - MS2025-002 (0500-473.00-02.00-046.000)**

West Side of Tahlulah Lane approximately 350 feet North of Magoun Road, West Islip (214 Tahlulah Lane). Applicant requests preliminary approval and cluster authorization for a 2 lot major subdivision.

*Planning Board Application - Public Hearing*

4. **100 Pine Aire Drive LLC c/o Broadhollow Associates, LLC - PB2025-023 (0500-158.00-02.00-048.001, 049.001)**

Southeast and southwest corner of Pineaire Drive and Bessemer Drive, Bay Shore (100 Pineaire Dr & 0 Pineaire Dr) . Applicant requests a Planning Board Special Permit for an automobile parking field for a charter school in the Industrial 1 District, pursuant to 68-340.1F. Site plan modifications may also be requested as part of this application.

*Site Plan Modification - Decision Item*

5. **Dean Devoe - SP2022-013 (0500-343.00-01.00-046.003)**

North side of Greene Street (15 Greene Street) and south side of Essex Street (30 Essex Street), through lot to Denver Avenue, Bay Shore. Applicant requests a landscaping relaxation in connection with a transfer station.

*Site Plan Modification - Decision Item*

6. **Vijay Alreja - SP2025-009 (0500-192.00-01.00-016.036)**

South side of Carlough Road, 350 feet East of Johnson Avenue, Bohemia (89 Carlough Road). Applicant requests a buffer and parking relaxation in connection with site work for an existing industrial building.

*Site Plan Modification - Decision Item*

7. **Alexis Deleon - SP2025-068 (0500-067.00-02.00-013.000)**

East Side of Main Street approximately 1,225 feet south of Long Island Rail Road Main Line (975 Main Street Holbrook). Applicant requests a parking relaxation in connection with a change of use from a personal service establishment to medical (physical therapy) in an existing multi-tenant shopping center.

*Planning Board Application-Decision Item*

8. **M & J Lincoln, LLC - PB2025-011 (0500-174.00-01.00-003.000, 0500-174.00-01.00-045.000)**

Northwest corner of Lincoln Avenue and Veterans Memorial Highway (S.R. 454), Holbrook (0 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a Fast Food Restaurant with Drive Through, pursuant to Section 68-466.1 (L2). Applicant also requests a waiver of 68-423.11F, which requires outdoor dining. Site plan modifications may be required as a part of this application.

*Town Board Application - Public Hearing*

9. **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 modification of site plan conditions associated with TC5452 in order to increase the height of a proposed mini-storage warehouse.

*Town Board Application - Decision Item*

10. **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.