

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Nov 12 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.

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 27, 2025

Site Plan Modification - Public Hearing

1. **Dimas Escobar - SP2014-012R1 (0500-158.00-02.00-020.001)**

Southeast Corner of Pine Aire Drive and Pine Grove Blvd, Bay Shore (140 Pine Aire Drive). Applicant requests parking, landscaping, buffer relaxations and other site modifications in connection with the expansion of an existing deli and fish market.

Site Plan Modification - Public Hearing

2. **Maximillian Branchinelli - SP2025-062 (0500-393.00-02.00-123.001)**

West side of 4th Avenue approximately 172.64' North of West Main Street (S.R. 27A) Bay Shore, (18 4th Ave). Applicant requests a parking relaxation in connection with an interior alteration to existing commercial tenant space.

Planning Board Application-Public Hearing

3. **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.

4. **100 Windsor Properties LLC - PB2025-025 (0500-100.00-02.00-081.003)**

East side of Windsor Place and approximately 660 feet north of Allwood Avenue, Central Islip (100 Windsor Place). Applicant requests two Planning Board Special Permits for the outside overnight parking of registered vehicles and unattached box trailers, pursuant to 68-340.1(C)&(P). Applicant also requests a waiver of 68-340.1(P)(4) in order to allow the overnight parking of eleven unattached box trailers instead of the maximum permitted ten. Site plan modifications are also requested as part of this application.