

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Mar 19 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  
March 14, 2025

### *Site Plan Modification - Public Hearing - ADJOURNED*

1. **Danielle Bissett - SP2023-084 (0500-067.00-02.00-017.002 & 0500-067.00-01.00-083.003)**

South side of Main Street (S.R. 27A), 579 feet East of Grundy Avenue, Holbrook (1022 Main Street). Applicant requests a parking relaxation 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).

### *Planning Board Application-Public Hearing*

2. **Miles Pollak - PB2024-017 (0500-372.00-04.00-010.000)**

South side of Montauk Highway (S.R. 27A), approximately 60.1 feet west of William Street, East Islip (76 Main Street). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1G. Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

3. **Tesla - PB2025-003 (0500-146.00-01.00-049.004)**

Southeast corner of Veterans Memorial Highway (S.R. 454) and Crossway East, Bohemia (2950 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a retail fuel service station in the Industrial Corridor District, pursuant to 68-466.1L(6). Applicant also requests a waiver of 68-466.1(6) & 68-466.1(6)b requiring a food market component, 68-466.1(6)a requiring a minimum separation of a quarter miles from an existing fuel station, 68-466.1(6)e requiring compliance with Article XXVII for retail fuel service stations, 68-466.1(6)f prohibiting vehicle repair and storage, in order to allow the operation of an auto body collision center and the outdoor storage of 119 cars. Site plan modifications may also be requested as part of this application.

*Town Board Application - Public Hearing - ADJOURNED*

4. **SPJ, LLC - CZ2025-002 (0500-455.00-02.00-006.000)**

Southeast corner of Union Blvd, (C.R. 50) and Higbie Lane, West Islip (300 Union Blvd). Applicant requests a change of zone of Business 1 District to Business 3 district and a Planning Board special permit for a vehicle repair shop pursuant 302.1 C. Site plan modifications may be required as part of this application.

*Site Plan Modification - Decision*

5. **Netherbay, LLC - SP2019-023 (0500419000200013005)**

36 S CLINTON AVE, Bay Shore. Applicant requests a site plan modification to remove the requirement for a decorative fence in the rear yard pursuant to TC5302.

*Planning Board Application - Decision Item*

6. **Bethpage Federal Credit Union / Four Leaf - PB2025-004 (0500-187.00-03.00-012.005)**

Southwest corner of North Research Place and Carleton Avenue (C.R. 17), Central Islip (233 S Research Place). Applicant requests Planning Board approval for signage in the PDDRS District, pursuant to 68-324C(3)(a).