

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Sep 20 2023** at 6:00 p.m. at the Islip Town Hall, 655 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
September 20, 2023

Site Plan Modification - Public Hearing-ADJOURNED

1. **Augusto DaSilva - SP2022-018 (0500-473.00-04.00-022.001)**

Southwest corner of Montauk Highway and W. Bay Drive, West Islip, NY (778 Montauk Hwy).. Applicant requests parking, landscaping, buffer and other site plan modifications in connection with the demolition of an existing restaurant and the construction of a new 2 story medical building.

Site Plan Modification - Public Hearing

2. **Mark Barakzai - SP2022-055 (0500-347.00-03.00-047.000)**

Southeast corner of Montauk Hwy (S.R. 27A) and Meroke Lane, East Islip (244 Montauk Hwy).. Applicant requests landscaping, buffer, parking, dimensional and other relaxations in connection with an existing multi-tenant commercial building.

Planning Board Application-Public Hearing

3. **Kelly Bennett - PB2023-022 (0500-370.00-03.00-044.000)**

Southwest corner of Montauk Highway (NYS Route 27A) and Monell Avenue, Islip (454 Main Street). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1(G). Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

4. **Phil Ferrantello - PB2023-026 (0500-105.00-03.00-001.003)**

South side of Second Street, 770 ft. west of Smithtown Avenue, Ronkonkoma (950 South 2nd Street). Applicant requests a Planning Board Special Permit for the sale, lease, or rental of heavy construction vehicles and related equipment, in the Industrial 1 District, pursuant to 68-340.1L. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

5. **Steel Campus LLC and Marcus ISP Holdings LLC as Tenants in Common - CZ2023-014 (0500-187.10-01.00-004.002 & 0500-165.00-13.00-002.005)**

East side of Carleton Avenue, (C.R. 17), approximately 1228 feet north of Courthouse Drive, Central Islip (300 Carleton Avenue). Applicant requests a change of zone from PDD-Multi Family to PDD-Retail Services, PDD-Office and PDD-Senior Citizen and from PDD-Educational Campus to PDD-Retail Services and a modification of covenants and restrictions associated with TC 5363 in order to construct an additional 281 apartments for a total of 645 apartments onsite, 81 senior citizen condominiums, a market, two medical offices, restaurants, and retail space. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

6. **Evan Crandall - CZ2023-015 (0500-014.00-03.00-001.001)**

South side of Veterans Memorial Highway, (S.R. 454), approximately 1,164 west of Lincoln Boulevard, Hauppauge (850 Veterans Memorial Highway). Applicant requests a modification of covenants and restrictions associated with TC 4470 in order to allow a fitness center, retail market, meeting room and outdoor amenities as accessory uses to a hotel for the exclusive use of hotel guests.

Town Board Application - Public Hearing

7. **5th Ave Rentals LLC - CZ2023-016 (0500-340.00-02.00-030.000)**

Southeast corner of N. Clinton Avenue and Howell's Road, (C.R. 57), thru lot to 5th Avenue, (C.R. 13), Bay Shore (207 N. Clinton Avenue). Applicant requests a change of zone from Residence B district to General Service T district in order to construct a medical office building.

Town Board Application- Recommendation Item

8. **Miguel Garzon - CZ2022-004 (0500-160.00-02.00-007.000 & 029.000)**

Southeast corner of Brentwood Road and Second Street, Brentwood (1785 & 1779 Brentwood Road). Applicant requests a modification of covenants and restrictions associated with TC4752 to permit the demolition of the existing building for an office use. Site plan modifications may be required as part of this application.

Site Plan Modification - Decision Item

9. **Josh Seiden - SP2022-049 (0500-272.00-01.00-087.001)**

South side of Beaver Dam Road, 400 feet West of Islip Ave (NY Rt 111), Islip (0 Beaverdam Road) . Applicant requests parking and landscaping relaxation in connection with the construction of a new one-story warehouse building.

10. **Michael F Puntillo - SP2023-019**

(0500207000100004007,004010,004011,004012,004013,004019,187100100002001)

221 CARLETON AVE, Central Islip. Applicant requests a site plan modification to allow building permits to be filed prior to site plan approval. MN2023-004

Planning Board Application - Decision Item

11. **Mannino Bros 1575 Realty Corp - PB2022-025**

(0500-325.00-01.00-028.000,34.1,037,038,40,42.3, 44.1)

North side of Montauk Highway (S.R. 27A), approximately 100 feet east of Forbes Street, Oakdale (1575 Montauk Highway). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2016-028 in order to expand an existing restaurant. Site plan modifications may also be requested as part of this application.

Planning Board-Decision Item

12. **Lighthouse Shores LLC - PB2023-029 (0500-491.00-01.00-011.000)**

East side of West Lighthouse Walk, (#110), Kismet (110 Lighthouse Prm). Applicant requests Planning Board permission to modify architectural elevations pursuant to TC 5370.

13. **Uhaul Company of LI - CZ2023-012 (0500-193.00-02.00-006.000)**

West side of Lincoln Avenue approximately 1,556 feet north of Church Street, Holbrook (1110 Lincoln Avenue). Applicant requests a modification of covenants and restrictions associated with TC5211 and a Planning Board special permit for the overnight parking of registered vehicles pursuant to 68-340.1 C. Site plan modifications are required as part of this application.