

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Mar 06 2024** 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
March 1, 2024

Planning Board Application-Public Hearing

1. **A2 125 W Main, LLC - PB2024-001 (0500-419.00-01.00-021.000)**

Northwest corner of West Main Street (S.R. 27A) and Smith Avenue, Bay Shore (125 W Main Street). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2008-015 in order to comply with the most recent approved site plan and modify the color of the rear facade. Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing

2. **Bella Mia Cafe, Inc. c/o Rossana Niola - PB2024-003 (0500-419.00-03.00-062.000, 066.000)**

Southwest corner of West Main Street (S.R. 27A) and Ocean Avenue, Bay Shore (0 Ocean Avenue and 136 Main Street). Applicant requests a Planning Board Special Permit for a restaurant in the Business District pursuant to 68-257.1(I). Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing-ADJOURNED

3. **J.M.L. Construction Corporation - PB2024-004 (0500-421.00-03.00-004.000, 005.000, 006.000, 011.000)**

South and east side of Overlea Court, approximately 22.15 feet east of South Saxon Avenue, Bay Shore (0 Overlea Ct). Applicant requests a Planning Board Special Permit for a private club mooring wharf in the Residence AAA278 District pursuant to 68-46.1A. Site plan modifications may also be requested as part of this application.

Town Board Application - Public Hearing

4. **Outer-County Construction Corp. - CZ2024-001 (0500-063.00-03.00-045.000)**

South side of Easton Street, approximately 149 feet East of Raynor Avenue, Ronkonkoma (966 Easton Street). Applicant requests a change of zone from Residence A to Industrial 1 in order to construct a warehouse with office. Applicant further requests 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.

Site Plan Modification - Decision Item

5. **Jeff Cali Senior VP (V1 ISP III, LLC) - SP2022-053 (0500-106.03-01.00-005.001)**

West side of Smithtown Ave, 415 feet South of Marconi Ave, Ronkonkoma (2100 Smithtown Ave). . Applicant requests a parking relaxation and permission to locate overhead doors in the front yard facing a Right of Way in connection with the demolition of an existing office building and the construction of a new warehouse building.

Planning Board Determination - Rochester Hearing

6. **Tom Farrell - SP2022-059 (0500-136.00-03.00-016.001, 017.000, 018.000, 019.000)**

North side of 3rd Avenue and Stein Drive intersection, Brentwood (0, 23, 25 & 29 3rd Avenue). The Planning Board is requested to hold a 'Rochester Hearing' to hear public testimony regarding the proposed expansion of an existing two story Ambulance Dispatch Building and a special permit for a 100 foot tall radio antenna. Site plan modifications and an exemption of Town of Islip zoning requirements for ambulance use are also requested as part of this application.