

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Mar 23 2022** at 6:00 p.m. at the Islip Town Hall West, 401 W 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 on the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids or special accommodations to attend this meeting, please call - CONSTITUENT SERVICES - (631) 224-5380.

PLANNING BOARD, TOWN OF ISLIP
EDWARD FRIEDLAND, CHAIRMAN
Islip, New York

March 21, 2022

Planning Board Application-Public Hearing

1. **Buttermilks Kitchen (Bang Zoom of Bay Shore, Inc.) - PB2022-005 (0500-393.00-03.00-060.00)**

North side of Main Street (#93) (S.R. 27A), approximately 159.5 feet west of Second Avenue, Bay Shore. 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.

Town Board Application- Recommendation Item

2. **Danielle Holding Co. c/o Howard Gershowitz - CZ2021-019 (0500-321.00-01.00-080.000)**

Northwest corner of Carleton Avenue, (C.R. 17) and West Adams Street, East Islip (200 Carleton Avenue). Applicant requests a modification of covenants and restrictions associated with TC 5168 in order to increase the amount of square footage for medical office uses. A parking relaxation is required as part of this application.

Town Board Application - Public Hearing

3. **380 Montauk Highway LLC - CZ2022-006 (0500-472.00-02.00-078.007)**

South side of Montauk Highway (S.R. 27A) approximately 118.24 feet east of Deforest Avenue, West Islip (380 Montauk Highway). Applicant requests a modification of covenants and restrictions associated with TC4056 in order to allow ingress only from Montauk Highway (SR 27A) and terminate existing covenants and restrictions.

Major Subdivision Decision

4. **CAMPO BROTHERS - Todd Court - MS2018-001 (0500-107.00-02.00-003.001 thru 003.004)**

East side of Lincoln Avenue (#1805), 223 ft. North of Flaxwood Drive, Holbrook, NY. Applicant requests the acceptance of a mitigation fee in lieu of the installation of sidewalk along the interior road and a full bond release in connection with this previously approved 3 lot major subdivision.

Town Board Application - Recommendation Item

5. **Bay Green Realty, LLC - CZ2020-002 (0500-372.00-05.00-005.000, 372.000-02.00-004.000)**

East side of Bayview Avenue, approximately 210 feet south of Montauk Highway (S.R 27A), East Islip. (7 & 9 Bayview Avenue). Applicant requests a Change of Zone from Residence A district to Residence C district in order to construct 16 semi-detached senior citizen dwellings. Site plan modifications are requested as part of this application.