

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, May 04 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
ELA DOKONAL, COMMISSIONER

Islip, New York
May 4, 2022

Site Plan Modification - Decision Item

1. **Stephen Rosen - SP2021-086 (0500-345.00-01.00-046.000)**

East side of Islip Avenue (S.R.111), 118 feet North of Union Blvd (C.R. 50), Islip (155 Islip Avenue). Applicant requests a parking relaxation in connection with a change of use for a portion of an existing grocery store to a chiropractor's office.

Town Board Application- Recommendation Item

2. **Global Team LI LLC - CZ2021-018 (0500-370.00-03.00-042.000)**

Southeast corner of Main Street, (S.R. 27A) and Smith Avenue, Islip (410 Main Street). Applicant requests a change of zone for an overlay of Planned Landmark Preservation District and a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the density and dimensional requirements of the existing Business District for a mixed use building.

Applicant further requests a Certificate of Appropriateness for the material change of appearance for the existing building. Site plan modifications are required as part of this application.

Major Subdivision - Preliminary Approval -Public Hearing

3. **Joseph Datre (Bella Vista Court) - MS2022-001 (0500-028.00-01.00-002.003)**

North side of Milmay Avenue, approximately 1,061 feet east of Blydenburgh Road, Hauppauge (91 Milmay Avenue). Applicant requests cluster authorization and preliminary approval with modification of road improvements in connection with a two lot major subdivision for one new single family dwelling.

Site Plan Modification - Public Hearing

4. **Michael X. Mattone - SP2022-008 (0500-393.00-02.00-091.001)**

East side of Park Avenue, 547 ft. South of Union Blvd. (C.R. 50), Bay Shore (41-45 Park Avenue). Applicant requests parking and landscaping relaxations in connection with a change of use of an existing office building to a medical office.

Site Plan Modification - Public Hearing

5. **Christopher Aiello - SP2022-017 (0500-373.00-02.00-050.000)**

South side of Montauk Hwy (S.R. 27A), 185 ft. East of Matinecock Ave, East Islip (176 Montauk Hwy). Applicant requests a parking relaxation in connection with a change of use for 3 units in an existing multi-tenant building to a retail pork store.

Site Plan Modification - Public Hearing

6. **Aaron Daniels - SP2022-027 (0500-227.00-06.00-019.000)**

Southeast corner of Commack Road and Hilltop Drive, Brentwood (731 Commack Road). Applicant requests parking relaxation in connection with a change of use from a gym to a nail salon in an existing multi-tenant shopping center.

Town Board Application - Public Hearing

7. **J&J Corrado Real Estate LLC - CZ2022-009 (0500-105.00-02.00-125.003, 125.004, 125.005 & p/o 9th Street)**

Northeast corner of Pond Road and 9th Street, Ronkonkoma . Applicant requests a change of zone from Industrial 1 district to Industrial Transition District and a Planning Board special permit for a vehicle fleet storage yard for school buses pursuant to 68-700 F. Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing

8. **Alberto Grullon - PB2022-006 (0500-339.00-02.00-072.001)**

North side of Sunrise Highway (S.R. 27), east of Manatuck Boulevard, Bay Shore (1181 Sunrise Highway). Applicant requests a Planning Board special permit for a bar/nightclub in the Business 1 district pursuant to 68-272.1 Q. Site plan modification are also requested as part of this application.

Town Board Application - Public Hearing

9. **Sunrise Development, Inc. - CZ2021-028 (0500-395.00-01.00-001.001)**

South side of Saxon Avenue between Joyces Way and Angela Lane, Bay Shore (26 South Saxon Avenue). Applicant requests a change of zone from Residence AAA District to Residence C District in order to construct an assisted living facility. Site plan modifications may be required as part of this application.