

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Sep 07 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](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 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, AICP CUD, CC-P, LEED-AP, COMMISSIONER

Islip, New York  
September 6, 2022

### *Site Plan Modification - Public Hearing*

1. **John King - SP2021-077 (0500-146.00-02.00-005.001)**

South side of Veterans Memorial Hwy (S.R. 454), 197 ft. West of Fifth (5th) Avenue, Bohemia (3040 Veterans Memorial Hwy). Applicant requests a buffer and parking relaxation in connection with the construction of two warehouse/office buildings and related site improvements.

### *Site Plan Modification - Public Hearing*

2. **Ryan Brown (Union Blvd Realty, LLC) - SP2022-025 (0500-455.00-03.00-001.006)**

South side of Union Blvd (C.R. 50), 374 ft. East of Beach Street, West Islip (460 Union Blvd). Applicant requests a parking relaxation in connection with the expansion of an existing hardware store at a multi-tenant shopping center.

*Planning Board Application-Public Hearing*

3. **Lamont Monroe - PB2022-021 (0500-157.00-02.00-041.003)**

East side of Central Blvd, 60 ft. North of Forrest Place, Bay Shore (1743 Central Blvd). Applicant requests a modification of Planning Board conditions in connection with the encroachment of a pool, patio, shed and other appurtenances in a natural buffer per Filed Map # 11542.

*Planning Board Application-Public Hearing*

4. **Mike McElwee - PB2022-023 (0500-357.00-03.00-019.000)**

South side of Hanson Place, approximately 151 feet east of Montauk Highway (S.R. 27A), Sayville (30 Hanson Place). Applicant requests a modification of covenants and restrictions associated with TC5090 in order to permit the sale, service, and consumption of alcohol accessory to the restaurant use.

*Town Board Application - Public Hearing*

5. **Dynamic Expediting Services - CZ2022-014 (0500-273.00-02.00-006.000)**

East side of Carleton Avenue, (C.R. 17), approximately 205 feet South of Manhattan Blvd, Islip Terrace (39-41 Carleton Avenue). Applicant requests a modification of covenants and restrictions associated with TC3533 in order to permit a four-family dwelling.

*Site Plan Modification - Decision Item*

6. **Southside Hospital - SP2022-047 (0500-368.00-02.00-042.002)**

North side of Union Blvd (C.R. 50), 366 ft. West of North Montgomery Avenue, Bay Shore (1933-1963 Union Blvd).. Applicant requests a parking relaxation in connection with a change of use from professional office to medical office.

*Planning Board Application - Decision item (not public)*

7. **Juan Pacheco (Cadsigns) - PB2022-016 (0500-187.00-03.00-012.006)**

Southwest corner of North Research Place and Carleton Avenue (C.R.17), Central Islip (20 North Research Place). Applicant requests Planning Board approval for signage in the PDDRS District, pursuant to 68-324C(3)(a).