

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jan 04 2023** 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, AICP CUD, CC-P, LEED-AP, COMMISSIONER

Islip, New York
January 3, 2023

Site Plan Modification - Public Hearing (ADJOURNED)

1. **Corey Elbaum Vice president - SP2022-030 (0500-239.00-04.00-006.024)**
0 RAJON RD. Bayport. Applicant requests landscaping and buffer relaxations in connection with a new warehouse building.

Planning Board Application-Public Hearing - ADJOURNED

2. **1056 Motor Parkway Associates, LLC - PB2022-029 (0500 - 05400 - 0300 - 046000)**
Southwest corner of Long Island Motor Parkway (C.R. 67) and Wheeler Road (C.R. 17), Central Islip (1056 Motor Parkway). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2004-047, in order to reduce the number of parking stalls provided on site. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

3. **Expressway 55 Car Wash (Tommy Federico) - CZ2022-032 (0500-037.00-03.00-021.001)**
West side of Motor Parkway, (C.R. 67), approximately 154 feet south of Long Island Expressway South Service Road, (S.R. 454), Brentwood. (800 Motor Parkway). Applicant requests a modification of covenants and restrictions associated with TC# 3892 to permit more than one curb cut onto Motor Parkway.

Planning Board Application - Decision Item

4. **Bolla EM Realty, LLC - PB2022-009 (0500-338.00-02.00-009.000)**
Southeast corner of Bay Shore Road (C.R. 57) and Manor Lane, Bay Shore (236 Bay Shore Road). Applicant requests a Planning Board Special Permit for a convenience market in the Business 3 District, pursuant to 68-302.1 (D). Site plan modifications may also be requested as part of this application.

Town Board Application - Recommendation Item

5. **D&G Realty Ventures, LLC - CZ2022-024 (0500-393.00-01.00-024.000, 025.000, 026.000, 027.000, 028.000 & 029.000 - 0500-367.00-01.00-133.001, 138.000, 139.000, 140.000, 141.000 & 142.000)**
North side of Union Blvd, (C.R. 50), between 2nd & 3rd Avenue, Bay Shore (#46-52 2nd Avenue), (#55-63 3rd Avenue) & (#1779-1805 Union Boulevard). Applicant requests a change of zone from Business District, Business 3 District and Industrial 1 District to all Downtown Development District in order to construct a mixed-use building consisting of 14,000 square feet of commercial space and 132 senior apartments and an apartment house consisting of 24 non-age restricted apartments. Site plan modifications are required as part of this application.

Town Board Application- Recommendation Item (ADJOURNED)

6. **BSL East Islip LLC - CZ2022-018 (0500-347.00-01.00-047.001, 079.001, 081.002, 082.002, 084.002, 085.002, 0500-373.00-02.00-004.001)**
Northeast side of E. Main Street, (S.R. 27A), 213 feet east of Greenwood Avenue, East Islip (117 E Main Street). Applicant requests a change of zone from Residence A District and Business 3 district to all Residence C district and a modification of covenants and restrictions of TC 589 in order to construct an assisted living facility. Site plan modifications are requested as part of this application.

Town Board Application- Recommendation Item (ADJOURNED)

7. **Transform Bohemia NY LLC - CZ2022-010 (0500-235.00-02.00-029.002)**
North side of Sunrise Highway Service Road, (S.R. 27) approximately 500 feet west of Johnson Avenue, Sayville (5147 Sunrise Highway). Applicant requests two Town Board special permits for fast-food restaurants pursuant to 68-301C and a minor subdivision. Site plan modifications may also be required as part of this application.

Site Plan Modification - Decision Item

8. **Brad Lipman - SP2021-085 (0500-373.00-02.00-047.001, 048.000)**

Southeast corner of East Main Street and Matinecock Avenue, East Islip (136 & 146 E Main St). Applicant requests a landscaping relaxation in connection with a change of use from an existing professional office to a medical office

Town Board Application- Recommendation Item

9. **Costco Wholesale Corporation as successor by merger to Price Corporation - CZ2022-030 (0500-218.00-01.00-004.029)**

Northeast corner of Beacon Drive and Sunrise Highway, (S.R 27), Holbrook (125 Beacon Drive). Applicant requests a modification of covenants and restrictions associated with TC5286 to decrease the landscaped area along Beacon Drive in order to expand an existing single user bulk retail establishment by 18,372 square feet. Site plan modifications are required as part of this application.