

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, May 24 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](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  
May 19, 2023

### *Site Plan Modification - Public Hearing-ADJOURNED*

#### 1. **Steve Bavaro - SP2021-082 (0500-373.00-01.00-007.000 & 008.000)**

Southeast corner of Montauk Hwy (S.R. 27A) and Wyandanch Avenue, East Islip (42 & 44 E Main Street). Applicant requests a buffer, parking, landscaping and dimensional relaxations in connection with a proposed parking lot expansion for a mixed use property.

### *Site Plan Modification - Public Hearing*

#### 2. **Christina Panetta (Panetta Physical Therapy) - SP2023-016 (0500-419.00-01.00-021.000)**

North side of West Main Street, (27A), 51 feet West of Smith Street, Bay Shore (125 W Main St). Applicant requests a parking relaxation in connection with a change of use for two existing vacant commercial units to medical (physical therapy) and a fitness center (personal training).

*Site Plan Modification - Public Hearing*

3. **Issam Djballi - SP2023-024 (0500-408.00-03.00-001.000)**

Southeast corner of Montauk Hwy (S.R. 27A) and Benson Ave, Sayville (272 Montauk Hwy). Applicant requests a parking relaxation and modification of Planning Board conditions in connection with a change of use from an office to a barbershop in a multi-tenant commercial building.

*Planning Board-Public Hearing*

4. **6 Star Development - PB2023-004 (0500-119.00-01.00-096.003)**

South side of Suffolk Avenue (C.R. 100), approximately 1420' east of Islip Avenue (N.Y.S. Route 111), Central Islip (98 W. Suffolk Avenue). Applicant requests a modification of site plan modification conditions associated with SP2008-003 in order to permit a restaurant, along with a Planning Board Special Permit for a minor restaurant in the Business1 District, pursuant to 68-272.1(A). Site plan modifications may be required as part of this application.

*Town Board Application - Public Hearing -ADJOURNED*

5. **Above All Store Fronts, Inc. - CZ2023-006 (0500-054.00-03.00-043.000)**

South side of Motor Parkway, (C.R. 67), approximately 449.76 feet east of Wheeler Road, (C.R. 17), Central Islip (0 Motor Parkway). Applicant requests a change of zone from Business 1 to Industrial 1 in order to construct a warehouse. A buffer relaxation is requested as part of this application.

*Town Board Application - Public Hearing*

6. **The Laundry Room Realty CO., LLC - CZ2023-007 (0500-370.00-03.00-001.007)**

Southwest corner of Montauk Highway, (S.R. 27A) and Marvin Lane, Islip (204 Main Street). Applicant requests a change of zone from Business 1 District and Business 2 District to Business District and a modification of deed covenants and restrictions associated with TC 4241 in order to construct a mixed use building with 5 apartments. Site plan modifications are also required as part of this application.

*Town Board Application - Public Hearing*

7. **Christine Collins - CZ2023-008 (0500-348.00-01.00-001.000)**

Southeast corner of Hawthorne Avenue and Laurel Avenue, East Islip (53 Laurel Avenue). Applicant requests a change of zone from Industrial 1 to Residence A in order to reconstruct a single family dwelling.

*Site Plan Modification - Decision Item*

8. **Gill Singh - SP2022-019 (0500-150.01-01.00-002.001)**

East side of Roebling Court, 349 feet North of Trade Zone Drive, Ronkonkoma (101 Roebling Court).. Applicant requests a relaxation of the curb cut side yard property line offset in connection with the construction an industrial building.

*Site Plan Modification - Decision Item*

9. **Cary F. Staller - SP2022-073 (0500-369.00-01.00-033.000 & 034.000)**

Southwest corner of Montauk Hwy (S.R. 27A) and Saxon Avenue, Bay Shore (430 E Main Street & 440 Montauk Hwy).. Applicant requests a landscaping relaxation in connection with the conversion of a vacant bank to a starbucks.

*Planning Board Application - Decision Item*

10. **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.

*Planning Board Application - Decision Item*

11. **Steel Campus LLC & Marcus ISP Apts Holdings LLC - PB2023-019 (0500-187.10-01.00-004.002)**

300 Carleton Avenue Central Islip. Applicant requests Planning Board approval for signage in the PDDMF District, pursuant to 68-324E(2)(c).

*Planning Board Application-Decision Item*

12. **Ella Boglione Sign Star NY Inc. - PB2023-021 (0500-165.00-14.00-001.001)**

East side of Eastview Drive, west side of Lowell Avenue, 100 feet south of Gullhaven Drive, Central Islip (625 Eastview Drive). Applicant requests Planning Board approval for signage in the PDDEC District, pursuant to 68-324A(3)(a)[9].

*Town Board Application- Recommendation Item*

13. **Craig Hinck - CZ2022-029 (0500-289.00-05.00-055.000 & 290.00-01.00-001.000)**

West side of Fifth Avenue, (C.R. 13A), approximately 378.9 feet north of Bartow Street, Bay Shore (1420 & 1424 N 5th Avenue). Applicant requests a change of zone from Residence A to Industrial 1 in order to construct a mini-storage warehouse. Site plan modifications are requested as part of this application.