

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Apr 10 2024** at 6:00 p.m. at the Islip Town Hall, 655 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 at (631) 224-5450 on the day of the hearing to confirm application scheduling.

If you need an auxiliary aid/service or other accommodation to attend the public hearing due to a disability, please contact Constituent Services at (631) 224-5380 as soon as possible, preferably at least 48 hours before the public hearing.

PLANNING BOARD, TOWN OF ISLIP  
EDWARD FRIEDLAND, CHAIRMAN  
ELA DOKONAL, AICP CUD, CC-P, LEED-AP, COMMISSIONER

Islip, New York  
April 9, 2024

### *Town Board Application- Recommendation Item*

1. **Barone Management LLC - CZ2022-033 (0500-027.00-02.00-017.000)**

East side of Blydenburgh Road, approximately 233 feet North of Milmay Avenue, Hauppauge (471 Blydenburgh Road). Applicant requests a change of zone from Residence AAA to Industrial 1 in order to construct a warehouse. Applicant further requests a Planning Board special permit for outdoor or overnight parking of registered vehicles as an accessory use to a permitted principal use pursuant to 68-340.1 C. Site plan modifications are requested as part of this application.

### *Planning Board Application-Public Hearing*

2. **Anthony Pellizzi - PB2024-005 (0500-369.00-02.00-011.001)**

Northeast corner of Montauk Highway (S.R. 27A) and Saxon Avenue, Bay Shore (611 Montauk Hwy). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

3. **Veolia ES Technical Solutions LLC - PB2024-007 (0500-201.00-01.00-022.001)**  
South side of Spence Street, approximately 521 feet west of 5th Avenue, (C.R. 13), Bay shore (22 Spence Street). Applicant requests a modification of Planning Board conditions associated with TC5415 1b to permit the overnight parking of vehicles on the western side of the building.

*Planning Board Application-Public Hearing*

4. **BDG SUN-VET LLC (Rebecca Wing) - PB2024-009 (0500-238.00-01.00-007.000)**  
Northeast corner of Sunrise Highway Service Road, (S.R.27) and Broadway Avenue, Holbrook (5801 Sunrise Highway). Applicant requests six Planning Board special permits for restaurants pursuant to 68-302.1 H. A parking relaxation is requested as part of this application.

*Planning Board Determination - Rochester Hearing*

5. **Tom Farrell - SP2022-059 (0500-136.00-03.00-016.001, 017.000, 018.000, 019.000)**  
North side of 3rd Avenue and Stein Drive intersection, Brentwood (0, 23, 25 & 29 3rd Avenue). The Planning Board is requested to hold a 'Rochester Hearing' to hear public testimony regarding the proposed expansion of an existing two story Ambulance Dispatch Building and a special permit for a 100 foot tall radio antenna. Site plan modifications and an exemption of Town of Islip zoning requirements for ambulance use are also requested as part of this application.

*Site Plan Modification - Decision Item*

6. **Simon Nourmand - SP2023-038 (0500-038.00-02.00-023.004)**  
North side of Newton Ave. 426.17 ft. east of Hoffman Avenue. 21 NEWTON PL, Hauppauge. Applicant requests permission to locate loading bays in the front yard facing the Right of Way in connection with an addition to an existing warehouse facility.

*Planning Board Application - Decision Item*

7. **Jesse Curreri - PB2024-008 (0500-165.00-13.00-002.005)**  
Northeast corner of Carleton Avenue (C.R. 17) and Gullhaven Drive, Central Islip (250 Carleton Ave). Applicant requests Planning Board approval for signage in the PDDRS District, pursuant to 68-324(C)(3)(a).