

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jul 17 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.

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
July 15, 2024

Site Plan Modification - Public Hearing

1. **Marc Kemp - SP2024-028 (0500-136.00-02.00-047.002)**

East side of Wicks Road and North side of Suffolk Avenue, 130 feet South of Grove Street, Brentwood (37 Wicks Road). Applicant requests a parking relaxation in connection with a change of use from retail to medical in an existing multi-tenant commercial building.

Planning Board Application - Public Hearing - ADJOURNED

2. **Mamatanz Parvin - PB2024-012 (0500-214.00-02.00-001.028)**

Northwest corner of Sal Court and Nicole Court, Bohemia (S Sal Court). Applicant requests a modification of condition #6 of the 1986 Final Resolution for Captree Courts, Bohemia (Filed Map #8169), to allow an accessory apartment within an existing single family dwelling.

ADJOURNED

Planning Board Application-Public Hearing

3. **Jacqueline Palumbo - PB2024-014 (0500-372.00-04.00-001.000)**

Southeast corner of Montauk Highway (S.R. 27A) and Harrison Avenue, East Islip (100 Main Street). Applicant requests a Planning Board Special Permit for a mixed use building in the business district, pursuant to 68-257.1G. Site plan modifications are also requested as part of this application.

Planning Board Application - Public Hearing - ADJOURNED

4. **Waheed Khosdal - PB2024-015 (0500-372.00-02.00-034.002)**

Northwest corner of Main Street (S.R. 27A) and Carleton Avenue (C.R. 17), East Islip (23 West Main Street). Applicant requests a modification of Planning Board Special Permit conditions associated with TC4183 in order to modify the hours of operation.

Major Subdivision - Bond Release

5. **CAMPO BROTHERS - Treadwell Court - MS2017-001 (0500-256.00-02.00-008.002 thru 008.014)**

West side of Smithtown Avenue, 693 ft. North of Sunrise Highway Service Road North (S.R. 27), Bohemia (300-320 Treadwell Court & 767 Smithtown Avenue).. Applicant requests a full bond release in connection with the completion of an 11 lot major subdivision.

Site Plan Modification - Decision Item

6. **Pieter Trap - SP2023-071 (0500-126.00-02.00-060.009)**

West side of Alexander Court, 157 feet North of Alexander Boulevard, Ronkonkoma (20 Alexander Court).. Applicant requests parking and landscaping relaxations in connection with alterations and additions to an existing manufacturing facility.

Site Plan Modification - Decision Item

7. **Karen Boorshtein Pres & CEO - SP2023-074 (0500-266.00-03.00-072.011)**

West side of Fifth Avenue, East side of North Clinton Avenue, 703 feet South of Spur Drive South, Bay Shore (1444 5th Avenue).. Applicant requests a parking relaxation in connection with a change of use from 3 U-Pre-K classrooms to 3 Adult-Ed classrooms in an existing building.

Planning Board Application - Decision Item

8. **86 Emjay Boulevard LLC - PB2023-023 (0500-134.00-02.00-002.000)**

West side of Emjay Boulevard, 3,260 feet north of Suffolk Avenue (C.R.100), Brentwood (86 Emjay Boulevard). Applicant requests a Planning Board Special Permit for the outdoor overnight parking of registered vehicles, as an accessory use to a warehouse use, in the Industrial 1 District, pursuant to 68-340.1(C). Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

9. **550 Liberty Plaza LLC - CZ2023-019 (0500-136.00-03.00-011.010 & 0500-136.00-03.00-011.008)**

South Side of Suffolk Avenue, (C.R. 50), approximately 395 feet west of 1st Street, (Lukens Avenue), Brentwood. (500 & 550 Suffolk Avenue). Applicant requests a change of zone from Business 1 to Business 3 district, a modification of covenants and restrictions associated with TC 5304, a Town Board special permit for a fast-food restaurant pursuant to 68-302 G, and a Planning Board special permit for a convenience market pursuant to 68-302.1 D. Site plan modifications are required as part of this application.

Town Board Application- Recommendation Item

10. **Bayport Collision Center - CZ2023-009 (0500-333.00-01.00-004.000)**

Northeast corner of Montauk Highway, (S.R. 27A) and Lakeview Avenue, Bayport (405 Lakeview Avenue). Applicant requests a modification of covenants and restrictions associated with TC1474 in order to allow an approximate 250 square foot building addition built into a required 15' landscape buffer associated with a vehicle repair shop. Site plan modifications are required as part of this application.