

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Sep 04 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
September 4, 2024

Site Plan Modification - Public Hearing

1. **Michael Broxmeyer - SP2023-063 (0500-003.00-01.00-025.003 & 025.004)**

Southeast corner of Veterans Memorial Highway (S.R. 454) and Wheeler Road (S.R. 111), Hauppauge (700-800 Veterans Memorial Hwy). Applicant requests a parking relaxation in connection with a change of use of an existing suite from commercial office to Behavioral Analyst Therapy (medical office).

Site Plan Modification - Public Hearing

2. **Marcos Castro - SP2022-052 (0500-224.00-01.00-069.001)**

North side of Drayton Avenue, 163 feet East of Fifth Avenue, Bay Shore (15 Drayton Avenue).. Applicant requests a buffer relaxation in connection with an existing church.

Town Board Application - Public Hearing

3. **Sore Thumb Properties LLC - CZ2024-007 (0500-340.00-02.00-010.000 & 011.000 & p/o 017.000)**

Southwest corner of Sunrise Highway Service Road, (S.R. 27) and Fifth Avenue Access Ramp, (C.R.13), Bay Shore (0 Sunrise Highway). Applicant requests a change of zone to Business 3 and a Town Board special permit to expand an existing motor vehicle dealership pursuant to 68-301. A buffer relaxation is requested as part of this application.

Town Board Application - Public Hearing

4. **East Coast Imperial Properties, LLC - CZ2024-008 (0500-364.00-01.00-006.001, 007.000, 009.001 & 121.000)**

Northwest corner of Sunrise Highway North Service Road (S.R. 27) and Hyman Avenue, Bay Shore (0 Muncey Road). Applicant requests a change of zone from Residence A to Residence CA in order to construct 9 attached single-family dwellings.

Planning Board Application -Decision Item

5. **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.

Town Board Application- Recommendation Item - ADJOURNED

6. **Family Residences and Essential Enterprises, Inc. - CZ2023-020 (0500-304.00-02.00-007.000)**

East side of Locust Avenue, 1,024.9 feet south of Epurne Boulevard, Oakdale (405 Locust Avenue). Applicant requests a change of zone from Residence AAA to Residence CA in order to construct 40 apartments. Site plan modifications may be required as part of this application.

ADJOURNED