

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Dec 11 2024** at 6:00 p.m. at Town Hall West, 401 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  
December 9, 2024

### *Planning Board Application-Public Hearing*

1. **The Gihon Group LLC - PB2024-024 (0500-367.00-03.00-039.001)**

Northwest corner of Union Blvd (C.R. 50) and First Avenue, Bay Shore (1855 Union Blvd). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1G. Site plan modifications may also be requested as part of this application.

### *Planning Board Application - Public Hearing - ADJOURNED*

2. **62 W Main Street Incorporated c/o Gabriel and Lady Feliz - PB2024-025 (0500-419.00-03.00-079.000)**

South side of West Main Street approximately 76.99 feet West of South Park Avenue, Bay Shore (62 W Main Street). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2022-027 in order to increase the size of the proposed bar. Site plan modifications are also requested.

*Town Board Application - Public Hearing*

3. **Concern For Independent Living, Inc - CZ2024-012 (0500-160.00-02.00-072.003)**  
Northeast side of Brentwood Road and Commack Road, Brentwood (1725 Brentwood Road). Applicant requests a change of zone for an overlay of Planned Landmark Preservation District, a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the use requirements of the underlying district and a minor subdivision in order to renovate an existing building into 150 apartments. Site plan modifications are required as part of this application.

*Site Plan Modification - Decision Item*

4. **Michael Nelson President - SP2024-069 (0500-235.00-02.00-029.009)**  
Northwest corner of Sunrise Highway (S.R. 27) and Johnson Avenue, Bohemia (5181 Sunrise Highway). Applicant requests a parking relaxation in connection with a mezzanine addition to a proposed supermarket.

*Major Subdivision - Bond Release*

5. **American Boulevard, Brentwood - MS2013-001 (0500-226.00-02.00-106.006,106.007,106.008)**  
Westerly terminus of Swan Place, 100 feet west of Hilltop Drive, Brentwood (0, 20 & 21 Swan Place). Applicant requests a full surety and cash bond release for a previously approved major subdivision.

*Site Plan Modification - Decision Item*

6. **Steel Campus LLC Marcus ISP Apts Holdings LLC - MN2024-007 (0500-187.10-01.00-004.002)**  
East side of Carleton Avenue, (C.R. 17) approximately 1228 feet north of Courthouse Drive, Central Islip (300 Carleton Avenue). Applicant requests a subdivision of a parcel located within the Planned Development District Retail/Service subdistrict pursuant to 68-324.C.6, berm, lighting and landscaping relaxations in connection with a 5 lot minor subdivision.

*Site Plan Modification - Decision Item*

7. **Russell Mohr - MN2024-014 (0500-165.00-13.00-002.005)**  
Northeast corner of Carleton Avenue (C.R. 17) and Gull Haven Drive, Central Islip (250 Carleton Avenue). Applicant requests a subdivision of a parcel located within the Planned Development District Retail/Service subdistrict pursuant to 68-324.C.6, parking, lighting, buffer and landscaping relaxations in connection with a 2 lot minor subdivision.

*Planning Board Application - Decision Item*

8. **Taco Bell of America, LLC - PB2023-042 (0500-146.00-02.00-008.003 & 0500-146.00-02.00-008.005)**

South side of Veterans Memorial Highway (S.R. 454), approximately 0 feet East of 5th Avenue, Bohemia (0 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a Fast Food Restaurant with Drive Through and approval of Outdoor Seating in the Industrial Corridor District pursuant to Section 68-466.1 (L2) and 68-467(H1), respectively. Site plan modifications may be required as a part of this application. Applicant also requests a waiver of Zoning Code sections 68-423.4C to allow less transparent glass on the street front facades, 68-423.4D to allow a drive through service window in the second front yard, 68-423.11A to allow a 12 car queue lane in the second front yard, and 68-423.11D to waive the sidewalk requirements along 5th Avenue.

*Planning Board Application*

9. **Jean Arcieri, Sabor A Columbia III - PB2024-027 (0500-187.00-03.00-012.005)**

Southwest corner of North Research Place and Carleton Avenue (C.R. 17), Central Islip (20 N Research Place). Applicant requests Planning Board approval for signage in the PDDRS District, pursuant to 68-324C(3)(a).