

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jan 29 2025** 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.

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
January 27, 2025

Site Plan Modification - Public Hearing

1. **Jeffrey Pliskin - SP2024-037 (0500-130.00-06.00-001.109)**

West side of Patchogue Holbrook Road, approximately 1,056 ft North of Springmeadow Drive, Holbrook (480 Patchogue Holbrook Road) . Applicant requests a parking relaxation in connection with a change of use from retail to personal service (permanent make-up studio) in an existing multi-tenant shopping center.

Planning Board Application - Public Hearing

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.

Major Subdivision - Modification of DC&R - Public Hearing

3. **Gary & Lorraine Ranftle - PB2024-026 (0500-018.00-01.00-005.004)**

East side of N Equestrian Ct, 200 feet North of Liberty Street, Hauppauge (3 N Equestrian Ct). Applicant requests modification of the deed covenant & restrictions and Planning Board conditions to allow for encroachments into the existing 50 ft conservation easement area.

Site Plan Modification - Decision Item

4. **Allied Scrap LLC - SP2021-012 (0500-193.00-02.00-005.000)**

West side of Lincoln Avenue, 538 feet South of McCormick Drive, Holbrook (1120 Lincoln Avenue). Applicant requests permission to locate an overhead door facing a Right of Way in connection with the construction of a new recycling facility building.

Site Plan Modification - Decision Item

5. **Oliver Brodlieb - SP2023-061 (0500-237.00-02.00-018.004)**

South side of Sunrise Highway South Service Road, 650 feet West of Broadway Avenue, Sayville (5700 Sunrise Hwy) . Applicant requests a parking relaxation and permission to locate two overhead doors facing Sunrise Hwy in connection with a new one story addition to an existing car dealership and service center.

Road Opening - Bond Release

6. **Christine and Kemraj Bowani - RO2017-003 (0500-189.00-01.00-014.002)**

West side of Paper Montauk Avenue (#0), 295 ft. North of Atlantic Street, Central Islip. Applicant requests a full bond release in connection with a prior approved road opening application for a single family dwelling.

Planning Board Application - Decision Item

7. **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-Decision Item

8. **George Dietzer - PB2024-029 (0500-187.00-03.00-012.005)**

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