

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, November 13, 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.

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.

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.

ISLIP, NEW YORK
November 1, 2024

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

Planning Board Application – Public Hearing

1. **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 – Public Hearing

2. **Katrina Lee - PB2024-022 (0500-317.00-02.00-018.002)**

Southwest corner of Sunrise Highway Service Road (S.R. 27) and Brentwood Road, Bay Shore (1746 Sunrise Hwy). Applicant requests a Planning Board special permit for an assembly and social recreation hall in the Business 1 District, pursuant to 68-272.1H. Site plan modifications are also requested as part of this application.

Town Board Application – Public Hearing

3. **Chester Striplin - CZ2024-011 (0500-279.00-01.00-006.001)**

Corner of Sunrise Highway Service Road (S.R. 27) and Walnut Avenue, Bohemia (4720 Sunrise Highway). Applicant requests two Town Board special permits for a motor vehicle dealership and commercial storage of boats pursuant to Town Code Section 68-302 (F) and 68-302 (N), respectively and a modification of covenants and restrictions associated with TC 4772, in order to allow for the sale and storage of boats. A waiver of the minimum required lot size and site plan modifications are also requested as part of this application.