

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Oct 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
October 24, 2025

Site Plan Modification - Public Hearing

1. **Vijay Alreja - SP2025-009 (0500-192.00-01.00-016.036)**

South side of Carlough Road, 350 feet East of Johnson Avenue, Bohemia (89 Carlough Road). Applicant requests a buffer and parking relaxation in connection with site work for an existing industrial building.

Planning Board Application - Public Hearing

2. **Camp Pyne/Bango - PB2025-017 (0500-333.00-04.00-038.000)**

North side of Montauk Highway (C.R. 27A) approximately 100 feet west of Sylvan Avenue, Bayport (907 Montauk Hwy). Applicant requests a Planning Board Special Permit for a restaurant in the Business 1 District, pursuant to 68-272.1G. Site plan modifications are also required as part of this application.

Planning Board Application - Public Hearing

3. **Multibrands Wire, LLC - PB2025-018 (0500-455.00-01.00-059.001)**

Northwest corner of Union Blvd (C.R. 50) and Chestnut Street, West Islip (343 Union Blvd). Applicant requests a modification of TC5186 in order to increase the size of a fast food restaurant. Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing

4. **GKI Long Island, LLC - PB2025-015 (0500-103.00-02.00-026.001)**

East side of 13th Avenue and approximately 441 feet South of Peconic Street, Ronkonkoma (195 13th Avenue). Applicant requests two Planning Board Special Permits for a vehicle repair shop and the outside overnight parking of registered vehicles, in the Industrial 1 District, pursuant to 68-340.1B&C, respectively. Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

5. **Ronan Mac Adaim - PB2025-021 (0500-321.00-02.00-029.000)**

Southeast corner of Carleton Avenue (C.R. 17) and Beecher Avenue, East Islip (259 Carleton Ave). Applicant requests a modification of TC4442 in order to expand the activity space in an existing bar. Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing -ADJOURNED

6. **Roy Bishop - PB2025-022 (0500-015.00-02.00-010.003)**

North side of Veterans Memorial Highway (S.R. 454) approximately 260 feet east of MacArthur Boulevard, Hauppauge (1235 Veterans Memorial Hwy). Applicant requests a Planning Board Special Permit for a restaurant, and Planning Board approval of outside seating accessory to the restaurant use in the Business 2 District, pursuant to 68-287.1F & 68-289A(8). Site plan modifications may also be requested as part of this application.

Planning Board Application - Decision Item

7. **Paul Pedretti - PB2025-024 (0500-405.00-02.00-006.000)**

South side of Montauk Hwy (C.R. 27A), approximately 2,990 feet west of West Ave, Oakdale (400 Montauk Hwy). Applicant requests Planning Board approval for the construction of a new gatehouse.

8. **10 Grand Blvd Realty, LLC - CZ2025-009 (0500-221.00-01.00-003.001)**

Southwest corner of Grand Boulevard, and Howell's Road, Deer Park (1050 Grand Blvd).

Applicant requests a modification of covenants and restrictions associated with TC5097 in order to increase the outside storage area for construction equipment. Site plan modifications may be required as part of this application.