

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Oct 12 2022** at 6:00 p.m. at the Islip Town Hall West, 401 W 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 on the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids or special accommodations to attend this meeting, please call - CONSTITUENT SERVICES - (631) 224-5380.

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

Islip, New York
October 7, 2022

Site Plan Modification - Public Hearing

1. **James Nazzaro - SP2022-044 (0500-368.00-03.00-043.000)**

Southeast corner of Brentwood Road and Union Blvd (C.R. 50), Bay Shore (39 Brentwood Road).. Applicant requests a parking relaxation in connection with the addition of ADA stalls in an existing medical office parking lot.

Planning Board Application-Public Hearing

2. **Matt Guiliano - PB2022-024 (0500-037.00-01.00-024.000)**

North side of Express Drive North, approximately 675 feet west of Ranick Road, Hauppauge (1745 Express Drive North). Applicant requests a modification of site plan modification conditions associated with SP2003-009 in order to remove covenants limiting the use of the property to a sports training and recreation facility, and to permit the facility to be open to the general public. Applicant also requests a Planning Board Special Permit for an indoor recreation facility in the Industrial 1 District, pursuant to 68-340.1(N). Site plan modifications may also be requested as part of this application.

Town Board Application - Public Hearing

3. **627 Coates Avenue LLC - CZ2022-020 (0500-194.00-01.00-048.000)**

East side of Coates Avenue, approximately 67 feet west of Veterans Memorial Highway, (S.R. 454), Holbrook (627 Coates Avenue). Applicant requests a change of zone from Industrial 1 to Industrial Transition district and a Planning Board special permit for a vehicle fleet storage yard pursuant to 68-700 F. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

4. **Captain Permit (Michael Arato) - CZ2022-023 (0500-473.00-04.00-005.000)**

Southwest corner of Montauk Highway, (S.R. 27A), and Secatogue Lane, West Islip (750 Montauk Highway). Applicant requests a change of zone from Residence A to General Service T in order to permit a medical office. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

5. **D&G Realty Ventures, LLC - CZ2022-024 (0500-393.00-01.00-024.000, 025.000, 026.000, 027.000, 028.000 & 029.000 - 0500-367.00-01.00-133.001, 138.000, 139.000, 140.000, 141.000 & 142.000)**

North side of Union Blvd, (C.R. 50), between 2nd & 3rd Avenue, Bay Shore (#46-52 2nd Avenue), (#55-63 3rd Avenue) & (#1779-1805 Union Boulevard). Applicant requests a change of zone from Business District, Business 3 District and Industrial 1 District to all Downtown Development District in order to construct a mixed-use building consisting of 14,000 square feet of commercial space and 132 senior apartments and an apartment house consisting of 24 non-age restricted apartments. Site plan modifications are required as part of this application.

Planning Board Application - Decision Item

6. **Moonfish Brewery Inc. - PB2021-018 (0500-395.00-03.00-001.002)**

East side of Degnon Boulevard, 657 feet south of Montauk Highway (S.R.27A), Bay Shore (25 Degnon Boulevard). Applicant requests a Planning Board Special Permit for a Bar, Tavern, or Nightclub in the Industrial 1 District, pursuant to 68-341.1(V). Site plan modifications are also requested as part of this application.

Town Board Application- Recommendation Item

7. **Julie & Chi Yim - CZ2021-027 (0500-141.00-04.00-061.001)**

East side of Carleton Avenue (C.R. 100), between Ackerman Avenue and Clift Street, Central Islip (120 Carleton Avenue). Applicant requests a change of zone from Business 1 district to Business District and a Planning Board special permit for a mixed-use building pursuant to 68-257.1 G. Site plan modifications are requested as part of this application.