

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Feb 08 2023** 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
February 3, 2023

Site Plan Modification - Public Hearing

1. **Stacy Giaquinto (Lincoln Realty Development) - SP2021-063 (0500-151.00-01.00-007.000)**
East side of Lincoln Avenue, 80 feet South of Roberts Street, Holbrook (0 Lincoln Avenue).. Applicant requests landscaping relaxations in connection with the construction of two 1 story warehouse/office buildings.

Site Plan Modification - Public Hearing

2. **Corey Elbaum - SP2022-030 (0500-239.00-04.00-006.024)**
South side of Rajon Road, 668 feet West of Sylvan Ave, Bayport (0 Rajon Road).. Applicant requests landscaping and parking relaxations in connection with a new warehouse building.

Planning Board Application- Public Hearing

3. **Yaslin Collado - PB2022-030 (0500-137.00-04.00-016.000)**

Northeast corner of Brentwood Road and Second Avenue, Brentwood (1825 Brentwood Road). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1 A. Site plan modifications may be requested as part of this application.

Planning Board Application - Public Hearing

4. **Erik A. Bjerneby, R.A. - PB2022-033 (0500-454.00-02.00-018.000)**

South side of Union Blvd. (C.R. 50), west of Hawley Avenue, West Islip (214 Union Blvd.) . Applicant requests a Planning Board Special Permit for a restaurant in the Business 1 District, pursuant to 68-272.1(G). Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

5. **John Webster (Milky Ways) - PB2023-001 (0500-003.00-01.00-010.000)**

West side of Wheeler Road (S.R. 111), 135 feet north of Veterans Memorial Highway, (S.R. 454), Hauppauge (812 Wheeler Road). Applicant requests a Planning Board Special Permit for a minor restaurant in a Business 1 District pursuant to 68-272.1A. Site plan modifications may be requested as part of this application.

Town Board Application - Public Hearing

6. **660 Motor Realty, LLC - CZ2021-024 (0500-036.00-01.00-022.000)**

South side of Motor Parkway, (C.R.67) 200 feet west of Brentwood Parkway, Hauppauge (660 Motor Parkway). Applicant requests a change of zone from Business 1 to Business 3 and a Town Board special permit for a fast-food restaurant pursuant to 68-302 G. Site plan modifications are requested as part of this application. Applicant further requests a waiver of the 40,000 minimum lot area requirement for a fast-food restaurant.

Planning Board Application - Decision Item

7. **62 West Main Holding, LLC - PB2022-027 (0500-419.00-03.00-079.000)**

South side of West Main Street, (S.R.27A), approximately 77 feet west of South Park Avenue, Bay Shore (62 West Main Street). Applicant requests a Planning Board Special Permit for a restaurant in the Business District, pursuant to 68-257.1(I). Applicant also requests Planning Board Special Permits for a bar, and outside seating and bar service, accessory to a bar, pursuant to 68-257.1(M)&(N), respectively. Site plan modifications are also requested as part of this application.

Town Board Application- Recommendation Item

8. **New Home holdings Corp - CZ2022-026 (0500-344.00-02.00-025.001 & 025.002)**

North side of Union Boulevard, (C.R. 50) approximately 308.84 feet west of Grant Avenue, Islip (2565 & 2569 Union Boulevard). Applicant requests a change of zone from Residence B district and Industrial 1 district to all Residence CA district in order to construct 16 townhouses. A landscaping relaxation may be required as part of this application.

Town Board Application- Recommendation Item

9. **BDG SUN-VET LLC - CZ2022-028 (0500-238.00-01.00-007.000)**

Northeast corner of Sunrise Highway Service Road, (S.R. 27) and Broadway Avenue, Holbrook (5801 Sunrise Highway). Applicant requests a change of zone from Industrial Corridor District to Business 3 and a modification of covenants associated with TC2194 in order to reconstruct an existing mall with 6 pad sites. Applicant further requests two Town Board special permits for two fast-food restaurants, a Planning Board special permit for a restaurant and three Planning Board special permits for a drive-through window for a bank pursuant to 68-302 G, 68-302.1 H, and 68-302.1 M respectively. A landscaping relaxation may be required as part of this application.