

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jul 16 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
July 14, 2025

Site Plan Modification - Public Hearing - ADJOURNED

1. **Paul Batra - SP2025-044 (0500-137.00-04.00-016.000)**

Northeast corner Brentwood Road and Second Avenue, Brentwood (1825 Brentwood Road). Applicant requests a parking relaxation in connection with a change of use from retail to personal service in an existing multi-tenant shopping center.

Site Plan Modification - Decision Item

2. **Charles P. Ferraro - SP2023-005 (0500-344.00-02.00-024.000)**

West side of Grant Avenue, 280 feet South of Moffitt Blvd, Islip (156 Grant Avenue). Applicant requests a parking relaxation, permission to locate overhead doors facing Grant Avenue and other site plan modifications in connection with the construction of a new 4 story mini storage facility.

Planning Board Application - Decision Item

3. **Erik A. Bjerneby, R.A. - PB2025-010 (0500-231.00-01.00-012.000)**

Southwest corner of Lowell Avenue and Oceanside Street, Islip Terrace (34-48 Lowell Ave).! Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1! District, pursuant to 68-272.1A. Site plan modifications are also requested as part of this! application.

Planning Board Application - Decision item

4. **Feldfam Associates LLC - PB2025-013 (0500-172.00-01.00-051.023)**

Southside of Veterans Memorial Highway (S.R. 454) approximately 185 feet west of Orville Drive, Bohemia (0 Veterans Memorial Hwy). Applicant requests a Planning Board Special Permit for a warehouse in the Industrial Corridor District pursuant to 68-466.2 (B) (2). Site plan modifications may also be requested as part of this application.

Town Board Application- Recommendation Item

5. **Outer-County Construction Corp. - CZ2024-001 (0500-063.00-03.00-045.000)**

South side of Easton Street, approximately 149 feet East of Raynor Avenue, Ronkonkoma (966 Easton Street). Applicant requests a change of zone from Residence A to Industrial 1 in order to construct a warehouse with office. Applicant further requests a Planning Board special permit for the overnight parking of registered vehicles pursuant to 68-340.1 C. Site plan modifications are required as part of this application.

Town Board Application - Public Hearing

6. **R Squared Development LLC - CZ2017-009A (0500-257.00-03.00-003.000, 0500-280.00-0100-2,3,4,10,15.1 & 16)**

Southwest corner of Lakeland Avenue and 11th Street, Sayville (458 Lakeland Avenue). The proposed action involves amendments to Chapter 68 (Zoning) of the Town of Islip Code, including the zoning map, to establish the South Bay Village Planned Development District ("SBVPDD") and a change of zone from Residence AAA District to the created SBVPDD in order to permit the construction of an 890-unit residential community consisting of 576 rental units and 314 for-sale units. Of the rental units, 318 are multi-family, 66 are single-family detached, and 192 are single-family attached. Of the for-sale units, 77 are single-family detached and 237 are single-family attached. 174 of the rental homes and all of the for-sale homes proposed are to be age-restricted, with a portion of affordable rental homes to be reserved for adults with disabilities.