

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Oct 18 2023** at 6:00 p.m. at the Islip Town Hall, 655 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](http://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 17, 2023

### *Site Plan Modification - Public Hearing*

1. **778 MTK Hwy LLC - SP2022-018 (0500-473.00-04.00-022.001)**

Southwest corner of Montauk Highway, (27A) and West Bay Drive, West Islip, (778 Montauk Hwy). Applicant requests parking, landscaping, buffer and other site plan modifications in connection with the demolition of an existing restaurant and the construction of a new 2 story medical building.

### *Planning Board Application-Public Hearing - ADJOURNED*

2. **Jose Valverde - PB2023-030 (0500-067.00-01.00-070.000)**

East side of Main Street, approximately 100 feet south of Railroad Avenue, Holbrook (1057 Patchogue Holbrook Road). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications may also be requested as part of this application.

*Planning Board Application-Public Hearing*

3. **Douglas Acker - PB2023-031 (0500-385.00-06.00-009.004)**

East side of Morgan Lane, 398 feet South of Middle Road, Bayport (9 Morgan Lane). Applicant requests a modification of Planning Board conditions from the 1978 Final Resolution of Morgan's Cove, Bayport regarding encroachment within a conservation easement.

*Planning Board Application-Public Hearing*

4. **Carleton Avenue LLC c/o Georgica Green Ventures, LLC - PB2023-032**

**(0500-120.00-03.00-062.000, 093.003, 098.00-01.00-067.000, 068.000, and 069.000)**

Northwest corner of Carleton Avenue (C.R. 17) and Brightside Avenue, through lot to Cordello Avenue (1 and 29-31 Carleton Avenue, 5 and 9 Railroad Avenue, 1 Cordello Avenue), Central Islip. Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1G. Applicant also requests a partial waiver of the 30% commercial use requirement, along with site plan modifications.

*Town Board Application - Public Hearing*

5. **Tully Environmental Inc. d/b/a Clearbrook by David Galbraith - CZ2023-017**

**(0500-343.00-01.00-029.004, 046.001)**

North side of Greene Street (15 Greene Street) and south side of Essex Street (30 Essex Street), through lot to Denver Avenue, Bay Shore. Applicant requests a change of zone from Industrial 1 district to Industrial 2 district, a modification of covenants and restrictions associated TC 4468, and a Planning Board special permit for a transfer station pursuant to 68-356.1 A. Site plan modifications may be required as part of this application.

*Site Plan Modification - Decision Item*

6. **Lily Oberman (Kimley-Horn) - SP2022-061 (0500-238.00-02.00-001.000)**

Southwest corner of Sunrise Hwy Service Road (S.R. 27) and Broadway Avenue, Sayville (5750 Sunrise Hwy).. Applicant requests a parking relaxation in connection with the creation of additional drive-up stalls at an existing Target.

*Major Subdivision - Preliminary approval*

7. **Darroll Meyer (Meyer Estates) - MS2021-002 (0500-066.00-02.00-058.001)**

Southerly terminus of Chestnut Ave, 340 ft. South of Lexington Avenue, Holbrook (1613 Coates Ave). Applicant requests preliminary approval for a 5 lot major subdivision (4 new dwellings).

*Planning Board Application - Decision Item-ADJOURNED*

8. **EB at Vets Highway LLC EB at Vets Highway II LLC - PB2023-011**  
**(0500-147.00-02.00-028.000 & 029.001)**

Northwest corner of Veterans Memorial Highway (S.R. 454) and Feuereisen Avenue, Ronkonkoma (3355 Veterans Memorial Highway & 1734 Feuereisen Avenue). Applicant requests two Planning Board Special Permits for a fast food restaurant and outside seating accessory to the fast food restaurant in the Industrial Corridor District, pursuant to 68-466.1(G) & (L)(2). Applicant also requests a waiver of the requirement outlined in 68-466.1(L), which requires fast food restaurants to be located at a signalized intersection. Site plan modifications are also requested as part of this application.

*Town Board Application - Recommendation Item*

9. **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.

*Town Board Application- Recommendation Item*

10. **Steel Campus LLC and Marcus ISP Holdings LLC as Tenants in Common - CZ2023-014**  
**(0500-187.10-01.00-004.002 & 0500-165.00-13.00-002.005)**

East side of Carleton Avenue, (C.R. 17), approximately 1228 feet north of Courthouse Drive, Central Islip (300 Carleton Avenue). Applicant requests a change of zone from PDD-Multi Family to PDD-Retail Services, PDD Office and PDD-Senior Citizen and from PDD-Educational Campus to PDD-Retail Services and a modification of covenants and restrictions associated with TC 5363 in order to construct an additional 281 apartments for a total of 645 apartments onsite, 81 senior citizen condominiums, a market, two medical offices, restaurants, and retail space. Site plan modifications may be required as part of this application.