

Public Notice

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Pandemic and recent Executive Orders issued by the Governor, the Town of Islip Planning Board (the "Planning Board") Meeting scheduled for **Wednesday, February 9, 2022**, at 6:00 p.m., will be held electronically via Zoom Webinar instead of an in person public meeting and will be streamed live over the Internet. Instructions on how to access the Zoom Webinar and/or livestream are available on the Town's website – www.islipny.gov.

Anyone interested in providing comments to the Planning Board on an agenda item are encouraged to do so in writing and prior to the date of the meeting at the email address publichearings@islipny.gov.

Any proposed zoning changes listed herein require additional Town Board approval.

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, special accommodations to attend this meeting or has concerns regarding accessibility to the Planning Board Meeting, please call - CONSTITUENT SERVICES - (631) 224-5380.

PLANNING BOARD, TOWN OF ISLIP
EDWARD FRIEDLAND, CHAIRMAN

Islip, New York
February 8, 2022

Planning Board Application-Public Hearing

1. **Venture One Real Estate, LLC - PB2021-036 (0500-126.00-01.00-002.001 & 147.00-01.00-030.000 & 097.000)**

North side of Veterans Memorial Highway (S.R. 454), approximately 927.44 feet east of Fifth Avenue, Ronkonkoma (0 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a warehouse in the Industrial Corridor District pursuant to 68-466.1(B). Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

2. **New Tech Auto Collision/Mario Baganini - PB2022-002 (0500-148.00-01.00-002.003)**

West side of Ocean Avenue, 815.30 ft. south of Veterans Memorial Highway (S.R. 454), Bohemia (1568 Ocean Avenue). Applicant requests a Planning Board Special Permit for a vehicle repair shop in the Industrial 1 District, pursuant to 68-340.1(B). Site plan modification may also be requested as part of this application.

Town Board Application - Public Hearing

3. **Bohemia Chicken, LLC - CZ2021-025 (0500-278.00-02.00-039.001)**

North side of Sunrise Highway (S.R. 27) 4525 Sunrise Highway, Bohemia. Applicant requests a change of zone from Business 2 district to Business 3 district, a Town Board special permit for a fast-food restaurant pursuant to 68-302 G and a Planning Board special permit for a convenience market pursuant to 302.1 D. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

4. **Bay-Islip Associates - CZ2022-001 (0500-369.00-01.00-034.000)**

South side of East Main Street (S.R. 27A), approximately 440 feet west of Saxon Avenue, Bay Shore (430 E. Main Street). 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 also requested as part of this application.

Town Board Application - Public Hearing

5. **301 West Main Street, LLC - CZ2022-002 (0500-418.00-01.00-030.000, 031.000, 079.000 & 082.000)**

North side of Main Street, (S.R 27A) between Sunset Road and Seafield Lane, Bay Shore (301 W. Main Street). Applicant requests a change of zone from Residence B and Business 1 to all Business District and a Planning Board special permit for a mixed use building pursuant to 68-257.1 G. Site plan modifications are also requested as part of this application.

Planning Board Application-Decision Item

6. **Park Row Homeowners Association, Inc - PB2022-003 ()**

South side of Clubhouse Circle, 200 ft. south of Northwood Boulevard, Central Islip (7-12 Clubhouse Circle). Applicant requests a Planning Board determination if vinyl siding constitutes an in kind replacement of existing Masonite siding. If vinyl siding is not considered an in kind replacement, applicant requests approval to use vinyl siding as an exterior finish material as required by TC4276.

Major Subdivision - Decision Item

7. **Settlers Road Subdivision Hauppauge - MS2007-005 (007.00-01.00-006.001, 006.003, 006.004, 007.000)**

Northerly terminus of Settlers Road, 120 feet north of Old Post Road, Hauppauge. Applicant requests a 90-day extension of the Final Approval on a 10-lot major subdivision