

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Sep 09 2021** at 6:30 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](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 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  
RON MEYER, COMMISSIONER

Islip, New York  
September 3, 2021

### *Planning Board Application-Public Hearing*

1. **Jetson Realty Corp. - PB2021-024 (0500-134.00-02.00-004.003)**

West side of Emjay Boulevard, 1,450 feet north of Suffolk Avenue, (C.R. 100), Brentwood (70 Emjay Boulevard). Applicant requests a Planning Board Special Permit for the outside parking of unattached box trailers, pursuant to 68-340.1(P). Site plan modifications are also requested as part of this application.

### *Planning Board Special Permit-Public Hearing*

2. **Miguel Garzon - PB2021-027 (0500-137.00-04.00-016.000)**

North east corner of Brentwood Road and 2nd Avenue, Brentwood (1825 Brentwood Road). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2008-036 in order to permit seating for the minor restaurant. Applicant also requests a Planning Board Special Permit for outdoor seating accessory to the minor restaurant in the Business 1 District, pursuant to 68-272.1(C). Site plan modifications may also be requested as part of this application.

*Planning Board Application-Public Hearing*

3. **Beaver Dam Brewing Company Inc. - PB2021-028 (0500-272.00-01.00-086.001)**

North side of Beaverdam Road, 300 feet west of Islip Avenue, Islip (1 Beaverdam Road). Applicant requests a Planning Board Special Permit for a bar, tavern, or nightclub in the Industrial 2 District, pursuant to 68-356.1K. Site plan modifications are also requested as part of this application.

*Town Board Application - Public Hearing*

4. **135 Pine Aire Drive Bay Shore LLC - CZ2021-005 (0500-158.00-01.00-066.001, 0500-158.00-01.00-065.000)**

North side of Pine Aire Drive, Approximately 1,610 feet east of Sagtikos Parkway, Bay Shore (135 Pine Aire Drive). Applicant requests a change of zone from Business 1 district and Industrial 1 district to all Industrial Transition District and a Planning Board special permit for a recycling center/transfer station pursuant to 68-700 C. Site plan modifications are required as part of this application.

*Town Board Application - Public Hearing*

5. **Michael Siwiec c/o South Second Street Enterprise, LLC - CZ2021-015 (0500-105.00-02.00-050.012)**

South side of South Second Street, approximately 931.62 feet east of Pond Road, Ronkonkoma (0 South Second Street). Applicant requests a change of zone from Industrial 1 to Industrial 2 in order to use the property for the outdoor storage of construction materials. Site plan modifications are required as part of this application.

*Major Subdivision - Decision Item*

6. **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

*Site Plan Discussion - Decision Item*

7. **Tom Galligan - SP2021-011 (0500219000200001001)**

South side of the south service road of Sunrise Highway (#700), 1000 ft. East of Nicolls Road, Holbrook, NY. Applicant requests the Planning Board approve the traffic study findings for a change of use from retail to medical office, as stipulated in property covenants from SP2002-044