

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Nov 30 2022** 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
November 23, 2022

Site Plan Modification - Public Hearing

1. **Jason K. Bria (Suncap Property Group, LLC) - SP2022-020 (0500-191.00-02.00-061.024)**
West side of Orville Drive, 800 feet North of Church Street, Bohemia (100 Orville Drive)..
Applicant requests a landscaping relaxation in connection with a parking lot expansion for an existing industrial warehouse.

Planning Board-Public Hearing

2. **5150 Veterans LLC - PB2022-026 (0500-217.00-02.00-005.006)**
West side of Veterans Memorial Highway (S.R. 454), 311.02 feet south of Broadway Avenue, Holbrook (0 Veterans Memorial Highway). Applicant requests two Planning Board Special Permits for a warehouse use and overnight parking of registered vehicles, in the Industrial Corridor District, pursuant to 68-466.1 B & E, respectively. Applicant also requests a waiver of the cross access requirement as outlined in 68-466.3(B). Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

3. **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.

Planning Board Application- Public Hearing

4. **KCE NY 29, LLC - PB2022-028 (0500-024.00-01.00-018.009)**

Southeast corner of Rabro Drive and Wheeler Road, (S.R. 111) Hauppauge, (220 Rabro Drive). Applicant requests a Planning Board Special Permit for a Tier 3 Battery Energy Storage System, pursuant to 68-456(F)(3). Applicant also requests a waiver of fencing requirements as outlined in 68-456(G) in order to permit a visual & sound barrier wall instead. Site plan modifications may also be requested as part of this application.

Town Board Application - Public Hearing

5. **Craig Hinck - CZ2022-029 (0500-289.00-05.00-055.000 & 290.00-01.00-001.000)**

West side of Fifth Avenue, (C.R. 13A), approximately 378.9 feet north of Bartow Street, Bay Shore (1420 & 1424 N 5th Avenue). Applicant requests a change of zone from Residence A to Industrial 1 in order to construct a mini-storage warehouse. Site plan modifications are requested as part of this application.

Town Board Application - Public Hearing

6. **Costco Wholesale Corporation as successor by merger to Price Corporation - CZ2022-030 (0500-218.00-01.00-004.029)**

Northeast corner of Beacon Drive and Sunrise Highway, (S.R 27), Holbrook (125 Beacon Drive). Applicant requests a modification of covenants and restrictions associated with TC5286 to decrease the landscaped area along Beacon Drive in order to expand an existing single user bulk retail establishment by 18,372 square feet. Site plan modifications are required as part of this application.

Site Plan Modification - Decision Item

7. **Darshan Shah - SP2014-059 (0500-245.00-02.00-067.000)**

Northeast corner of Fifth Avenue (C.R. 13) and Spur Drive North (#365), Bay Shore, NY, 11706. Applicant requests buffer relaxation in connection with a previously approved set of Planning Board conditions for a convenience store and gasoline service station.