

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Mar 29 2023** 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
March 24, 2023

Planning Board Application-Public Hearing

1. **Mannino Bros 1575 Realty Corp - PB2022-025**

(0500-325.00-01.00-028.000,34.1,037,038,40,42.3, 44.1)

North side of Montauk Highway (S.R. 27A), approximately 100 feet east of Forbes Street, Oakdale (1575 Montauk Highway). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2016-028 in order to expand an existing restaurant. Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing

2. **AG-MRA 195 13th Avenue LLC - PB2023-009 (0500-103.00-02.00-026.001)**

East side of 13th Avenue, approximately 440 feet south of Peconic Street, Ronkonkoma (195 13th Avenue). Applicant requests two Planning Board Special Permits for the outside overnight parking of registered vehicles and unattached box trailers as accessory to a warehouse use in the Industrial 1 District, pursuant to 68-340.1 (C) & (P), respectively. Site plan modifications may also be requested as part of this application.

Planning Board-Public Hearing

3. **Goodfooting Group, LLC - PB2023-010 (0500-393.00-03.00-073.000)**

Southwest corner of Union Boulevard (C.R. 50) and Second Avenue, Bay Shore (1810 Union Boulevard). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1(G). Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing - ADJOURNED

4. **Lana Esterman / Sweetwater Estates Ltd - CZ2022-008 (0500-014.00-03.00-022.000, 023.000, 024.000)**

Southeast corner of Veterans Memorial Highway (S.R. 451) and Lincoln Boulevard, Hauppauge. (0 Veterans Memorial Highway, 355 & 367 Lincoln Blvd). Applicant requests a change of zone from Residence AAA to General Service C in order to construct an assisted living facility. A parking relaxation is requested as part of this application.

Town Board Application - Public Hearing

5. **1825 Brentwood Road Associates LLC - CZ2023-004 (0500-137.00-04.00-016.000)**

Northeast side of Brentwood Road and 2nd Avenue, Brentwood (1825 Brentwood Road). 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. A minor subdivision is also requested as part of this application. Site plan modifications may be required as part of this application.

Planning Board Application - Decision Item

6. **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 - Recommendation Item

7. **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.