

LOCAL LAW NO. 2 OF THE YEAR 2023
OF THE INCORPORATED VILLAGE OF ISLANDIA
A LOCAL LAW CHANGING THE ZONING DISTRICT OF THE
PROPERTY 1900 VETERANS MEMORIAL HIGHWAY
IN THE VILLAGE OF ISLANDIA FROM HC HIGHWAY COMMERCIAL
TO NR NEIGHBORHOOD RETAIL

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Section 1.0 Enactment, Effective Date, Purpose and Intent and Findings.

1.1. Title

This Local Law shall be entitled, "A Local Law No. 2 of 2023 Changing the Zoning District of the Property 1900 Veterans Memorial Highway from HC Highway Commercial to NR Neighborhood Retail".

1.2 Enactment:

Pursuant to Municipal Home Rule Law, including without limitation Sections 10 and 20 thereof, the Board of Trustees of Village of Islandia, County of Suffolk and State of New York

("Board of Trustees"), hereby enacts this Local Law amending the zoning of the property 1900 Veterans Memorial Highway, in the Village of Islandia, from HC Highway Commercial, to NR Neighborhood Retail.

1.3 Effective Date.

This local law shall become effect when the adopted local law is filed with the New York State Secretary of State which shall be within 20 days of the date of its adoption.

1.4. Purpose and Intent of this Local Law.

The purpose and intent of the Local Law is for the Village of Islandia to amend the zoning district of the property located at 1900 Veterans Memorial Highway, Islandia, more specifically identified by SCTM No. 504-17-1-10, Village of Islandia, Suffolk County, New York, and the metes and bounds description contained herein, from HC Highway Commercial to NR Neighborhood Retail.

1.5 Findings.

The Board of Trustees after a review of available information and due deliberation hereby finds that it is in the best interest of the health and welfare, quality of life, safety and well-being of the residents and property owners of the Village, and the orderly development of the properties located in the Village of Islandia, that the Village of Islandia amends the zoning district of the property located at 1900 Veterans Memorial Highway, more specifically identified by SCTM District 504, Section 17, Block 1, Lot 10, and the metes and bounds description contained herein from HC Highway Commercial to NR Neighborhood Retail. The Board of Trustees further finds that the designation of the zoning of the property as NR Neighborhood Retail is more consistent with the zoning of the surrounding properties in that area of the Village

of Islandia and a use of the property that will have a more positive impact on the Village and community.

2.0 General Provisions

2.1 Amendment of the Zoning District of the Village of Islandia

The Zoning District of the property located at 1900 Veterans Memorial Highway, more specifically identified by SCTM District 504 Section 17 Block 1 Lot 10, and the metes and bounds description contained herein, is hereby amended from HC Highway Commercial to NR Neighborhood Retail.

3.0 Severability

3.1 Severability

The provisions of this Local Law are declared to be severable, and if any section, sentence, clause or phrase of this article shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Local Law, but they shall remain in effect, it being the legislative intent that this Local Law shall stand, notwithstanding the invalidity of any part.