

## 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 **Thursday, Nov 12 2020** at 6:30 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](http://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](mailto:publichearings@islipny.gov). Public comments will not be solicited for those items listed as a Decision Item or a Recommendation Item during the meeting.

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  
November 6, 2020

### *Site Plan Modification - Public Hearing-ADJOURNED*

1. **Islip Terrace Fire District Substation - SP2018-044 (0500-253.00-02.00-073.000)**  
North side of Manhattan Blvd (#345), 300 ft. East of Bellmore Ave, Islip Terrace. Applicant requests buffer & landscaping relaxations as well as a parking determination in connection with the demolition of an existing fire substation and construction of a new substation.

### *Site Plan Modification - Public Hearing*

2. **Anton Brinkmann - SP2020-035 (0500-383.00-01.00-005.000 & 006.000)**  
East side of Foster Avenue (#15 & #19), 75 ft. South of Montauk Hwy (S.R. 27A), Sayville, NY. Applicant requests a parking and landscaping relaxation in connection with the conversion of an existing vacant hardware store to a medical office.

*Planning Board Application-Public Hearing*

3. **NCSG 123, LLC - PB2020-021 (0500-198.00-03.00-006.003)**

South side of 3rd Street. 189 ft. west of Cleveland Avenue, Bay Shore (0 Cleveland Avenue). Applicant requests a Planning Board Special Permit for an automobile parking field and/or vehicle fleet storage yard in the Industrial Transition District, pursuant to 68-700 (F). Site plan modifications may be requested as part of this application.

*Planning Board Application- Public Hearing*

4. **Tian Li Li - PB2020-025 (0500-023.00-02.00-028.006)**

East side of Constance Court, south of Kings Highway aka Rabro Drive, (C.R.6), Hauppauge (11 Constance Court). Applicant requests a Planning Board Special Permit for a showroom in the Industrial 1 District, pursuant to 68-340.1 (R). Site plan modifications may also be requested as part of this application.

*Town Board Application - Public Hearing*

5. **31 Union Corp - CZ2020-019 (0500-370.00-04.00-029.000)**

East side of Union Avenue, approximately 283.25 feet South of Montauk Highway (S.R. 27A), Islip (31 Union Avenue). Applicant requests a change of zone from Residence B to Residence CAA district in order to permit three two-family dwellings. Site plan modifications are requested as part of this application.

*Town Board Application - Public Hearing*

6. **Joseph Howard - CZ2020-022 (0500-333.00-06.00-005.002)**

West side of Bayport Avenue, (#294), approximately 137 feet south of Montauk Highway, (S.R. 27A), Bayport (294 Bayport Avenue). Applicant requests a modification of covenants and restrictions associated with TC 4090 in order to increase the square footage of the existing mixed-use building by 1,715 square feet and to construct a 1,606 square foot detached garage.

*Major Subdivision - Bond Release*

7. **Grace Estates, East Islip - MS2002-061 (424.00-01.00-050.001 thru 050.007)**

South side of Hunting Lane, East side of Blackmore Lane, East Islip. Applicant requests a full bond release in connection with a completed major subdivision.

*Planning Board Application - Decision Item*

8. **Ammal Pingling - PB2019-034 (0500-273.00-02.00-056.000)**

Southeast corner of Carleton Avenue (C.R. 17) (#51) and Fisher Avenue, Islip Terrace. Applicant requests a Planning Board Special Permit for a minor restaurant in the General Service T District, pursuant to 68-489.1A. Site plan modifications may be requested as part of this application.

*Town Board Application - Recommendation Item*

9. **IA Holdings, LLC. - CZ2017-019 (0500-117.00-01.00-078.001 & 078.002)**

Northwest corner of Suffolk Avenue (C.R. 100) & Eastern Avenue, Brentwood (849 Suffolk Avenue). Applicant requests a change of zone from Residence AAA District to Business 3 district and Residence CA district in order to maintain a portion of the existing horse farm and redevelop the remainder of the parcel with 180 apartments. Applicant also requests Town Board approval to utilize increased density permitted in the CA District pursuant to Town Code Section 68-173.1. Applicant further requests a Town Board special permit for a fast food restaurant in the Business 3 district pursuant to 68-302 G. Site plan modifications are required as part of this application.

*Town Board Application - Recommendation Item*

10. **227 4th Avenue Bay Shore LLC - CZ2019-020 (0500-393.00-01.00-008.000)**

Southeast corner of Fourth Avenue and Cherry Street, Bay Shore (227 Fourth Avenue). Applicant requests a change of zone from Industrial 1 district to Downtown Development District in order to construct a mixed-use building with 30 apartments. Site plan modifications are required as part of this application.