

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 **Wednesday, Jul 15 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.

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. 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
July 10, 2020

Major Subdivision - Preliminary Approval - Public Hearing

1. **Martinez Estates - MS2017-003 (0500-203.00-03.00-001.000 & 002.000)**

East side of American Boulevard, 198 ft. north of Bert Court, Brentwood (361 & 365 American Boulevard). Applicant requests Preliminary Approval for a 6 lot major subdivision (2 existing homes, 4 new).

Site Plan Modification - Public Hearing

2. **West Islip American Legion - SP2020-030 (0500-455.00-02.00-012.000)**

Southwest corner of Union Blvd (C.R. 50) and Chestnut Street, West Islip (340 Union Blvd.). Applicant requests buffer relaxation in connection with the construction of an ADA lift in the rear of an existing American Legion Hall

Planning Board Application-Public Hearing ADJOURNED

3. **Take Two Brewery - PB2020-014 (0500-393.00-02.00-102.000)**

South side of Union Boulevard (C.R. 50), approximately 171 feet east of Park Avenue in Bay Shore (1676 Union Boulevard). Applicant requests a Planning Board Special Permit for a Bar, Tavern, or Nightclub in the Business District pursuant to 68-257.1 (M). Site plan modifications may be requested as part of this application.

Planning Board Application- Public Hearing

4. **Central Islip Chicken, LLC - PB2020-015 (0500-187.00-03.00-012.005)**

Northwest corner of North Research Place and Carleton Avenue (C.R.17), Central Islip (60 North Research Place). Applicant requests a Planning Board Special Permit for a restaurant in the PDDRS District, pursuant to 68-324 (C) (2) (D) and TC4701. Applicant also requests approval of signage as per 68-324 (C) (3) (A). Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing

5. **Raj J. Narine - PB2020-016 (0500-069.00-02.00-003.002)**

East side of Lindsey Place, 73.63' feet South of Furrows Road, Holbrook (3 Lindsey Place). Applicant requests to maintain existing encroachments in the required 25 ft. natural area along the rear yard per Filed Map #9982

Planning Board Application-Public Hearing

6. **RMS Off-Road Inc. - PB2020-017 (0500-148.00-01.00-020.018)**

West side of Ocean Avenue, 253.30 ft south of Veterans Memorial Highway (S.R. 454), 1630 Ocean Avenue. Applicant requests a Planning Board Special Permit for a vehicle repair shop in the Industrial 1 District pursuant to 68-340.1 (B). Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing

7. **Timothy and Beth Ann Walsh - PB2020-019 (0500-397.00-04.00-008.000)**

West side of Percy Williams Drive, 1523 feet west of Suffolk Lane, East Islip (65 Percy Williams Drive). Applicant requests to maintain existing encroachments within the required scenic easement as per Filed Map #6562 dated June 10, 1977 (Map of Percy Williams Estates, Section Two).

Town Board Application - Public Hearing

8. **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.

Major Subdivision - BOND Extension

9. **Fox Run Estates, East Islip - MS2006-001 (0500-397.00-03.00-012.010)**

West side of Suffolk Lane, approximately 620 ft. south of Haide Pl., East Islip. Applicant requests the acceptance of a Continuation Certificate for Bond No. B10027830 in connection with this major subdivision.

Major Subdivision - BOND Extension

10. **Yarmouth Estates, East Islip - MS2006-008 (0500-424.00-01.00-051.005 thru 051.011)**

East side of Meadow Farm Road, 704 feet south of Dock Road and the southerly terminus of Blackmore Lane, East Islip. Staff requests the acceptance of updated surety, cash bond and inspection fee figures in connection with this previously approved major subdivision.

Site Plan Modification-Decision

11. **Anthony Avellino - SP2020-027 (0500134000200003000)**

West side of Emjay Boulevard, Brentwood (80 Emjay Boulevard). Applicant seeks a parking relaxation, landscaping relaxation, and relaxation for overhead doors facing a street.

Site Plan Modification - Decision Item

12. **J. Nazzaro Partnership, LP - PB2020-009 (0500-369.00-03.00-003.002,004.000 & 049.002)**

South side of Main Street (S.R. 27A), west side of Degnon Blvd. Bay Shore. Applicant requests a buffer and parking relaxation in association with the development of a medical office.

Town Board Application - Recommendation Item

13. **Rover 2014, LLC - CZ2016-046 (0500-071.00-01.00-009.002)**

East side of Crooked Hill Road approximately 2000' south of RT 495, Brentwood (801 Crooked Hill Road). Applicant seeks a modification of deed covenants and restrictions associated with TC3674 in order to use the property as a lodging house instead of a hotel. Site plan modifications are also required as part of this application.

Town Board Application - Recommendation Item

14. **Curt Barr Enterprises, LLC. - CZ2019-002 (0500-294.00-02.00-072.000)**

East Side of Brookville Avenue, terminus of 47th Street (205 Brookville), Islip. Applicant requests a change of zone from Residence A district to Residence CAA district in order to construct a two-family dwelling.

Town Board Application - Recommendation Item

15. **Sunrise Development, Inc. - CZ2019-012 (0500-395.00-01.00-001.001)**

West side of South Saxon Avenue (#26), approximately 1,100 ft South of Montauk Highway, Bay Shore (26 South Saxon Avenue, Bay Shore). Applicant requests a change of zone from Residence AAA District to General Service C District in order to construct an assisted living facility. Applicant further requests Town Board approval to erect the facility at a height in excess of 35' and 2 stories pursuant to 68-185 B. Site plan modifications may be required as part of this application.

Town Board Application- Recommendation Item

16. **The House of Judah - CZ2020-001 (0500-187.00-03.00-002.002)**

Vacant land south side of North Research Place and East side of Creative Drive, approximately 1,013 feet west of Carleton Avenue (C.R 17). (0 Creative Drive, Central Islip). Applicant requests a change of zone from Planned Development District - Office (PDD-OFF) to Planned Development District - Retail/Service (PDD-RS) in order to construct a house of worship, community center and retail stores. Site plan modifications are required as part of this application.

Town Board Application - Recommendation Item

17. **Saxon Sunrise Realty, LLC - CZ2020-014 (0500-318.00-03.00-001.003)**

South side of Sunrise Highway Service Road (S.R 27), approximately 135 feet east of Saxon Avenue, Bay Shore (2036 Sunrise Highway) . Applicant requests a Change of Zone from Business 1 to Business 3, a Planning Board special permit for a vehicle repair use pursuant to 68-302.1 C and a modification of covenants and restrictions associated with TC 4546 in order to leave an existing vehicle repair use. A minor subdivision is also requested as part of this application.

Town Board Application - Recommendation Item

18. **TREC Bay Shore LLC - CZ2019-013 (0500-393.00-03.00-021.001)**

Southeast corner of Union Blvd (C.R. 50), (#1700) and 4th Avenue, BayShore (1700 Union Blvd, Bay Shore). Applicant requests a change of zone from Business District to Downtown Development District in order to construct an apartment house consisting of 449 apartments. Site plan modifications are required as part of this application.