

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, Sep 09 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
September 4, 2020

Planning Board Decision Item

1. **Robert Peralta - PB2020-004 (0500-054.00-03.00-038.000)**

West side of Wheeler Road, (C.R. 17) 720.26 feet south of Motor Parkway, (C.R. 67), Central Islip (112 A Wheeler Road). Applicant requests a modification of Planning Board Special Permit Conditions associated with TC4743 and PB2012-047 in order to increase the size of an existing bar, tavern, or nightclub. Site plan modifications are requested as part of this application.

Site Plan Modification - Public Hearing

2. **725 Plaza Holdings LLC - SP2020-036 (0500-227.00-06:00-019:000)**

East side of Commack Road & Hilltop Drive, 435 ft. north of Candlewood Road, Brentwood (731 Commack Road). Applicant requests a parking relaxation in connection with a change of use for two units within a multi-tenant commercial center to medical office.

Planning Board Application-Public Hearing

3. **Faruk Realty, LLC. - PB2020-001 (0500-100.00-02.00-076.011)**

West side of Windsor Place approximately 1,966.41' feet north of Connetquot Avenue, Central Islip (43 Windsor Place). Applicant requests Planning Board Special Permits for a vehicle repair use, the outside overnight parking of registered vehicles, and for the outside parking of unattached box trailers, pursuant to 68-340.1 B, C, and P, respectively. Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing

4. **Kossuth/Feuereisen Avenue LLC - PB2020-010 (0500-126.00-01.00-050.001)**

Southeast corner of Louis Kossuth Avenue and Sixth Street, Ronkonkoma (1787 Louis Kossuth Avenue). Applicant requests two Planning Board Special Permits for an industrial business service use involving wholesale and the outdoor overnight parking of registered vehicles in the Industrial Corridor District, pursuant to 68-466.1 (C) & (E). Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing

5. **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.

Town Board Application - Public Hearing

6. **Steel Campus LLC and Marcus ISP Apts Holdings LLC as Tenants in Common (NYIT) - CZ2020-008 (0500-187.10-01.00-004.000)**

East side of Carleton Avenue (C.R. 17), approximately 1215 feet north of Courthouse Drive, Central Islip (0 Carleton Avenue). Applicant requests an amendment of the Master Plan, a change of zone from PDD-Educational Campus to PDD-Multi Family and a modification of covenants and restrictions in order to rehabilitate 14 buildings for the use of a total of 354 apartments and the construction of a community center.