

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, Oct 14 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
October 9, 2020

Major Subdivision - Bond Release

1. **Ruby Court, Bohemia - MS2013-003 (0500-212.00-01.00-022.000)**

West side of Ocean Avenue (#1250), 529 feet south of Hubal Street, Bohemia. Applicant requests the release Surety Bonds & a Cash Bond in connection with a previously approved two lot major subdivision.

Major Subdivision - Decision Item

2. **CAMPO BROTHERS - Treadwell Court - MS2017-001 (0500-256.00-02.00-006.002, 006.003, 007.001, 008.001)**

West side of Smithtown Avenue (#751, #761 & #767), 693 ft. North of Sunrise Highway Service Road North (S.R. 27), Bohemia, NY. Applicant requests a waiver of the required sidewalk for this previously approved 11 lot major subdivision.

Town Board Application - Recommendation Item

3. **J. Nazzaro Partnership, LP - CZ2020-003 (0500-407.00-05.00-023.000)**

Southeast corner of Montauk Highway, (C.R. 85), and Atlantic Avenue, West Sayville. (90 Montauk Highway). Applicant requests a change of zone from Business 1 district to Business 3 district, a Town Board special permit for a fast food restaurant pursuant to 68-302 G, and a Planning Board special permit for outside seating as an accessory use to a restaurant pursuant to 68-302.1 E. A buffer relaxation is requested as part of this application.

Town Board Application - Recommendation Item

4. **Basser-Kaufman 222, LLC - CZ2020-005 (0500-316.00-01.00-054.000)**

Northeast corner of Brook Avenue & Sunrise Highway, (S.R. 27), (#1675B), Bay Shore (1675 Sunrise Highway). Applicant 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.

Planning Board Application-Public Hearing

5. **DPB Realty, LLC - PB2020-026 (0500-103.00-03.00-006.005)**

West side of Haynes Court, 574 ft. south of Marconi Avenue, Ronkonkoma (40 Haynes Court). Applicant requests a Planning Board Special Permit for the outdoor overnight parking of registered vehicles in the Industrial 1 District, pursuant to 68-340.1 (C). Site plan modifications may also be requested as part of this application.

Planning Board Application-Public Hearing

6. **BP Products NA, Inc. - PB2020-028 (0500-256.00-02.00-045.000)**

Northeast corner of Sunrise Highway (S.R. 27) and Bohemia Parkway, Bohemia (4909 Sunrise Highway). Applicant requests a Planning Board Special Permit for a convenience market in the Business 3 District, pursuant to 68-302.1 D. Site plan modifications are requested as part of this application.

Town Board Application - Public Hearing

7. **S&P Realty of LI Inc. - CZ2020-016 (0500-198.00-05.00-005.000)**

Northwest corner of Grand Boulevard and Corbin Avenue (0 Fire Road), Bay Shore. Applicant requests a change of zone from Industrial 1 to Industrial 2 for outdoor storage of equipment, materials and vehicles, including the ability to crush and screen materials.

Town Board Application - Public Hearing

8. **Z&P Realty of LI Inc. - CZ2020-017 (0500-198.00-05.00-002.000, 003.000, 006.001 & 006.002)**

Southwest corner of South 4th Street and Corbin Ave (60 South 4th Street, Bay Shore and 44 South 4th Street, Deer Park), Bay Shore. . Applicant requests a change of zone from Industrial 1 to Industrial 2 for outdoor storage of equipment, materials and vehicles.

Town Board Application - Public Hearing

9. **PW IV Enterprise LLC - CZ2020-018 (0500-198.00-02.00-005.000, 009.001)**

Northwest corner of South 4th Street (55 4th Street, Deer Park & 65 4th Street, Bay Shore) and Corbin Avenue, Bay Shore. Applicant requests a change of zone from Industrial 1 to Industrial 2 for outdoor storage of equipment, materials and vehicles.

Town Board Application - Public Hearing

10. **Leo Sagrestano - CZ2020-015 (0500-347.00-01.00-064.001, 064.002, 069.004, 086.000, 087.000)**

Southwest corner of Hawthorne Avenue (#10), and Champlin Avenue, East Islip (10 Hawthorne Avenue). Applicant requests a change of zone from Residence A, Business 1 and Business 3 district to all Residence C district in order to construct 16 senior townhomes.