

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, May 6, 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.

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 or has concerns regarding accessibility to the Planning Board Meeting, please call - CONSTITUENT SERVICES - (631) 224-5380.

PLANNING BOARD, TOWN OF ISLIP EDWARD FRIEDLAND, CHAIRMAN
RON MEYER, COMMISSIONER

Site Plan Modification - Public Hearing

1. **Jose Gomez - SP2015-079 (0500-223.00-01.00-032.001)** East side of Manatuck Blvd (#1615), 747 ft. North of Locust Drive, Bay Shore. Applicant requests landscaping and buffer relaxations in connection with the construction of a new church.

Site Plan Modification - Public Hearing

2. **Jack Cipriano - SP2018-050 (0500-099.00-01.00-009.000, 010.000 & 011.000)** North side of East Suffolk Avenue (#0, #60 & #64) and West side of Pineville Road, Central Islip. Applicant requests a buffer relaxation in connection with the construction of a new multi-tenant retail building.

Planning Board-Public Hearing

3. **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.

Planning Board-Public Hearing

4. **Brian Campbell/Elizabeth Campbell - PB2020-008 (0500-383.00-01.00-012.000)** West side of Foster Avenue, 417.16 feet south of Montauk Highway (S.R. 27A), Sayville (32 Foster Avenue). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District pursuant to 68-272.1 (A). Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

5. **Mark Lessing - CZ2020-011 (0500-403.00-01.00-059.003)** Southeast side of Consuelo Place (#3), approximately 403 feet south of Shore Drive, Oakdale (3 Consuelo Place). Applicant requests a modification of covenants and restrictions associated with TC 4493 to increase the maximum size of the building in order to install a canopy over an existing outside seating area.

Town Board Application - Public Hearing

6. **R Squared Bay Shore LLC - CZ2020-010 (0500-366.00-04.00-035.000, 0500-392.00-01.00-038.000)**

Northeast corner of Oak Street and Fifth Avenue (C.R. 13), Bay Shore (#22 Oak Street), (#91 Fifth Avenue). Applicant requests a modification of covenants and restrictions associated with TC5268 in order to decrease the number of apartment units and decrease the minimum gross floor area required for a commercial use.

Town Board Application - Public Hearing

7. **812 Wheeler Road, LLC - CZ2020-012 (0500-003.00-01.00-010.000)** North side of Wheeler Road, (S.R. 111), (# 812), approximately 130 feet west of Veterans Memorial Highway, (S.R. 454), Hauppauge (812 Wheeler Road). Applicant requests a modification of covenants and restrictions associated with TC 5212 in order to permit a medical office use.

Town Board Application - Public Hearing

8. **Bohlsen Restaurant Group - CZ2020-013 (0500-372.00-03.00-018.003)** Southeast corner of Montauk Highway (S.R. 27A), (#166) and Suffolk Lane, East Islip. (166 W. Montauk Highway). Applicant requests a modification of covenants and restrictions associated with TC3733 in order to request a variance for a second ground sign.

9. *Major Subdivision - Modification of DC&R*

Settlers Road Subdivision Hauppauge (formerly Christa Ests) - MS2007-005 (007.00-01.00-006.001, 006.003, 006.004, 007.000) Northerly terminus of Settlers Road, 120 feet north of Old Post Road, Hauppauge. Request to modify the Final Resolution to eliminate the requirement of the cul-de-sac island and update the bond figures.

Town Board Application - Recommendation Item

10. **3 River Boys, LLC - CZ2019-017 (0500-330.00-04.00-074.000)** West side of Lakeland Avenue (C.R. 93), (#140) approximately 130 feet south of Tarriff Street, Sayville (140 Lakeland Avenue). Applicant requests a change of zone from Residence B to General Service T in order to utilize an existing single family dwelling for an office use. Site plan modifications may be requested as part of this application.

Site Plan Modification - Decision

11. **Netherbay, LLC Singh - SP2019-023 (0500419000200013005)** 36 S CLINTON AVE, Bay Shore. Applicant requests a site plan modification to allow the use of the preexisting basement pursuant to TC5302.

12. *Planning Board Application-Decision Item*

Arch Street Architects - PB2019-015 (0500-119.00-03.00-063.001) Northwest corner of Brightside Avenue and Wilson Boulevard, Central Islip (69 Brightside Avenue) . Applicant requests two Planning Board Special Permits for the outdoor overnight parking of registered vehicles and outside parking of unattached box trailers in the Industrial 1 District pursuant to 68-340.1 C and 68-340.1 P, respectively. Site plan modifications may be requested as part of this application

Town Board Application - Recommendation Item

13. **S4M LLC - CZ2018-028 (0500-325.00-02.00-039.000)** Southwest corner of Biltmore Avenue and Idle Hour Boulevard (96 Biltmore Avenue), Oakdale. Applicant requests a change of zone from Residence AA to General Service T in order to legalize a non-degree granting school. Site plan modifications are requested as part of this application.

Town Board Application - Recommendation Item

14. **Northpoint Development, LLC - CZ2020-004 (0500-302.00-01.00-005.000, 009.001, 010.000)** Southwest corner of Sunrise Highway Service Road (S.R. 27A)

and Oakdale-Bohemia Road, Oakdale (0 Sunrise Highway). Applicant requests a change of zone from Residence AA district to General Service D district in order to construct a mini-storage warehouse.