

## Public Notice

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Pandemic, the Town of Islip Planning Board Meeting scheduled for Wednesday, **March 2nd** at 6:00 pm, 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 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 by providing written comment to the Islip Planning Department at [publichearings@islipny.gov](mailto:publichearings@islipny.gov)

*NOTICE IS FURTHER GIVEN* that any person who needs a sign language interpreter or has concerns regarding accessibility to the Planning Board Meeting, please call Constituent Services at (631) 224-5380.

PLANNING BOARD, TOWN OF ISLIP  
EDWARD FRIEDLAND, CHAIRMAN

Islip, New York  
February 25, 2022

### *Planning Board Application-Public Hearing*

1. **Serkan Canbulat - PB2022-004 (0500-373.00-01.00-073.000)**

North side of Montauk Highway (S.R. 27A), approximately 44 feet west of Greenwood Avenue, East Islip (91 East Main Street). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications may also be requested as part of this application.

### *Town Board Application - Public Hearing*

2. **Julie & Chi Yim - CZ2021-027 (0500-141.00-04.00-061.001)**

East side of Carleton Avenue (C.R. 100), between Ackerman Avenue and Clift Street, Central Islip (120 Carleton Avenue). Applicant requests a change of zone from Business 1 District to Business District and a Planning Board special permit for a mixed-use building pursuant to 68257.1 G. Site plan modifications are requested as part of this application.

*Town Board Application - Public Hearing - ADJOURNED*

3. **Sunrise Development, Inc. - CZ2021-028 (0500-395.00-01.00-001.001)**

South side of Saxon Avenue between Joyces Way and Angela Lane, Bay Shore (26 South Saxon Avenue). Applicant requests a change of zone from Residence AAA District to Residence C District in order to construct an assisted living facility. Site plan modifications may be required as part of this application.

*Town Board Application - Public Hearing*

4. **LRHC Bayshore NY LLC, c/o Roberts Equities Graybar at Grand Central - CZ2022-003 (0500-317.00-02.00-024.000)**

South side of Sunrise Highway Service Road, (S.R. 27), approximately 580 feet east of Brentwood Road, Bay Shore (1850 Sunrise Highway). Applicant requests a modification of covenants and restrictions associated with TC 4762 to allow a change of use from a health club to a medical office on the second floor. A parking relaxation may be required as part of this application.

*Town Board Application - Public Hearing*

5. **JJ Capital Enterprises LLC - CZ2022-005 (0500-179.00-04.00-119.001)**

Southwest side of Garfield Avenue and South 1st Street, Bay Shore. (26-28 Garfield Avenue). Applicant requests a change of zone from Industrial 1 to Industrial 2 for the outside storage of vehicles, construction equipment and materials. Site plan modifications may be required as part of this application.

6. *Site Plan Modification – Decision*

**Jim Nazzaro – SP2021-004 (0500-369.00-03.00-049.005)**

Southwest intersection of Montauk Hwy (S.R. 27A) and Degnon Blvd, Bay Shore. (500 Degnon Boulevard). Applicant requests parking dimension relaxations, drainage relaxations and to maintain two curb cuts instead of one, in connection with the construction of a two-story medical office.