

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Islip (the "Town"), as lead agency under the State Environmental Quality Review Act ("SEQRA"), will hold an in-person Public Hearing on December 1, 2021 at 5 pm, located at Islip Town Hall West, 401 Main Street, Islip, NY 11751, on the Draft Environmental Impact Statement for change-of-zone application #CZ2017-009, Greybarn-Sayville Planned Development District (the "proposed action"). A copy of the Draft Environmental Impact Statement for the proposed action may be obtained online at the Town's website, www.islipny.gov, or from Ron Meyer, Commissioner of the Town of Islip Department of Planning & Development, 655 Main Street, Islip, NY 11751, (631) 224-5450. Comments on the Draft Environmental Impact Statement for the proposed action are requested and will be accepted at the Public Hearing, and written comments will be accepted at the Department of Planning & Development until 12:30 pm, December 31, 2021.

The Public Hearing will also be streamed live over the Internet. Instructions on how to access the livestream are available on the Town's website, www.islipny.gov.

Please note that due to the Novel Coronavirus (COVID-19) Pandemic and recent Legislation signed by the Governor, the format of the Public Hearing is subject to change and may be held electronically via Zoom Webinar. In the event the format of this hearing changes to being held electronically instead of in-person, instructions on how to access an online livestream will be made available on the Town's website – www.islipny.gov. Attendees should check the Town website for instructions and any updates prior to the date of the hearing.

The subject property is located on the southwest corner of Lakeland Avenue and 11th Street, Sayville (458 Lakeland Avenue), Town of Islip, Suffolk County, New York also known as SCTM #0500-257.00-03.00-003.000 & 280.00-001.000,2,3,4,10,15.1 & 16. The proposed action involves a petition by the applicant, R Squared Development LLC, for rezoning of the subject property from its existing Residence AAA district to a newly-created PDD-GS zone, to allow the development of a 1,365-unit rental residential community, of which 217 units would be set aside as "affordable" housing units per the requirements of the Town of Islip Town Code. The project would include on-site stormwater controls and sanitary wastewater treatment systems, connections to public water supplies, interior recreational and accessory amenities (available to the residents of the proposed development, including interior open spaces, outdoor pool/patio areas, and an internal walking trail network), and a 25-acre public open space area along the perimeter of the site, in which a pedestrian path is proposed. Sewer infrastructure is offered as a no-cost benefit to the Town of Islip, whereas excess capacity is proposed to be available for treatment of existing wastewater flow generated by businesses in the downtown Sayville area.

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

OLGA H. MURRAY
TOWN CLERK