

## 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 28 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](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 at the email address [publichearings@islipny.gov](mailto: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 23, 2020

### *Site Plan Modification - Public Hearing*

1. **Chapey Brothers LLC - SP2019-045 (0500-474.00-01.00-006.000)**

North Side of Montauk Highway (27A), West Islip (1225 Montauk Highway). Applicant requests a buffer relaxation in association with a parking lot expansion.

### *Town Board Application - Public Hearing ADJOURNED*

2. **31 Union Corp - CZ2020-019 (0500-370.00-04.00-029.000)**

East side of Union Avenue, approximately 283.25 feet South of Montauk Highway (S.R. 27A), Islip (31 Union Avenue). Applicant requests a change of zone from Residence B to Residence CAA district in order to permit three two-family dwellings. Site plan modifications are requested as part of this application.

*Town Board Application - Public Hearing*

3. **Pond Road LLC by Robert Affenita - CZ2020-020 (0500-086.00-03.00-020.000)**

West side of Pond Road, approximately 640.15 feet South of Peconic Street, Ronkonkoma (2174 Pond Road). Applicant requests a change of zone from Industrial 1 district to Industrial 2 district for outdoor storage of equipment and materials. Site plan modifications may be required as part of this application.

*Planning Board-Decision Item*

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.

*Planning Board Application-Decision Item*

5. **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 - Recommendation Item*

6. **Sunrise Development, Inc. - CZ2019-012 (0500-395.00-01.00-001.001)**

West side of South Saxon Avenue (#26), approximately 1,100 ft South of Montauk Highway, Bay Shore (26 South Saxon Avenue, Bay Shore). Applicant requests a change of zone from Residence AAA District to General Service C District in order to construct an assisted living facility. Applicant further requests Town Board approval to erect the facility at a height in excess of 35' and 2 stories pursuant to 68-185 B. Site plan modifications may be required as part of this application.

*Town Board Application - Recommendation Item*

7. **Eastview Apt. Development, LLC - CZ2020-009 (0500-229.10-01.00-010.000)**

East side of Eastview Drive, approximately 958 feet south of Courthouse Drive, Central Islip (#0 Eastview Drive). Applicant requests a change of zone from PDD-MUN to PDD-MF in order to construct 25 apartments.

*Town Board Application - Recommendation Item*

8. **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 apartments.