

## 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, Dec 09 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  
December 8, 2020

### *Site Plan Modification - Public Hearing*

1. **Islip Terrace Fire District Substation - SP2018-044 (0500-253.00-02.00-073.000)**  
North side of Manhattan Blvd (#345), 300 ft. East of Bellmore Ave, Islip Terrace. Applicant requests buffer & landscaping relaxations as well as a parking determination in connection with the demolition of an existing fire substation and construction of a new substation.

### *Planning Board Application-Public Hearing*

2. **GSM 717-725, LLC - PB2020-022 (0500-217.00-02.00-008.001)**  
Northeast corner of Veterans Memorial Highway (S.R. 454) and Broadway Avenue, Holbrook (725 Broadway Avenue). Applicant requests a Planning Board Special Permit for a warehouse use in the Industrial Corridor District, pursuant to 68-466.1B. Site plan modifications are also requested as part of this application.

*Planning Board-Public Hearing*

3. **GSM 717-725, LLC - PB2020-023 (0500-217.00-02.00-008.002)**

East side of Broadway Avenue, Holbrook (717 Broadway). Applicant requests a Planning Board Special Permit for the outdoor overnight parking of registered vehicles as accessory to a warehouse use in the Industrial 1 District, pursuant to 68-340.1C. Site plan modifications are also requested as part of this application.

*Planning Board-Public Hearing*

4. **Milvado Property Group, LLC - PB2020-024 (0500-217.00-02.00-008.003)**

North side of Veterans Memorial Highway, (S.R. 454), east of Broadway Avenue, Holbrook (5901 Veterans Memorial Highway). Applicant requests a modification of Planning Board Special Permit conditions associated with PB1999-09 in order to increase the size and change the layout of the outdoor overnight parking area for registered vehicles. Site plan modifications are also requested as part of this application.

*Planning Board Application-Public Hearing*

5. **39 Windsor LLC - PB2020-029 (0500-100.00-02.00-076.006)**

West side of Windsor Place, 2,093.38 ft. north of Connetquot Avenue, Central Islip, (39 Windsor Place). Applicant requests a Planning Board Special Permit for the outdoor overnight storage of vehicles and boats in connection with sale by auction in the Industrial 1 District, pursuant to 68-340.1(S). Site plan modifications are also requested as part of this application.

*Town Board Application - Public Hearing*

6. **1174 Sunrise Associates, LLC - CZ2020-023 (0500-339.00-02.00-083.000)**

Northeast corner of Manatuck Blvd and Howells Road, (C.R. 57), (#111), Bay Shore (111 Howells Road). Applicant requests a change of zone from General Service T district to Business 3 district and a Town Board special permit for a motor vehicle dealership pursuant to Town Code 68- 302 F. Site plan modifications may be required as part of this application.

*Town Board Application - Public Hearing*

7. **E17 Holdings LLC - CZ2020-024 (0500-347.00-03.00-050.017)**

North side of Main Street (S.R. 27A), (#269 E), approximately 101 feet west of Laurel Avenue, East Islip (269 E Main Street). Applicant requests Town Board permission to convert 5,638 square feet of a health club in to a medical office pursuant to TC 3416. A parking relaxation is requested as part of this application.

*Major Subdivision - Decision Item*

8. **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. Applicant requests a 90 day extension of the Final Approval on a 10 lot major subdivision.

*Site Plan Modification - Decision Item*

9. **Alex Hurst - SP2019-054 (0500344000300015003)**

South side of Moffitt Blvd (#260), 240 ft. East of Grant Avenue, Islip. Pursuant to 68-344 B, Applicant requests the waiver of a surety bond to cover the cost of a potential future demolition of a mini storage warehouse to allow for other permitted uses.

*Planning Board-Decision Item*

10. **DiVinci's Pizza Restaurant - PB2019-028 (0500-129.00-02.00-042.001)**

Northeast corner of Grundy Avenue & Donald Blvd., Holbrook (1191 Grundy Avenue). Applicant requests a Planning Board special permit for a minor restaurant in the Business 1 district pursuant to 68-272.1 A to legalize an existing pizzeria. Site plan modifications are required as part of this application.

*Town Board Application - Recommendation Item*

11. **Joseph Howard - CZ2020-022 (0500-333.00-06.00-005.002)**

West side of Bayport Avenue, (#294), approximately 137 feet south of Montauk Highway, (S.R. 27A), Bayport (294 Bayport Avenue). Applicant requests a modification of covenants and restrictions associated with TC 4090 in order to increase the square footage of the existing mixed-use building by 1,715 square feet and to construct a 1,606 square foot detached garage.

*Town Board Application- Recommendation Item*

12. **2300 Sunrise Realty, LLC c/o John Selle - CZ2019-009 (0500-319.00-02.00-094.001, 095.000)**

Southwest corner of Sunrise Highway Service Road (S.R. 27), (#2300), and Commack Road, (2300 Sunrise Highway, Islip). Applicant requests a change of zone from Residence B district to Business 3 district, a Town Board special permit for a gasoline service station pursuant to 68-302 C, and a Planning Board special permit for a convenience market to 68-302.1 D. Site plan modifications are required as part of this application.