

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, Feb 03 2021** 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 at the email address 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
January 27, 2021

Planning Board Application-Public Hearing ADJOURNED

1. **Oleh Balaban/Oleh Gourmet LLC - PB2021-001 (0500-372.00-02.00-034.002)**
Northwest corner of Montauk Highway (S.R. 27 A) and Carleton Avenue (C.R 17) East Islip, (15-39 W. Main Street). 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 required as part of this application.

Major Subdivision - Decision Item Bond Extension

2. **American Boulevard, Brentwood - MS2013-001 (226.00-02.00-106.006 thru 106.008)**
Westerly terminus of Swan Place, 100 feet west of Hilltop Drive, Brentwood. Applicant requests the acceptance of a Continuation Certificate in the amount of \$42,434.00 for Bond. No. 7592NR3 for the Map of American Blvd, Brentwood

Minor Subdivision Decision Item

3. **Ken Sorrell - MN2019-007 (0500-212.00-03.00-032.001 thru 032.004)**

880 Church Street & 1075 Locust Ave, Bohemia. Applicant requests the waiver of curb and sidewalk along their property frontage in connection with a prior 5 lot minor subdivision, subject to a mitigation fee.

Site Plan Modification - Decision Item

4. **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.

Town Board Application - Decision Item

5. **111 Realty Corp. - CZ2019-021 (0500-393.00-02.00-103.000,105.000 & 142.001)**

Southwest corner of Union Boulevard & Fourth Avenue, Bay Shore (1684 Union Boulevard [C.R. 50], 1692 Union Boulevard, [C.R. 50] & 160 Maple Avenue). Applicant requests a change of zone from Business District to Business 3, 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.

Town Board Application - Recommendation Item

6. **Bay Green Realty, LLC - CZ2020-002 (0500-372.00-05.00-005.000, 372.000-02.00-004.000)**

East side of Bayview Avenue, approximately 210 feet south of Montauk Highway (S.R 27A), East Islip. (7 & 9 Bayview Avenue). Applicant requests a Change of Zone from Residence A district to Residence C district in order to construct 16 semi-detached senior citizen dwellings. Site plan modifications are requested as part of this application.