

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 24 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
February 19, 2021

Planning Board Application-Public Hearing

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.

Town Board Application - Public Hearing

2. **Michael Small - CZ2020-025 (0500-202.00-01.00-098.000)**
West side of Brentwood Road, (#1646), approximately 336 feet north of Arbell Drive, Brentwood (1646 Brentwood Road). Applicant requests a modification of deed covenants and restrictions associated with TC 4759 in order to expand an existing medical office. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

3. **467 Higbie Lane, LLC c/o Bob Composto - CZ2021-002 (0500-413.00-02.00-003.000)**

Corner of Higbie Lane, (C.R. 82) and Sunrise Highway, (S.R. 27), West Islip. (467 Higbie Lane). Applicant requests a change of zone for an overlay of Planned Landmark Preservation District and a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the use, density, and dimensional requirements of the existing Business 3 District to permit an 8 unit apartment building an animal care center. Applicant further requests a Certificate of Appropriateness for the material change of appearance for the existing buildings. Site plan modifications are required as part of this application.

Planning Board-Decision Item

4. **Dariusz Mroczkowski - PB2019-035 (0500-343.00-01.00-066.001)**

North side of Livingston Street, 329 feet west of Saxon Avenue, Bay Shore (11 Livingston Street). Applicant requests a Planning Board Special Permit for the outdoor or overnight parking of registered vehicles in the Industrial 1 District pursuant to 68-340.1 C. Site plan modifications may be required as part of this application.

Planning Board Application-Decision Item

5. **P.F. Chang's - PB2021-002 (0500-037.00-01.00-025.007)**

North side of Long Island Expressway (S.R. 495) approximately 605' east of Orient Avenue, Brentwood (694 Motor Parkway C.R. 97). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District pursuant to 68-272.2(B)(1). Site plan modifications are requested as part of this application.

Town Board Application - Recommendation Item

6. **Mark Sagliocca - CZ2020-026 (0500-368.00-02.00-032.000)**

Northwest c/o Union Blvd, (C.R. 50), (#1991), and North Montgomery Avenue, Bay Shore. Applicant requests a change of zone from Business One District to Business District. Applicant also requests a Planning Board Special Permit for a mixed use building pursuant to Town Code section 68-257.1 (G). Site plan modifications are also required as part of this application.