

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, Mar 10 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
March 5, 2021

Planning Board Application-Public Hearing

1. **Nyam-Yah!, Inc. - PB2021-003 (0500-119.00-01.00-109.001)**

South side of West Suffolk Avenue (C.R. 17), Central Islip (70 West Suffolk Avenue). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 2 District, pursuant to 68-287.1 (A). Site plan modifications may also be requested as part of this application.

Planning Board Application- Public Hearing

2. **Kunz Family Limited Partnership - PB2021-004 (0500-105.00-01.00-011.002)**

West side of Lakeland Avenue, (C.R. 93), approximately 762 feet north of Union Parkway, Ronkonkoma (1950 Lakeland Avenue). Applicant requests a Planning Board Special Permit for a vehicle repair shop in the Business 3 District, pursuant to 68-302.1C. Applicant also requests a modification of the architectural elevations approved in TC5277. Site plan modifications may also be requested as part of this application.

Planning Board Application- Public Hearing

3. **1900 Lakeland Avenue LLC - PB2021-005 (0500-127.00-01.00-008.002)**

West side of Lakeland Avenue, (C.R. #93), approximately 396 feet north of Union Parkway, Ronkonkoma (1900 Lakeland Avenue). Applicant requests Planning Board Special Permits for the outdoor overnight parking of registered vehicles and unattached box trailers, pursuant to 68-340.1(C) & (P), respectively. Site plan modifications may also be requested as part of this application.

Town Board Application - Public Hearing

4. **Sisters of St. Joseph - CZ2021-003 (0500-160.00-02.00-038.000, 072.002, 073.000, 0500-183.00-02.00-050.003, 051.000, 053.001)**

South side of Third Avenue, approximately 415 feet east of Brentwood Road Brentwood (1725 Brentwood Road). Applicant requests a change of zone from Residence AAA to General Service C and a minor subdivision in order to leave an existing skilled nursing facility.

Town Board Application - Public Hearing

5. **Dennis Forman - CZ2013-004 (0500-236.00-03.00-021.002)**

North side of Sunrise Highway (S.R. 27), approximately 300 ft. east of Lincoln Avenue, Holbrook (5449 Sunrise Highway). Applicant requests a change of zone from Business 2 District and Industrial 1 District to all Industrial 1 District and a modification of deed covenants and restriction associated with TC4052 in order to construct a mini storage warehouse. Applicant further requests a waiver of submission of a surety bond to cover the costs of demolition of all or part of the mini-storage warehouse pursuant to 68-344 B (1). Site plan relaxations are also required as part of this application.

Town Board Application - Recommendation Item

6. **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.

Major Subdivision - Decision Item

7. **Settlers Road Subdivision Hauppauge - 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