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, May 26 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
May 21, 2021

Site Plan Modification - Public Hearing
1. **Kevin Sexton - SP2021-029 (0500-062.00-03.00-026.000)**
East side of Ocean Avenue (#2459), 412 feet South of Erie St, Ronkonkoma. Applicant requests buffer relaxation to permit the installation of an emergency egress staircase and ADA compliant walkway from the rear of an existing office building.

Planning Board Application-Public Hearing
2. **Stephen Cubells - PB2021-015 (0500-393.00-03.00-057.000)**
Northeast corner of North Bay Shore Avenue and Montauk Highway (N.Y.S.R. 27A), Bay Shore (77 Main St.). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1G. Site plan modifications may also be requested as part of this application.

Planning Board Application- Public Hearing

3. **Robert Mazzoli - PB2021-017 (0500-119.00-02.00-040.000)**
   West side of Acorn Avenue, 100 feet north of Brightside Avenue, Central Islip (264 Acorn Avenue) . Applicant requests Planning Board Special Permits for a vehicle repair shop and the outside overnight parking of registered vehicles as accessory to a permitted use, pursuant to 68-340.1 B & C, respectively. Site plan modifications may also be requested as part of this application.

Town Board Application - Public Hearing

4. **Dennis Devivo - CZ2021-012 (0500-437.00-02.00-107.000)**
   Southeast corner of Union Blvd, (C.R. 50), and Pat Drive, West Islip   (718 Union Blvd). Applicant requests a modification of covenants and restrictions associated with TC 3910 in order to expand a mixed-use building. Site plan modifications are required as part of this application.

Town Board Application - Recommendation Item

5. **IA Holdings, LLC. - CZ2017-019 (0500-117.00-01.00-078.001 & 078.002)**
   Northwest corner of Suffolk Avenue (C.R. 100) & Eastern Avenue, Brentwood (849 Suffolk Avenue). Applicant requests a change of zone from Residence AAA District to Business 3 district and Residence CA district in order to maintain a portion of the existing horse farm and redevelop the remainder of the parcel with 180 apartments. Applicant also requests Town Board approval to utilize increased density permitted in the CA District pursuant to Town Code Section 68-173.1. Applicant further requests a Town Board special permit for a fast food restaurant in the Business 3 district pursuant to 68-302 G. Site plan modifications are required as part of this application.

Major Subdivision - Decision Item

6. **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