

## Public Notice

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Islip will hold an in-person Public Meeting on **October 27, 2021** at 6:30 pm, located at Islip Town Hall West, 401 W Main Street, Islip, NY 11751. The meeting will also be streamed live over the Internet. Instructions on how to access the livestream are available on the Town's website, [www.islipny.gov](http://www.islipny.gov).

Please note that due to the Novel Coronavirus (COVID-19) Pandemic and recent Legislation signed by the Governor, the format of this meeting is subject to change and may be held electronically via Zoom Webinar. In the event the format of this meeting changes to being held electronically instead of in-person, instructions on how to access an online livestream will be made available on the Town's website - [www.islipny.gov](http://www.islipny.gov). Attendees should check the Town website for instructions and any updates prior to the date of the meeting.

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 by providing written comment to the Islip Planning Department at [publichearings@islipny.gov](mailto:publichearings@islipny.gov)

*NOTICE IS FURTHER GIVEN* that any person who needs a sign language interpreter or has concerns regarding accessibility to the Planning Board Meeting, please call Constituent Services at (631) 224-5380

PLANNING BOARD, TOWN OF ISLIP  
EDWARD FRIEDLAND, CHAIRMAN  
RON MEYER, COMMISSIONER

Islip, New York  
October 22, 2021

### *Planning Board-Public Hearing*

1. **GBIS PROPERTIES LLC - PB2021-031 (0500-348.00-02.00-024.000)**

Northeast corner of Montauk Highway (S.R. 27A) & Laurel Avenue, East Islip. The Planning Department of the Town of Islip requests the Planning Board to consider issuing a determination that the subject parcel has been cleared in violation of Section V(h) of the Land Development Regulations.

### *Town Board Application - Public Hearing*

2. **Bolla EM Realty LLC - CZ2021-007 (0500-298.00-01.00-056.000)**

Northwest corner of Sunrise Highway, (S.R. 27), and Bellmore Avenue, Islip Terrace. (3239 Sunrise Highway). Applicant requests a modification of covenants and restrictions associated with TC 4774 and a Town Board special permit for a fast food restaurant pursuant to 68-302 G. Site plan modifications may be required as part of this application.

*Town Board Application - Public Hearing*

3. **7-Eleven, Inc., a Texas Corporation - CZ2021-022 (0500-039.00-02.00-001.000)**

Southwest corner of Long Island Expressway (I-495) Express Drive South and Wheeler Road, (S.R. 111), Hauppauge (360 Wheeler Road). Applicant requests a modification of covenants and restrictions associated with TC 4002 to increase the square footage of the building and a Planning Board special permit for a convenience market pursuant to 68-302.1 D. Site plan modifications are required as part of this application.

Planning Board Application - Decision Item

4. **Erik A. Bjorenby, R.A. - PB2021-019 (0500-454.00-02.00-018.000)**

South side of Union Boulevard (C.R. 50), south of Hawley Avenue, West Islip (214 Union Boulevard). Applicant requests a Planning Board Special Permit for a restaurant in the Business 1 District, pursuant to 68-272.1(G). Site plan modifications are also requested as part of this application.

5. Town Board Application - Recommendation Item

**1840 Sunrise Highway LLC - CZ2021-013 (0500-317.00-02.00-023.000)**

Southeast corner of Sunrise Highway, (S.R. 27) and Brentwood Road, Bay Shore (1840 Sunrise Highway). Applicant requests a change of zone from Recreation Service G to Business 3, a modification of covenants and restrictions associated with TC5301 and a Town Board special permit for a vehicle dealership with accessory vehicle repair shop pursuant to 68-302 F. Site plan modifications are required as part of this application.