

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Mar 04 2020** at 6:30 p.m. at the Islip Town Hall West, 401 W Main Street, Islip, New York to consider the merits and to clarify the issues of the following land use applications and to review the associated environmental impacts.

Anyone desiring any information pertaining to these applications may write or appear in person at that time. Any proposed zoning changes listed herein require additional Town Board approval. Public comments will not be solicited for those items listed as a Decision Item or a Recommendation Item.

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 28, 2020

### *Planning Board-Public Hearing*

1. **Raja Ali - PB2020-003 (0500-137.00-04.00-016.000)**

Northeast corner of Brentwood Road and Second Avenue, Brentwood (1825 Brentwood Road). 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 may be requested as part of this application.

### *Planning Board Application-Public Hearing*

2. **Gilma Chiodo - PB2020-005 (0500-398.00-06.00-017.000)**

South side of Percy Williams Drive, 1,198.97 ft. west of Suffolk Lane, East Islip (95 Percy Williams Drive). Applicant requests modification of the Percy Williams Estates Final Resolution dated September 8, 1977 to allow encroachments in a rear yard conservation easement.

### *ADJOURNED*

3. **J. Nazzaro Partnership, LP - CZ2020-003 (0500-407.00-05.00-023.000)**

Southeast corner of Montauk Highway, (S.R. 27A), and Atlantic Avenue, West Sayville. (90 Montauk Highway). Applicant requests a change of zone from Business 1 district to Business 3 district, a Town Board special permit for a fast food restaurant pursuant to 68-302 G, and a Planning Board special permit for outside seating as an accessory use to a restaurant pursuant to 68-302.1 E. A buffer relaxation is requested as part of this application.

*Town Board Application - Public Hearing*

4. **Northpoint Development, LLC - CZ2020-004 (0500-302.00-01.00-005.000, 009.001, 010.000)**  
Southwest corner of Sunrise Highway Service Road (S.R. 27A) and Oakdale-Bohemia Road, Oakdale (0 Sunrise Highway). Applicant requests a change of zone from Residence AA district to General Service D district in order to construct a mini-storage warehouse.

*Town Board Application - Public Hearing*

5. **Basser-Kaufman 222, LLC - CZ2020-005 (0500-316.00-01.00-054.000)**  
Northeast corner of Brook Avenue & Sunrise Highway, (S.R. 27), (#1675B), Bay Shore (1675 Sunrise Highway). Applicant 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 - Final Re-Approval*

6. **Settlers Road Subdivision Hauppauge (formerly Christa Ests) - 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 re-approval of a 10 lot major subdivision, originally granted on December 1, 2016.

*Planning Board Application-Decision*

7. **InvaGen Pharmaceuticals - PB2020-006 (0500-187.00-03.00-016.000)**  
Southeast corner of South Research Place (#550) and South Technology Drive, Central Islip. Applicant requests Planning Board approval for signage in the PDDRI District, pursuant to 68-324B(3)(c).