

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, Jan 06 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
December 31, 2020

Planning Board Application- Public Hearing

1. **Stephanie Gallone - PB2020-030 (0500-105.00-02.00-025.002)**

South side of South 2nd Street, Ronkonkoma (820 South 2nd Street). Applicant requests a modification of conditions associated with PB2019-030 in order to permit a non-masonry structure to enclose the dumpster.

Planning Board Application-Decision Item

2. **GSM 717-725, LLC - PB2020-022 (0500-217.00-02.00-008.001)**

Northeast corner of Veterans Memorial Highway (S.R. 454) and Broadway Avenue, Holbrook (725 Broadway Avenue). Applicant requests a Planning Board Special Permit for a warehouse use in the Industrial Corridor District, pursuant to 68-466.1B. Site plan modifications are also requested as part of this application.

Planning Board-Decision Item

3. **GSM 717-725, LLC - PB2020-023 (0500-217.00-02.00-008.002)**

East side of Broadway Avenue, Holbrook (717 Broadway). Applicant requests a Planning Board Special Permit for the outdoor overnight parking of registered vehicles as accessory to a warehouse use in the Industrial 1 District, pursuant to 68-340.1C. Site plan modifications are also requested as part of this application.

Planning Board-Decision Item

4. **Milvado Property Group, LLC - PB2020-024 (0500-217.00-02.00-008.003)**

North side of Veterans Memorial Highway, (S.R. 454), east of Broadway Avenue, Holbrook (5901 Veterans Memorial Highway). Applicant requests a modification of Planning Board Special Permit conditions associated with PB1999-09 in order to increase the size and change the layout of the outdoor overnight parking area for registered vehicles. Site plan modifications are also requested as part of this application.

Town Board Application - Recommendation Item

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

Southeast corner of Montauk Highway, (C.R. 85), 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 - Recommendation Item

6. **E17 Holdings LLC - CZ2020-024 (0500-347.00-03.00-050.017)**

North side of Main Street (S.R. 27A), (#269 E), approximately 101 feet west of Laurel Avenue, East Islip (269 E Main Street). Applicant requests Town Board permission to convert 5,638 square feet of a health club in to a medical office pursuant to TC 3416. A parking relaxation is requested as part of this application.