

## 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, Sep 30 2020** 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](http://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](mailto: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  
September 25, 2020

### *Site Plan Modification - Decision Item*

1. **Jack Cipriano - SP2018-050 (0500-099.00-01.00-009.000, 010.000 & 011.000)**  
North side of East Suffolk Avenue (#0, #60 & #64) and West side of Pineville Road, Central Islip. Applicant requests a buffer relaxation in connection with the construction of a new multi-tenant retail building.

### *Planning Board Decision Item*

2. **AMI Rashidzada Realty Inc. - PB2019-029 (0500-223.00-02.00-029.002)**  
West side of Sweeneydale Avenue (#100), approximately 1,181 feet west of Fifth Avenue (C.R. 13), Bay Shore. Applicant requests two Planning Board Special Permits for the outdoor overnight parking of registered vehicles and the outside parking of unattached box trailers, pursuant to 68-340.1 C & P respectively. Site plan modifications may be requested as part of this application.

*Planning Board-Decision Item*

3. **Kossuth/Feuereisen Avenue LLC - PB2020-010 (0500-126.00-01.00-050.001)**

Southeast corner of Louis Kossuth Avenue and Sixth Street, Ronkonkoma (1787 Louis Kossuth Avenue). Applicant requests two Planning Board Special Permits for an industrial business service use involving wholesale and the outdoor overnight parking of registered vehicles in the Industrial Corridor District, pursuant to 68-466.1 (C) & (E). Site plan modifications may also be requested as part of this application.

*Town Board Application - Recommendation Item*

4. **Steel Campus LLC and Marcus ISP Apts Holdings LLC as Tenants in Common (NYIT) - CZ2020-008 (0500-187.10-01.00-004.000)**

East side of Carleton Avenue (C.R. 17), approximately 1215 feet north of Courthouse Drive, Central Islip (0 Carleton Avenue). Applicant requests an amendment of the Master Plan, a change of zone from PDD-Educational Campus to PDD-Multi Family and a modification of covenants and restrictions in order to rehabilitate 14 buildings for the use of a total of 354 apartments and the construction of a community center.

*Planning Board Application-Public Hearing*

5. **Seventh-day Adventists - PB2020-018 (0500-120.00-04.00-008.000)**

Northeast corner of Second Avenue and Carleton Avenue (C.R. 17), Central Islip (60 Carleton Avenue). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District pursuant to 68-257.1 (G). Site plan modifications are requested as part of this application.

*Planning Board Application-Public Hearing ADJOURNED*

6. **NCSG 123, LLC - PB2020-021 (0500-198.00-03.00-006.003)**

South side of 3rd Street. 189 ft. west of Cleveland Avenue, Bay Shore (0 Cleveland Avenue). Applicant requests a Planning Board Special Permit for an automobile parking field and/or vehicle fleet storage yard in the Industrial Transition District, pursuant to 68-700 (F). Site plan modifications may be requested as part of this application.

*Planning Board Application-Public Hearing*

7. **Mike's Express Inc. - PB2020-027 (0500-326.00-02.00-006.000)**

South side of Montauk Highway (27A), 195 ft. west of Bridle Way, Oakdale (1270 Montauk Highway). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2008-021 in order to change the hours of operation.

8. **2300 Sunrise Realty, LLC c/o John Selle - CZ2019-009 (0500-319.00-02.00-094.001, 095.000)**

Southwest corner of Sunrise Highway Service Road (S.R. 27), (#2300), and Commack Road, (2300 Sunrise Highway, Islip). Applicant requests a change of zone from Residence B district to Business 3 district, a Town Board special permit for a gasoline service station pursuant to 68-302 C, and a Planning Board special permit for a convenience market to 68-302.1 D. Site plan modifications are required as part of this application.