

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Aug 11 2021** 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  
August 6, 2021

### *Planning Board Application-Public Hearing - ADJOURNED*

1. **Jetson Realty Corp. - PB2021-024 (0500-134.00-02.00-004.003)**

West side of Emjay Boulevard, 1,450 feet north of Suffolk Avenue, (C.R. 100), Brentwood (70 Emjay Boulevard). Applicant requests a Planning Board Special Permit for the outside parking of unattached box trailers, pursuant to 68-340.1(P). Site plan modifications are also requested as part of this application.

### *Planning Board Application- Public Hearing*

2. **Vanderbilt Plaza LLC - PB2021-025 (0500-054.00-03.00-045.000)**

West side of Wheeler Road (C.R. 17), 103.5 feet south of Motor Parkway (C.R. 67) Central Islip, (146 Wheeler Road). Applicant requests removal of all covenants and restrictions associated with TC2589 that limits the use of the unit within the shopping center to an ice cream parlor.

*Planning Board Application-Public Hearing*

3. **Erik A. Bjorneby R.A. - PB2021-026 (0500-316.00-02.00-015.001)**

North side of Sunrise Highway (S.R. 27), west side of Penataquit Avenue, Bay Shore (1701 Sunrise Highway). Applicant requests a Planning Board Special Permit for an indoor recreation use in the Business 3 District, pursuant to 68-302.1(R). Site plan modifications may also be requested as part of this application.

*Town Board Application - Public Hearing*

4. **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.

*Town Board Application - Public Hearing*

5. **Sylvan Avenue Property LLC - CZ2021-014 (0500-240.00-01.00-002.004)**

East side of Sylvan Avenue (AKA Spence Ave.), through lot to Nicholls Rd, approximately 1300 feet north of Church Street . Applicant requests a modification of covenants and restrictions associated with TC 3565 in order to permit the northern portion of the building to exceed 12' in height.

*Site Plan Modification - Decision Item*

6. **Bloom Energy Corporation - SP2021-015 (0500455000300075001)**

Southeast corner of Union Blvd (#400) and Beach St, West Islip, NY.. Applicant requests parking relaxation in connection with the construction of a fuel energy cell system at an existing shopping center.

*Site Plan Modification - Decision Item*

7. **RG 55 Paradise LLC - SP2021-018 (0500181000300052007)**

South side of Harold Court (#40), 685 feet south of Candlewood Road, Bay Shore. Applicant requests site plan relaxations that include parking, loading bays/docks and refuse enclosure requirements in connection with the construction of a new industrial warehouse facility

*Town Board Application - Recommendation Item*

8. **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*

9. **Good Samaritan Hospital Medical Center - CZ2020-021 (0500-474.00-02.00-048.002)**

Southwest corner of Montauk Highway (S.R. 27A) and Beach Drive, West Islip (1000 Montauk Highway). Applicant requests Town Board approval to construct a 300,000 square foot expansion of a hospital in excess of 35' in height (specifically 101') pursuant to Town Code section 68-185 (B). Site plan modifications are also requested as part of this application.