

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Nov 17 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.

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.

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
November 12, 2021

Town Board Application - Public Hearing

1. **Danielle Holding Co. c/o Howard Gershowitz - CZ2021-019 (0500-321.00-01.00-080.000)**
Northwest corner of Carleton Avenue, (C.R. 17) and West Adams Street, East Islip (200 Carleton Avenue). Applicant requests a modification of covenants and restrictions associated with TC 5168 in order to increase the amount of square footage for medical office uses. A parking relaxation is required as part of this application.

Town Board Application - Public Hearing

2. **Family Residences and Essential Enterprises Inc. - CZ2021-023 (0500-136.00-03.00-031.001)**
South side of Third Avenue, 138.26 feet east of Fifth Avenue (C.R. 13), Brentwood (10 Third Avenue). Applicant requests a modification of covenants and restrictions associated with TC 4995A in order to use the existing building for an office use. A parking relaxation is also requested as part of this application.

Site Plan Modification - Decision Item

3. **Storybook Kids Corp - SP2021-024 (0500-317.00-01.00-111.000)**

North side of Sunrise Highway (S.R. 27)(#1871), 317 ft. East of Brentwood Road, Bay Shore. Applicant requests a parking and landscaping relaxations in connection with a change of use from a retail store to a child day care center, which includes an outdoor playground area.

Planning Board Determination

4. **Verace LTD D/B/A (Teller's Next Door) - PB2021-033 (0500-370.00-02.00-076.000)**

North side of Main Street (C.R. 27A), 300 ft. west of 655 Main St., Islip. Applicant requests Planning Board review and approval of a tent as an accessory use to a restaurant, pursuant to 68-434(G).

Site Plan Modification - Decision Item

5. **Safeguard Properties II, LLC - PB2021-030 (0500-357.00-03.00-023.000)**

Southeast corner of Montauk Highway, (S.R. 27A) and Hanson Place, Sayville (0 Main Street). Applicant requests a modification of conditions associated with SP2004-133 in order to construct a mini-storage warehouse. Site plan modifications are required as part of this application.

Town Board Application - Decision Item

6. **Safeguard Properties II, LLC - CZ2021-017 (0500-357.00-03.00-018.001)**

Northeast corner of Montauk Highway, (S.R. 27A) and Hanson Place, Sayville (246 North Main Street). Applicant requests a change of zone from Business 1 district to Industrial 1 district in order to repurpose an existing building into a mini-storage warehouse. Site plan modifications are required as part of this application.

Town Board Application- Recommendation Item

7. **Bolla EM Realty, LLC - CZ2021-006 (0500-136.00-03.00-038.001)**

South side of Suffolk Avenue (C.R. 100), and Wicks Road (C.R. 13), Brentwood (400 Suffolk Avenue). Applicant requests a change of zone from Business 2 district to Business 3 district, for two Town Board special permits for a gasoline service station and a fast-food restaurant pursuant to 68-302 C and G, and a Planning Board special permit for a convenience market pursuant to 68-302.1 D. Site plan modifications are also requested as part of this application.

8. **Dennis Devivo - CZ2021-012 (0500-437.00-02.00-107.000)**

Southeast corner of Union Blvd, (C.R. 50), and Pat Drive, West Islip (718 Union Blvd).

Applicant requests a modification of covenants and restrictions associated with TC 3910 in order to expand a mixed-use building. Site plan modifications are required as part of this application.