

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Sep 21 2022** at 6:00 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](http://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  
ELA DOKONAL, AICP CUD, CC-P, LEED-AP, COMMISSIONER

Islip, New York  
September 15, 2022

### *Planning Board Application-Public Hearing*

1. **1921 LLC - PB2022-022 (0500-393.00-04.00-015.000)**

Southwest corner of East Main Street (27A) and Shore Lane, Bay Shore (72-76 East Main Street). Applicant requests two Planning Board Special Permits for a mixed use building and a restaurant in the Business District pursuant to 68-257.1 (G) & (I), respectively. Site plan modifications are also requested as part of this application.

### *Town Board Application - Public Hearing*

2. **2465 Ocean Avenue LLC - CZ2022-017 (0500-062.00-03.00-025.000)**

East side of Ocean Avenue, approximately 312 feet south of Erie Street, Ronkonkoma (2465 Ocean Avenue). Applicant requests a change of zone from Residence AA district to General Service T district to utilize an existing dwelling as an office. Site plan modifications are required as part of this application.

*Town Board Application - Public Hearing*

3. **BSL East Islip LLC - CZ2022-018 (0500-347.00-01.00-047.001, 079.001, 081.002, 082.002, 084.002, 085.002, 0500-373.00-02.00-004.001)**  
Northeast side of E. Main Street, (S.R. 27A), 213 feet east of Greenwood Avenue, East Islip (117 E Main Street). Applicant requests a change of zone from Residence A District and Business 3 district to all General Service C district and a modification of covenants and restrictions of TC 589 in order to construct an assisted living facility. Site plan modifications are requested as part of this application.

*Town Board Application- Recommendation Item*

4. **Julie & Chi Yim - CZ2021-027 (0500-141.00-04.00-061.001)**  
East side of Carleton Avenue (C.R. 106), between Asherman Avenue and Clift Street, Central Islip (120 Carleton Avenue). Applicant requests a change of zone from Business 1 district to Business District and a Planning Board special permit for a mixed use building pursuant to 68-257.1 G. Site plan modifications are requested as part of this application.

*Town Board Application - Recommendation Item*

5. **Sunrise Development, Inc. - CZ2021-028 (0500-395.00-01.00-001.001)**  
South side of Saxon Avenue between Joyces Way and Angela Lane, Bay Shore (26 South Saxon Avenue). Applicant requests a change of zone from Residence AAA District to Residence C District in order to construct an assisted living facility. Site plan modifications may be required as part of this application.

*Site Plan Modification - Decision Item*

6. **Matthew Flansburg (Target Corporation) - SP2021-065 (0500364000200049006, Associated With 049005)**  
South side of Sunrise Hwy (S.R. 27), 850 feet East of Manor Lane, Bay Shore (838 Sunrise Hwy).. Applicant requests a parking relaxation in connection with drive-up stall site improvements at an existing Target store.

*Site Plan Modification - Decision Item*

7. **Matthew Flansburg (Target Corporation) - SP2021-066 (0500187000300012004, Associated With 012005 & 012006)**  
South side North Research Place, 625 feet West of Carleton Avenue (C.R. 17), Central Islip (80 North Research Place).. Applicant requests a parking relaxation in connection with drive-up stall site improvements at an existing Target store.