

## 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, Jun 24 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  
June 19, 2020

### *Planning Board-Public Hearing*

1. **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 a Planning Board Special Permit for the outdoor overnight parking of registered vehicles in the Industrial Corridor District, pursuant to 68-466.1 (E). Site plan modifications may also be requested as part of this application.

### *Town Board Application - Public Hearing*

2. **J. Nazzaro Partnership, LP - CZ2020-003 (0500-407.00-05.00-023.000)**  
Southeast corner of Montauk Highway, (S.R. 27A), 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 - Public Hearing*

3. **Grandview Development LLC - CZ2020-007 (0500-027.00-02.00-017.000)**

East side of Blydenburgh Road, (#471), approximately 660 feet north of Long Island Motor Parkway, (C.R. 67). (471 Blydenburgh Road, Hauppauge). Applicant requests a change of zone from Residence AAA to Industrial 1 in order to construct a warehouse and mini storage warehouse. Applicant further requests two Planning Board special permits for outdoor or overnight parking of registered vehicles as an accessory use to a permitted principal use pursuant to 68-340.1 C and a Planning Board special permit for a 160' tall wireless communications tower pursuant to 68-420.1 A (b). Site plan modifications are requested as part of this application.

*Major Subdivision - Final Approval*

4. **Ronald V. Zanfini - MS2019-001 (0500-288.00-01.00-002.000, 005.000 & 006.000)**

East side of Joselson Avenue (#1022 & #1030), 740 ft. North of Merriam Road, Bay Shore. Applicant requests final approval for a 6 lot major subdivision (5 new dwellings, 1 existing).

*Site Plan Modification - Decision Item*

5. **Jose Gomez - SP2015-079 (0500-223.00-01.00-032.001)**

East side of Manatuck Blvd (#1615), 747 ft. North of Locust Drive, Bay Shore. Applicant requests landscaping and buffer relaxations in connection with the construction of a new church.

*Planning Board Application - Decision Item*

6. **Roxanne Trela - PB2020-012 (0500-176.00-06.00-003.000)**

South side of Anthony Lane (#30), 300 ft. North of James Lane, Holbrook. Applicant requests to maintain existing encroachments into a required 25 ft. rear yard buffer per Filed Map #8692 and the respective covenants and restrictions.

*Town Board Application - Recommendation Item*

7. **M&H Brothers, Inc. - CZ2020-006 (0500-202.00-04.00-039.000)**

Southeast corner of Brentwood Road and Candlewood Road (#0), Bay Shore ( 0 Brentwood Road).. Applicant requests a change of zone from Residence B to General Service T in order to construct a mixed-use building.

8. **Sunrise Development, Inc. - CZ2019-012 (0500-395.00-01.00-001.001)**

West side of South Saxon Avenue (#26), approximately 1,100 ft South of Montauk Highway, Bay Shore (26 South Saxon Avenue, Bay Shore). Applicant requests a change of zone from Residence AAA District to General Service C District in order to construct an assisted living facility. Applicant further requests Town Board approval to erect the facility at a height in excess of 35' and 2 stories pursuant to 68-185 B. Site plan modifications may be required as part of this application.