

## 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, May 12 2021** 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  
May 7, 2021

### *Planning Board Application-Public Hearing*

1. **Mario Contavale - PB2021-011 (0500-172.00-01.00-028.003)**

West side of Lakeland Avenue, 711 feet north of Harding Street, Bohemia (1360 Lakeland Avenue). Applicant requests a Planning Board Special Permit for a restaurant in the General Service T District, pursuant to 68-489.1C. Site plan modifications may also be requested as part of this application.

### *Planning Board Application-Public Hearing*

2. **Don Taco Restaurant - PB2021-014 (0500-137.00-02.00-035.001)**

Northwest corner of Jefferson Avenue and Suffolk Avenue (C.R. 100), Brentwood (739 Suffolk Ave.). Applicant requests a modification of PB1997-004 in order to remove a condition limiting the minor restaurant to a donut type restaurant.

*Planning Board Application-Public Hearing*

3. **Stephen Cubells - PB2021-015 (0500-393.00-03.00-057.000)**

Northeast corner of North Bay Shore Avenue and Montauk Highway (N.Y.S.R. 27A), Bay Shore (77 Main St.). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District, pursuant to 68-257.1G. Site plan modifications may also be requested as part of this application.

*Planning Board Application-Public Hearing*

4. **Polished to Perfection - PB2021-016 (0500-148.00-01.00-020.010)**

East side of Sycamore Avenue, 1,023.3 feet south of Veterans Memorial Highway (S.R. 454), Bohemia (1631 Sycamore Avenue). Applicant requests a Planning Board Special Permit for a vehicle repair shop in the Industrial 1 District, pursuant to 68-340.1B. Site plan modifications may be requested as part of this application.

*Town Board Application - Public Hearing - ADJOURNED*

5. **MHS Brothers Inc. c/o Shawn Kassman - CZ2021-009 (0500-120.00-05.00-068.00-080.000-081.000)**

Northeast corner of Carleton Avenue, (C.R. 17) and Elmore Street, Central Islip. (108-110 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 required as part of this application.

*Planning Board Application - Decision Item*

6. **Ammal Pingling - PB2019-034 (0500-273.00-02.00-056.000)**

Southeast corner of Carleton Avenue (C.R. 17) (#51) and Fisher Avenue, Islip Terrace. Applicant requests a Planning Board Special Permit for a minor restaurant in the General Service T District, pursuant to 68-489.1A. A parking relaxation is also requested as part of this application in connection with a change of use application for a church, and for the proposed minor restaurant.

*Town Board Application - Recommendation Item*

7. **Philipp Kampf - CZ2021-008 (0500-296.00-02.00-084.000)**

Northeast corner of Sunrise Highway Service Road, (S.R. 27), and Washington Avenue, Islip Terrace (2765 Sunrise Highway). Applicant requests a modification of covenants and restrictions associated with TC 4536 in order to permit a church. Site plan modifications may be required as part of this application.

*Site Plan Modification - Decision Item*

8. **E17 Holdings, LLC - SP2020-037 (0500-347.00-03.00-050.017)**

South side of Montauk Highway (S.R. 27A)(269 E Main St), 100.9' west of Laurel Avenue, East Islip. Applicant requests a buffer relaxation in connection with the conversion of part of an existing fitness center to medical office. Public hearing has been waived by the Commissioner of Planning pursuant to condition #8 of CZ2020-024.