

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 09 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. The format of this meeting is subject to change and may be held in-person. Attendees should check the Town website for instructions prior to the date of the meeting

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. 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 4, 2021

Planning Board Application-Public Hearing

1. **Moonfish Brewery Inc. - PB2021-018 (0500-395.00-03.00-001.002)**

East side of Degnon Boulevard, 657 feet south of Montauk Highway (S.R.27A), Bay Shore (25 Degnon Boulevard). Applicant requests a Planning Board Special Permit for a Bar, Tavern, or Nightclub in the Industrial 1 District, pursuant to 68-341.1(V). Site plan modifications are also requested as part of this application.

Planning Board Application-Public Hearing

2. **2280 Union Blvd, LLC - PB2021-020 (0500-369.00-01.00-017.001)**

South side of Union Boulevard, (C.R. 50) 329.8 feet west of Saxon Avenue, Bay Shore, (2280 Union Boulevard). Applicant requests a modification of site plan requirements and Planning Board Special Permit conditions associated with TC5121. Applicant also requests a Planning Board Special Permit for the outdoor overnight parking of unattached box trailers in the Industrial 1 District, pursuant to 68-340.1(P). Site plan modifications are also requested as part of this application.

Planning Board Application - Public Hearing - ADJOURNED

3. **Venture One Acquisitions, LLC - PB2021-021 (0500-146.00-01.00-001.000)**

Southeast corner of Veterans Memorial Highway (S.R. 454) and Crossways Avenue, Bohemia (2950 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a warehouse in the Industrial Corridor District, pursuant to 68-466.1(B). Site plan modifications may also be requested as part of this application.

Town Board Application - Public Hearing

4. **Great River Enterprise II c/o John King - CZ2021-010 (0500-146.00-02.00-005.001)**

South side of Veterans Memorial Highway, (S.R. 454), approximately 227 feet west of 5th Avenue, Bohemia (3040 & 3064 Veterans Memorial Highway). Applicant requests a change of zone from Business 3 to Industrial Corridor District and a Planning Board special permit for a warehouse use pursuant to 68-466.1 B. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

5. **RG 158 Candlewood LLC - CZ2021-011 (0500-181.00-02.00-043.003)**

South side of Candlewood Road, approximately 1820 feet west of 5th Avenue, (C.R. 13), Bay Shore (158 Candlewood Road). Applicant requests a modification of covenants and restrictions associated with TC 5063 in order to permit more than one user and allow overnight loading and unloading of vehicles.

Site Plan Modification - Decision Item

6. **Louis M. Frabizio - SP2020-012 (0500-395.00-03.00-002.001)**

East side of Degnon Blvd (#29), 120 ft. North of Recreation Road, Bay Shore. Applicant requests Planning Board approval for the use of an alternative drainage system and gravel parking area in connection with the proposal for site upgrades and new buildings for a construction company.