

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Jan 09 2020** 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.

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  
January 3, 2020

### *Site Plan Modification - Public Hearing*

1. **West Islip Fire District - SP2018-081 (0500-455.00-01.00-057.001)**

North side of Union Blvd (#309), 127 feet east of Higbie Lane, West Islip. Applicant requests a parking determination, landscaping & dimensional relaxations and to retain overhead utilities in connection with the construction of a new building at the West Islip Fire Department.

### *Site Plan Modification - Public Hearing ADJOURNED*

2. **150 Idle Hour Realty LLC - SP2019-085 (0500-325.00-02.00-019.002, 20.1)**

Southwest corner of Montauk Hwy (C.R. 85) and Idle Hour Blvd, Oakdale, NY. Applicant requests a buffer relaxation in connection with the construction of a new one story office building.

### *Site Plan Modification - Public Hearing*

3. **Matthew Towers - SP2019-086 (0500-216.00-03.00-117.000)**

North side of Church Street (#1699), 692 feet west of Broadway Avenue, Holbrook. Applicant requests parking relaxation in connection with a previously converted warehouse use to a gymnastics facility.

*Site Plan Modification - Public Hearing*

4. **Kevin J. Sexton - SP2019-088 (0500-062.00-03.00-026.000)**

East side of Ocean Avenue (#2459), 412 feet south of Erie Street, Ronkonkoma. Applicant requests a parking and front yard landscaping relaxation in connection with the finishing of an existing attic for a professional office.

*Planning Board-Public Hearing*

5. **Axe Island LLC - PB2019-037 (0500-148.00-01.00-008.000)**

West side of Locust Avenue, 603.45 feet south of Veterans Memorial Highway (S.R. 454) (1626 Locust Avenue). Applicant requests a modification of Site Plan Modification conditions associated with SP2005-016 and a Planning Board Special Permit pursuant to 68-340.1N, in order to permit an indoor recreational use. Site plan modifications may be requested as part of this application.

*Planning Board Application-Public Hearing*

6. **RTC Holding - PB2019-038 (0500-333.00-05.00-005.000,006.000 & 007.000)**

South side of Montauk Highway (S.R. 27A), 451.1 feet west of Snedecor Avenue, Bayport (#736 Montauk Highway) (Behind #724 Montauk Hwy). Applicant requests a Planning Board Special Permit for a vehicle repair use in the Business 3 District, pursuant to 68-302.1C. Site plan modifications may be requested as part of this application.

*Planning Board-Public Hearing*

7. **Todd O'Connell Architects - PB2019-041 (0500-298.00-03.00-038.000)**

Southwest corner of Jericho Street and Connetquot Avenue, East Islip (270 Connetquot Avenue). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications are also requested as part of this application.

*Planning Board-Public Hearing*

8. **Normandy Inn Property LLC - PB2019-042 (0500-172.00-01.00-006.000)**

At the north intersection of Lakeland Avenue (C.R. 93) and Smithtown Avenue (#1500 Smithtown Avenue), Bohemia. Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications are also requested as part of this application.

*Town Board Application - Public Hearing*

9. **111 Realty Corp. - CZ2019-021 (0500-393.00-02.00-103.000,105.000 & 142.001)**

Southwest corner of Union Boulevard & Fourth Avenue, Bay Shore (1684 Union Boulevard [C.R. 50], 1692 Union Boulevard, [C.R. 50] & 160 Maple Avenue). Applicant requests a change of zone from Business District to Business 3, a Town Board special permit for a gasoline service station pursuant to 68-302 C, and a Planning Board special permit for a convenience market to 68-302.1 D. Site plan modifications are required as part of this application.

*Major Subdivision - Preliminary approval*

10. **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 preliminary approval for a 6 lot major subdivision (5 new dwellings, 1 existing).

*Planning Board Application-Decision*

11. **Little Donkey Corp - PB2019-005 (0500-231.00-01.00-012.000)**

Southwest corner of Lowell Avenue and Oceanside Street, Islip Terrace (34-48 Lowell Avenue) (Unit#38). Applicant requests a modification of special permit conditions associated with TC3435 in order to permit seats in a minor restaurant.

*Planning Board Decision Item*

12. **AMI Rashidzada Realty Inc. - PB2019-029 (0500-223.00-02.00-029.002)**

West side of Sweeneydale Avenue (#100), approximately 1,181 feet west of Fifth Avenue (C.R. 13), Bay Shore. Applicant requests two Planning Board Special Permits for the outdoor overnight parking of registered vehicles and the outside parking of unattached box trailers, pursuant to 68-340.1 C & P respectively. Site plan modifications may be requested as part of this application.

*Town Board Application - Recommendation Item*

13. **King Associates Holding, LLC - CZ2018-022 (0500-357.00-01.00-035.001)**

North side of Montauk Highway (C.R. 85), approximately 251 feet east of Macon Avenue, Sayville (289 N. Main Street). Applicant requests a change of zone from Residence C to General Service T district along with a modification of TC 5062 in order to construct an office building.

