

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Jul 14 2016** at 6:30 p.m. at the Islip Town Hall, 655 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 - DIVISION OF SERVICES TO THE DISABLED - 224-5335 or 224-5397 TDD.

PLANNING BOARD, TOWN OF ISLIP  
EDWARD FRIEDLAND, CHAIRMAN  
RON MEYER, COMMISSIONER

Islip, New York  
July 8, 2016

### *Planning Board-Public Hearing*

1. **Gil Korine - REVPB2013-036 (0500-122.00-03.00-056.000)**

East side of Windsor Place (# 120), approximately 1,000.22 feet north of Connetquot Avenue, Central Islip. The Planning Board is requested to consider the revocation of special permit approvals associated with PB2013-36 due to noncompliance with the covenants and restrictions, specifically failure to obtain site plan approval, failure to complete various site improvements, and the outdoor storage of trailers outside of approved parking spaces.

### *Planning Board Application- Public Hearing*

2. **New York SMSA Limited Partnership d/b/a Verizon Wireless - PB2016-008 (0500-118.00-02.00-035.001)**

North side of Suffolk Avenue (C.R. 100), (#1265), approximately 175 feet west of Caleb's Path (C.R. 108) and Joshua's Path (S.R. 111), Brentwood. Applicant requests a Planning Board special permit for a wireless communications facility in the Residence AA District pursuant to 68-420.1 A. (4) (a).

### *Planning Board Application-Public Hearing*

3. **Edward Paul Butt - PB2016-016 (0500-419.00-03.00-006.001)**

South side of West Main Street, 51 feet west of Bay Avenue (160 W Main Street), Bay Shore. Applicant requests a Planning Board special permit for a minor restaurant in the Business District pursuant to 257.1 A. Site plan modifications are requested as part of this application.

*Planning Board Application- Public Hearing*

4. **Paul Allert - PB2016-018 (0500-130.00-06.00-001.109)**

Southwest corner of Patchogue-Holbrook Road (C.R. 19), (#480), and Springmeadow Drive, Holbrook. Applicant requests a Planning Board special permit for a minor restaurant in the Business 1 district pursuant to 271.1 A. A parking relaxation is requested as part of this application.

*Planning Board Application-Public Hearing*

5. **Daniel Stapleton - PB2016-019 (0500-393.00-04.00-011.000)**

South side of Main Street (S.R. 27A), (# 60), approximately 155 feet west of Shore Lane, Bay Shore.. Applicant requests a modification of PB2011-041 to increase the seating to an existing bar. A parking relaxation is requested as part of this application.

*Town Board Application - Public Hearing*

6. **Shamrock/Bartco Management Corp.. - CZ2016-020 (0500-369.00-02.00-010.000)**

Northwest corner of Montauk Highway (S.R. 27A), and Willowbrook Road, Bay Shore (645 East Main Street). Applicant seeks a modification of deed covenants and restrictions associated with TC 340 in order to construct a canopy on site.

*Town Board Application - Public Hearing*

7. **Apple Farm Realty LLC. - CZ2016-019 (0500-319.00-01.00-028.000)**

Northeast corner of Sunrise Highway North Service Road and Romaine Avenue, Islip (2269 Sunrise Highway). Applicant seeks a change of zone from Business 3 District to Business 2 District. Applicant seeks a modification of Town Board stipulations associated with TC 536. Applicant seeks a Planning Board special permit for a convenience store. Site plan modifications are also requested as part of this application.

*Town Board Application - Public Hearing*

8. **Kavita Mariwalla - CZ2016-021 (0500-474.00-01.00-041.000&042.000)**

West side of Pease Lane approximately 120' north of Montauk Highway, (S.R. 27A)(504 Pease Lane and 1145 Montauk Highway). Applicant seeks a change of zone from Residence B District to General Service D District to demolish the existing dwelling and use the lot as parking for the adjacent medical office. Site plan modifications may be required as part of this application.

*Town Board Application- Recommendation Item*

9. **PILGRIM STATE PROPERTY - 22-50 JACKSON AVE ASSOC, L.P. and PILGRIM EAST, L.P. - CZ2003-014 (0500-071.00-01.00-010.008, 010.002, 013.006, 013.016, 013.015)**

South of the Long Island Expressway, southwest of Crooked Hill Road and west of Sagtikos State Parkway, and southeast of the intersection of G Road and Sagtikos State Parkway, Brentwood. The proposed action involves amendments to the zoning chapter of the code of the Town of Islip (Chapter 68), including the zoning map, to establish the Pilgrim State Planned Redevelopment District ("PSPRD") and a change of zone from Residential AAA District to the newly established PSPRD, and the redevelopment of the reclassified parcels in accordance with the PSPRD and master plan (to be known as "Heartland Town Square") prepared by RTKL, Inc. dated 2/18/2015 in order to permit the construction of: A. Town Center (Development Unit 1) -- A mixed-use subdistrict that is intended to be developed with a range of compatible land uses, including retail, housing, hotel/lodging, office, in-home office, entertainment, and cultural uses. B. Mixed-Use Office (Development Unit 2) -- A subdistrict that is intended to be developed predominantly as an offices, but that will also include business support uses such as hotels, conference centers, retail stores, restaurants, and housing. C. Arts Center Residential (Development Unit 3) -- A subdistrict that is intended to be developed predominantly as a traditional neighborhood development, with an emphasis on housing clustered around the adaptive re-use, as a cultural arts center, of an existing power plant, but will also include retail and civic uses. D. Residential (Development Unit 4) -- A subdistrict that is intended to be developed predominantly as a residential neighborhood including apartments and townhouses, but that will also include neighborhood support uses such as retail stores. E. Gateway -- A subdistrict intended to be developed, if lands from the Gateway Area, as defined in the PSPRD Chapter, are reclassified in the PSPRD, predominantly as a mixed-use area, with an emphasis on office development, but including residences, supporting retail, and hospitality uses. The above sub districts comprise of a mixed-use development, to be built over a period of 15 or more years in three distinct phases: Phase I: Office: 626,000 square feet , Retail: 560,000 square feet , Civic: 105,500 square feet , Residential Units: 3,504 units; Phase II: Office: 1,602,322 square feet , Retail: 391,930 square feet , Civic: 5,000 square feet , Residential Units: 3,472 units; Phase III: Office: 1,011,178 square feet , Retail: 48,070 square feet , Civic: 105,000 square feet , Residential Units: 2,024 units; A total in development Units 1 through 4, of 9,000 residential units, 1,000,000 square feet of retail space, 3,239,500 square feet of Class "A" office space, and 215,500 square feet of civic space on an approximately 8.9-acre parcel to be dedicated for public use.

*Site Plan Modification - Decision Item*

10. **NY District Assembly of God (parking) - SP2012-002 (357.00-01.00-012.001)**

61 Overton Street, Sayville, NY, 11782. Northwest corner of Macon Ave and Overton St. Applicant seeks further site plan modifications for parking in connection with a change of use to a church and a parking expansion.

*Decision Item*

11. **Nailati Holdings, LLC - PB2016-014 (0500-393.00-02.00-140.000, 061.000)**

West side of Park Avenue (#64 & #66), approximately 92.66 feet south of Union Boulevard (C.R. 50) , Bay Shore. Applicant requests a Planning Board special permit for a mixed-use building in the Business District pursuant to 68-257.1 G. Site plan modifications are requested as part of this application.

*Town Board Application - Recommendation Item*

12. **Pond Realty LLC - CZ2016-014 (0500-301.00-01.00-011.002)**

South side of service road Sunrise Highway (S.R. 27), Oakdale , 3984 Sunrise Highway. Applicant seeks a Town Board special permit for a car wash pursuant to Town Code section 68-302 (D). Applicant also seeks a modifications of deed covenants and restrictions associated with TC 5131 in order to allow for the car wash to be open to the public.

*Town Board Application - Recommendation Item*

13. **Sanghun Song - CZ2016-018 (0500-348.00-02.00-025.000,026.000 & 027.000)**

Northwest corner of East Main Street (SR 27A) and Laurel Avenue, East Islip (277/281 E. Main Street). Applicant seeks a change of zone from Business 3 District and Residence A District to General Service T District in order to construct a medical office building.

*Major Subdivision - Final Re-Approval*

14. **Dilip Deokule - MS2013-004 (315.00-02.00-007.002, 008, 009.1, 010 & p/o Park Ave)**

West side of Third Avenue, 1,156.34 feet north of Sunrise Highway, Bay Shore. Applicant seeks final re-approval for a twelve lot major subdivision .