

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Aug 18 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  
August 15, 2016

### *Major Subdivision -- Public Hearing*

1. **Campo Brothers - MS2016-002 (0500-066.00-02.00-017.000)**

West side of Coates Avenue (# 1612), approximately 626 feet north of Furrows Road, Holbrook. Applicant seeks preliminary approval for an eight (8) lot subdivision.

### *ADJOURNED*

2. **Edward Paul Butt - PB2016-022 (0500-231.00-01.00-013.001)**

West side of Lowell Street, (# 24), approximately 168 feet South of Oceanside Street, Islip Terrace. Applicant requests a Planning Board special permit for a restaurant in the Business 1 district pursuant to 272.1 G. Site plan modifications are requested as part of this application.

### *Planning Board Application- Public Hearing*

3. **Windsor Place Properties LLC Freeport Paper Industries - PB2016-023 (0500-100.00-02.00-081.005)**

East side of Windsor Place (# 50), approximately 1,742.74' North of Connetquot Avenue, Central Islip. Applicant requests a Planning Board special permit for the outside storage of unattached trailers in the Industrial 1 district pursuant to 68-340.1 P.

*Planning Board Application-Public Hearing*

4. **Mario Pereira - PB2016-021 (0500-418.00-02.00-020.000)**

Northeast corner of Montauk Highway (# 275), (S.R. 27A), and Seafield Lane, Bay Shore.

Applicant requests a modification of PB1997-20 to increase the seating of an existing restaurant.

A parking relaxation is requested as part of this application.

*Planning Board Application-Public Hearing*

5. **M S International Inc. - PB2016-025 (0500-156.00-03.00-001.005)**

West side of Heartland Boulevard (# 50), approximately 561 feet north of Long Island Avenue,

Brentwood. Applicant seeks a Planning Board special permit for a showroom in the Industrial

One District pursuant to Town Code section 68-340.1 (R). Applicant also seeks a Planning Board

special permit for the overnight parking of registered vehicles pursuant to Town Code section

68-340.1 (C). A parking relaxation is requested as part of this application.

*ADJOURNED*

6. **SPJ, LLC. - CZ2016-023 (0500-362.00-04.00-049.000)**

Southeast corner of Udall Road and Muncey Street, West Islip (781 Udall Road). Applicant seeks

a change of zone from Business 1 District to Business 2 District. Applicant also seeks a Planning

Board Special Permit for a convenience market. Site plan modifications are also required as part

of this application.

*ADJOURNED*

7. **Halil Dogrul - CZ2016-024 (0500-067.00-01.00-055.000)**

Southwest corner of Patchogue Holbrook Road (Main Street) and Railroad Avenue (Easton

Street), Holbrook (1080 Patchogue Holbrook Road). Applicant seeks a change of zone from

Business One District to Business Three District. Applicant seeks a Town Board Special Permit

for a gasoline service station. Applicant seeks a Planning Board special permit for a motor

vehicle repair shop. Applicant seeks a Planning Board special permit for a convenience market.

Site plan modifications are also required as part of this application.

*Town Board Application - Public Hearing*

8. **Outreach Development Corp. - CZ2016-025 (0500-071.00-01.00-013.002)**

West side of Crooked Hill Road, approximately 803 feet north of Pilgrim Road, Brentwood (400

Crooked Hill Road, Brentwood). Applicant seeks a modification of covenants and restrictions

associated with TC 5105 in order to increase the number of residents permitted at a residential

treatment facility. Site plan modifications are also required as part of this application.

*Major Subdivision -Extension*

9. **Long Island Housing Partnership, Inc. - MS2014-003 (136.00-02.00-095.000, 113.000, 114.000, 115.000, 116.000)**

North side of Suffolk Avenue, South side of Fletcher Place, between Grant Avenue and Adams Avenue, Brentwood. Applicant seeks a fourth extension of time to finalize the conditions of final approval for a six (6) lot, clustered major subdivision.

*Major Subdivision - BOND Extension*

10. **Fox Run Estates, East Islip - MS2006-001 (0500 39700 0300 012010)**

West side of Suffolk Lane, approximately 620 ' south of Haide Pl., East Islip. Applicant seeks an extension of the term of the surety bond and acceptance of updated bonds.

*Planning Board Application*

11. **Four Cousin Burgers & Fries of LI, LLC - PB2016-026 (0500-316.00-02.00-015.001)**

Northwest corner of Sunrise Highway Service Road North (S.R. 27), (#1701), & Penataquit Avenue, Bay Shore. Applicant seeks a Planning Board Special Permit for outside seating as an accessory to a restaurant in the Business 3 District pursuant to Town Code Section 68-302.2(B).

*Site Plan Modification - Decision*

12. **John Watral - SP2016-043 (0500-117.00-03.00-090.001)**

South side of Suffolk Avenue (C.R. 100), (# 1018), approximately 3,457.35 feet west of Islip Avenue (S.R. 111), Brentwood. Applicant seeks a parking relaxation in connection with a change of use to a medical office

*Town Board Application - Recommendation Item*

13. **Vivian Renta-Skyer - CZ2015-028 (0500-160.00-02.00-053.000)**

Southwest corner of Brentwood Road and 4th Avenue, Brentwood (1758 Brentwood Rd). Applicant seeks a change of zone from Residence AA to General Service T District in order to use the property as an office use. Site plan modifications are also required as part of this application.

*Town Board Application - Recommendation Item*

14. **Montauk Bohemia Realty LLC - CZ2015-030 (0500-278.00-02.00-029.000 & 039000)**

North east corner of Sunrise Highway (S.R.27) and Sycamore Avenue, Bohemia (4525 and 4531 Sunrise Hwy.). Applicant seeks a change of zone from Business One District and Business Two District to all Business Two District. Applicant seeks a modification of deed covenants and restrictions associated with TC2325. Applicant also requests a Planning Board special permit for a convenience store pursuant to Town Code section 68-287.1 (D). Site plan modifications are also required as part of this application.

*Town Board Application - Recommendation Item*

15. **Youth Enrichment Services, Inc. - CZ2016-016 (0500-137.00-02.00-025.000)**

North side of McWhorter Street, 100' ft. west of Washington Avenue, Brentwood, (13 McWhorter Street). Applicant seeks a change of zone from Residence B District to General Service D District to operate an office use. Site plan modifications may also be required as part of this application.

*Town Board Application- Recommendation Item*

16. **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.