

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Sep 15 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 - CONSTITUENT SERVICES - (631) 224-5380.

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

Islip, New York
September 13, 2016

Site Plan Modification - Public Hearing

1. **J. Nazzaro Partnership, LP - SP2016-013 (0500-369.00-02.00-008.000)**

East side of South Saxon Avenue (# 8), approximately 280 feet north of Montauk Highway (S.R. 27A). Applicant seeks relaxations of overall landscaping, buffer, and permissible levels of illuminance in connection with a building addition for a medical office and parking lot expansion.

Planning Board-Public Hearing

2. **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

3. **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, permit a bar area and the sale and service of liquor. A parking relaxation is requested as part of this application.

Planning Board Application-Public Hearing

4. **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

5. **Joseph Michael Gratzner - PB2016-027 (0500-342.00-02.00-126.000)**

Northeast corner of Penataquit Avenue and Redington Street, Bay Shore. Applicant requests a Planning Board special permit for a single family dwelling in the Business 1 district pursuant to 68-272.1 D.

Town Board Application - Public Hearing

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.

Town Board Application - Public Hearing

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 Main Street). 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. **J. Nazzaro Partnership - CZ2016-026 (0500-368.00-03.00-032.003 & 029.000)**

Northwest corner of Union Blvd. (C.R 50) & Brentwood Road, Bay Shore (46 & 50 Brentwood Road). Applicant seeks a change of zone from General Service D District and Residence B District to all General Service D District in order to construct a new medical office building. Applicant seeks Town Board approval to construct a 3 story building. Applicant requests a modification of deed covenants and restrictions associated with TC 1114. Site plan modifications are also required as part of this application.

Town Board Application - Public Hearing

9. **Khalfan Realty LLC - CZ2016-027 (0500-056.00-02.00-004.000 and 057.00-03.00-001.001)**
South side of Bridge Road, approximately 155 feet west of Hoffman Lane, Central Islip (0 Bridge Road). . Applicant seeks a modification of deed covenants and restrictions associated with TC 2967, specifically to allow for the development of the property as an office/warehouse building and to reduce the required buffer of 44 feet.
10. **Hauppauge Fire District - SP2014-034 (0500-003.00-01.00-016.000, 017.000, 017.001)**
855 WHEELER RD, Hauppauge. Applicant requests a parking determination from the Planning Board for the Hauppauge Fire Department.

Site Plan Modification

11. **Fairfield Office Park at Hauppauge LLC - SP2016-059 (0500-003.00-01.00-025.004)**
South Westerly side of Veterans Memorial Highway (S.R. 454), (#800), approximately 580 feet South of Wheeler Road (S.R. 111), Hauppauge. Applicant seeks a parking relaxation in connection with a change of use of a suite from a commercial office to a physical therapy office (medical)

Decision Item **ADJOURNED**

12. **Le Dock Restaurant Inc. c/o Joseph Seijas - PB2015-027 (0500-493.00-02.00-033.000, 034.000)**
Southeast corner of Bay Walk and Broadway Avenue, Fair Harbor.. Applicant requests two Planning Board special permits for a restaurant and outside seating as an accessory to a restaurant in the Business 1 district pursuant to 68-272.1 G and C. A parking relaxation is requested as part of this application.

Town Board Application - Recommendation Item **ADJOURNED**

13. **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.

