

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Oct 06 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  
October 3, 2016

### *Major Subdivision - Modification of Conditions - Public Hearing*

1. **Grace Estates, East Islip - MS2002-061 (424.00-01.00-021.000,050.000)**

South side of Hunting Lane, east side of Blackmore Lane, East Islip. Applicant requests modification of the conditions of the Planning Board Final Resolution, an extension of time to complete the subdivision and to accept a renewal of the Performance Bond.

### *Planning Board Application- Public Hearing*

2. **Mannino Bros 1575 Realty Corp - PB2016-028 (0500-325.00-01.00-044.001, 042.003)**

Northside of Montauk Highway (S.R. 27A), (#1575), approximately 188 feet east of Forbes Street, Oakdale. Applicant requests a Planning Board special permit for a restaurant in the Business 1 district pursuant to 68-271.1 G. Site plan modifications are requested as part of this application.

### *Planning Board Application- Public Hearing*

3. **Hauppauge LLC - PB2016-029 (0500-002.00-01.00-009.000)**

Southwest corner of Veterans Memorial Highway (S.R. 454), (#586), and Wheeler Road (S.R. 111), Hauppauge. Applicant requests two Planning Board special permits for two minor restaurants 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*

4. **Subway - PB2016-030 (0500-339.00-02.00-072.000)**

On the north side of Sunrise Highway (S.R. 27) (#1179), east of Manatuck Boulevard, approximately 79 feet east and 169 feet north of the intersection of Sunrise Highway Service Road North and Manatuck Boulevard. Applicant requests a Planning Board special permit for a restaurant in the Business 1 district pursuant to 68-271.1 G.

*Town Board Application - Public Hearing*

5. **Kunz Family Limited Partnership - CZ2016-028 (0500-105.00-01.00-006.007,010.000 & 011.000)**

West side of Lakeland Avenue, approximately 750' north of Union Parkway, Ronkonkoma. Applicant seeks a change of zone from Industrial Transition District to Business 3 District, Applicant also seeks a Town Board special permit for outdoor storage, in order to use the parcel for the outdoor storage, sales and display of construction equipment. Site plan modifications may also be required as part of this application.

*Town Board Application - Public Hearing*

6. **D&F Development Group, LLC - CZ2016-029 (0500-024.00-01.00-016.000,017.000 & 018.002)**

Northeast corner of Wheeler Road (SR 111) and Schneider Lane (AKA Woodland Avenue, Hauppauge. Applicant seeks a change of zone from Business One District and Industrial One District to General Service C District in order to construct an assisted living facility. Applicant also seeks a modification of deed covenants and restrictions associated with TC 1054, conditions associated with TC 3525, and all prior deed covenants and restrictions associated with the parcels. Applicant also seeks to construct a retail building on SCTM#0500-024.00-01.00-016.000 (former gas station). Site plan modifications may also be required as part of this application.

*Major Subdivision - Preliminary approval*

7. **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.

*Planning Board-Decision Item*

8. **45 5th Avenue LLC - PB2016-003 (0500-393.00-05.00-072.000, 073.000, 074.000)**

East side of Fifth Avenue (C.R.13), (#45), approximately 500 feet south of Union Boulevard (C.R. 50), Bay Shore. Applicant requests a Planning Board special permit for a mixed-use building pursuant to 68-257.1 G. Site plan modifications are requested as part of this application.

*Planning Board - Decision Item*

9. **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.

*Town Board Application - Decision Item*

10. **Renzon Concepcion - CZ2014-009 (0500-138.00-01.00-016.000)**

North side of Second Avenue, 103.23' west of Meadowbrook Drive, Brentwood (0 Second Avenue). Applicant seeks a modification of deed covenants and restrictions associated with TC4769 in order to convert 30 condominium units to 44 rental apartments. Site plan modifications may also be required as part of this application.

*Town Board Application - Decision Item*

11. **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.