

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Oct 20 2016** at 6:30p.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.

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 17, 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.

Staff Member: Sean Colgan, Senior Planner

Staff Recommendation: Staff to Give Recommendation

Representative: Christopher R. Nicolai,

Site Plan Modification - Public Hearing

2. **Southside Hospital Eugene L. De Nicola - SP2016-038 (0500-368.00-02.00-039.000, 40.000, 042.001, & 001.001)**

North side of Union Blvd., C.R. 50 (#1933, 1939 and 1963), 365 feet west of N Montgomery Ave, Bay Shore. Applicant seeks buffer, overall and front yard landscaping, drainage and perimeter curbing relaxations in connection with the consolidation and redevelopment of four parcels and two existing buildings for hospital service use.

Staff Member: Tanner Gonzalez, Assistant Site Plan Reviewer

Staff Recommendation: GRANT - Subject to Conditions

Representative: Eugene DeNicola

3. **Blase Davi - PB2016-031 (0500-148.00-01-00-046.001, 046.002)**

West side of Locust Avenue, (#1644), approximately 555 feet from Veterans Memorial Highway (S.R. 454), Bohemia. Applicant requests a Planning Board special permit for a vehicle repair shop in the Industrial 1 district pursuant to 68-340.1 B.

Staff Member: Sean Colgan, Senior Planner

Staff Recommendation: GRANT - Subject to Conditions

Representative: Kevin Guilfoyle

4. **Sunrise Great Lakes Realty, LLC. - CZ2016-030 (0500-298.00-03.00-007.001)**

Southwest corner of Sunrise Highway South Service Road and Pacific Avenue, through lot to Juncho Street East Isl (3260 Sunrise Highway) . Applicant seeks a change of zone from Business 1 District and Residence B District to all Business 3 District. Applicant also seek a modification of deed covenants and restrictions associated with TC 1437. Applicant also seeks a Town Board special permit for a gasoline station. Applicant also seeks a Planning Board special permit for a convenience market. Site plan modifications are also required as part of this application.

Staff Member: Jessica M. Joyce, Senior Environmental Analyst

Staff Recommendation: RESERVE

Representative: Albert D'Agnostino

5. **J Nazzaro Partnership, LP - CZ2016-031 (0500-369.00-02.00-001.000,003.000,004.000 & 005.000)**

Southeast corner of Union Blvd, (C.R. 50) and Saxon Avenue, Bay Shore (2320 Union Blvd.) . Applicant seeks a change of zone from Business 3 District, Business 1 District, and Residence B District to all Business 3 District. Applicant seeks a modification of deed covenants and restrictions associated with TC 520, 1677, 2812, and 3676. Applicant seeks a Town Board special permit for a gasoline station. Applicant seeks a Planning Board special permit for a convenience market. Applicant also seeks to discontinue Oaktree Drive. Site plan modifications are also required as part of this application.

Staff Member: Jessica M. Joyce, Senior Environmental Analyst

Staff Recommendation: RESERVE

Representative: J Nazzaro Partnership, LP

6. **Kavita Mariwalla - CZ2016-032 (0500-474.00-01.00-041.000 & 042.000)**

North side of Montauk Highway (S.R. 27 A) between Milligan Lane & Pease Lane, West Islip (1145 Montauk Highway). Applicant seeks a change of zone from Residence B District to General Service D District to demolish the existing dwelling and medical office building, construct a new 8,400 sf. one story medical office building and expand the parking lot. Site plan modifications are required as part of this application.

Staff Member: Jessica M. Joyce, Senior Environmental Analyst

Staff Recommendation: RESERVE

Representative: James Campbell

Site Plan Modification - Decision Item

7. **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.

Staff Member: Tanner Gonzalez, Assistant Site Plan Reviewer

Staff Recommendation: GRANT - Subject to Conditions

Representative: J Nazzaro

Decision Item

8. **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.

Staff Member: Sean Colgan, Senior Planner

Staff Recommendation: GRANT - Subject to Conditions

Representative: Erin A. Sidaras, Esq.

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.

Staff Member: Jessica M. Joyce, Senior Environmental Analyst

Staff Recommendation: GRANT - Subject to Conditions

Representative: Gary Bruno A.I.A.

10. **Dr Michael Sloan - SP2014-020 (0500-373.00-02.00-006.000)**

North side of South Country Road (#137) (East Main Street/ S.R. 27A), 149 feet west of Champlain Avenue, East Islip. Applicant seeks site plan modifications for the buffer fence requirement along the westerly property line.

Staff Member: Tanner Gonzalez, Assistant Site Plan Reviewer

Staff Recommendation: GRANT - Subject to Conditions

Representative: Scott Risinger, P.E.

11. **Islip Planning Department - PB2016-032 ()**

. Planning staff to present revised fee schedule for Planning Board applications.

Staff Member: Ron Myer

Staff Recommendation:

Representative:

