

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Nov 16 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
November 10, 2016

Site Plan Modification - Public Hearing

1. **Valerie Mace - SP2016-069 (0500-320.00-01.00-028.00)**

West side of Islip Avenue (S.R 111), (# 252), approximately 150 feet South of West Elm Street, Islip. Applicant seeks relaxations for parking, landscaping, buffer and dimensional requirements in connection with a change of use from office and retail to a medical office.

Planning Board Application-Public Hearing

2. **Basser-Kaufman 222, LLC - PB2016-034 (0500-316.00-01.00-054.000)**

Northeast corner of Sunrise Hwy. (S.R. 27) and Brook Avenue, (1675 Sunrise Highway) Bay Shore. Applicant requests a Planning Board special permit for a restaurant in the Business 3 district pursuant to 68-302.1 H.

Planning Board-Public Hearing

3. **Greg Mogil - PB2016-035 (0500-393.00-04.00-059.000)**

South side of Main Street, approximately 146 feet west of Homan Avenue, (150 E Main Street), Bay Shore. Applicant requests a Planning Board special permit for a bar, tavern or nightclub in the Business 1 district pursuant to 68-257.1 M. A parking relaxation is requested as part of this application.

Withdrawn

4. **Sunrise Great River 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 Jericho Street, East Islip (3260 Sunrise Highway) . Applicant seeks a change of zone from Business 3 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.

Town Board Application - Public Hearing

5. **Mod Space - CZ2016-036 (0500-199.00-01.00-075028)**

South side of Skip Lane at the terminus of Feldman Court, through lot to Sonia Road, Bay Shore (280 Skip Lane). Applicant seeks a modification of deed covenants and restrictions associated with TC 5107 in order modify the proposed building elevations.

Town Board Application - Recommendation Item

6. **Louann Associates, LLC. - CZ2016-006 (0500-13700.00-01.00-098.000)**

Northwest corner of Suffolk Avenue and Jefferson Avenue, Brentwood (725 Suffolk Avenue). Applicant seeks a change of zone from Business One District to Business Three District. Applicant also seeks a Town Board special permit for a Gasoline Service Station and a Planning Board special permit for a convenience store. Site plan modifications are also required as part of this application.

Town Board Application- Recommendation Item

7. **Terwilliger & Burton Properties, LLC - CZ2016-007 (0500-054.00-01.00-016.00100.000,018.00,009.000-011.000 & 012.000)**

Northeast corner of Motor Parkway (C.R. 60) and Joshua's Path, Hempstead. Applicant seeks a change of zone from Residence A District to Residence C District in order to construct 98 Senior Citizen Apartments.

Town Board Application - Recommendation Item

8. **Village Green at Sayville, LLC. - CZ2014-019 (0500-258.00-03.00-001.000)**

Southeast corner of Sunrise Highway, (S.R. 27) & Lincoln Avenue, Sayville (0 Sunrise Highway). Applicant seeks a modification of deed covenants and restrictions associated with TC 4726 in order to construct 64 apartments instead of 38 single family attached dwellings.

