

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Dec 01 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 29, 2016

Site Plan Modification - Public Hearing

1. **National Grid - SP2016-053 (0500-392.00-01.00-024.000)**

South side of North Clinton Avenue, approximately 319 feet east of Ackerson Street, Bay Shore (0 North Clinton Avenue). Applicant seeks a parking determination for a warehouse use, overall and front yard landscaping relaxations, buffer relaxations and permission to locate overhead doors within the front yard, in connection with the construction of a building for vehicle storage and a welding shop.

Planning Board-Public Hearing

2. **JS 299 Sunrise Realty, LLC (Atlantic Audi) - PB2016-036 (0500-388.00-02.00-085.002)**

Northeast corner of Sunrise Highway Service Road North, (S.R 27A), (# 299) and Udall Road, (C.R. 82), West Islip. Applicant requests a Planning Board special permit for a vehicle repair use in the Business 3 district pursuant to 68-302.1 C. Parking, landscaping and a buffer relaxations are requested as part of this application.

Major Subdivision - Final Approval

3. **Settlers Road Subdivision Hauppauge (formerly Christa Ests) - MS2007-005 (007.00-01.00-006.001, 006.003, 006.004, 007.000)**

Northerly terminus of Settlers Road, 120 feet north of Old Post Road, Hauppauge. Applicant requests Final Approval for a 10 lot major subdivision.

Town Board Application - Public Hearing

4. **Anthony Quaranta - CZ2016-037 (0500-473.00-04.00-004.000)**

South side of Montauk Highway (S.R. 27A), (# 722), approximately 200 feet West of Secatogue Lane, West Islip. Applicant seeks a change of zone from Residence AA District to General Service T District to operate a nursery school. Applicant also seeks a modification of deed covenants and restrictions associated with TC 2753. Site plan modifications are also required as part of this application.

Town Board Application - Public Hearing

5. **The Salvation Army - CZ2016-038 (0500-120.00-05.00-035.000)**

South east side of Carleton Avenue (C.R. 17), (# 96), and Clayton Street, Central Islip. Applicant seeks a change of zone from Business One District to Business District in order to operate a community center. Site plan modifications are also required as part of this application.

Town Board Application - Public Hearing

6. **Rochelle Racanelli (Trustee of Estate) - CZ2016-039 (0500-023.00-02.00-017.000)**

North side of Rasons Court, approximately 300 feet East of Ranick Road, Hauppauge. Applicant seeks a change of zone from Industrial One District to Industrial Transition District in order to allow for the outdoor storage of storage containers. Site plan modifications are also required as part of this application.

Site Plan Modification - Decision Item

7. **Mitchell Reiffman - SP2016-071 (0500-317.00-01.00-109.003)**

On the north side of Sunrise Highway (#1905) (N.Y.S. Route 27), approximately 250 feet west of Saint Louis Avenue. Applicant seeks a parking relaxation in connection with the installation of two generators in the north east corner of the property.

Site Plan Modification - Decision Item

8. **Trade Plaza III Associates - SP2016-074 (0500-150.01-01.00-011.000)**

On the south side of Trade Zone Court (#50), approximately 467 feet east of Trade Zone Drive . Applicant seeks a parking relaxation in connection with a change of use for a portion of an existing building from professional office to a cheer leading school.

Planning Board Application

9. **Anthony Cupolo - PB2016-039 (0500-148.00-01.00-002.003)**

West side of Ocean Avenue, (#1568-1) South of Veterans Memorial Highway (SR 454), Bohemia. Applicant requests a Planning Board special permit for vehicle repair in the Industrial 1 district pursuant to 68-340.2 B (2). A parking relaxation is also requested as part of this application.

Major Subdivision -Extension

10. **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 fifth extension of time to finalize the conditions of final approval for a six (6) lot, clustered major subdivision.

Town Board Application- Recommendation Item

11. **Terwilliger & Barton Properties, LLC. - CZ2016-007 (0500-054.00-01.00-006.001,007.000,008.000,009.000,011.000 & 012.000)**

Northeast corner of Motor Parkway (C.R. 67) and Joshua's Path, Hauppauge. 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

12. **Peter Max Group, Inc. - CZ2016-012 (0500-297.00-02.00-022.002)**

North side of Sunrise Highway, (S.R. 27), 183.79' east of Craig B. Gariepy Avenue (Wantagh Avenue), Islip Terrace. Applicant seeks a modification of covenants associated with TC 4770, in order to convert 26 senior citizen condominiums to 26 senior citizen rental apartments.

Town Board Application - Recommendation Item

13. **161 East Main Street LLC - CZ2016-015 (0500-393.00-03.00-140.001)**

East side of 1st Avenue, approximately 120 feet north of East Main Street, Bay Shore. Applicant seeks a change of zone from General Service D District to Downtown Development District in order to construct 20 apartments on site. Site plan modifications are also required as part of this application.

