

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jan 04 2017** 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  
January 3, 2017

### *Major Subdivision-Final Approval Public Hearing*

1. **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 final approval for an eight (8) lot subdivision.

### *Major Subdivision - Modification of DC&R - Public Hearing*

2. **Sayville Villas, Gibbons Court, Sayville - MS2001-034 (0500-257.00-03.00-001.00 0500-280.00-01.00-001.000)**

East of Lakeland Avenue, 678.08 feet south of Sunrise Hwy.. Homeowner seeks modification of Declaration of Covenants as part of the previously approved major subdivision; specifically the waiver of the required 30' natural buffer area along the rear property line.

### *Planning Board-Public Hearing*

3. **AM/PM Auto Service Inc. - PB2016-037 (0500-174.00-01.00-001.000)**

West Side of Lincoln Avenue, (# 1370), approximately 860 feet north of Veterans Memorial Highway, (S.R. 454), Holbrook. Applicant requests a Planning Board special permit for vehicle repair in the Industrial 1 district pursuant to 340.1 B. A parking relaxation is requested as part of this application.

*Planning Board-Public Hearing*

4. **Scotsman's Auto Body II - PB2016-038 (0500-317.00-01.00-107.000, 108.000)**

Northwest corner of Sunrise Highway Service Road North, (S.R. 27) and St. Louis Avenue, (#1250), Bay Shore. Applicant requests a Planning Board special permit for vehicle repair in the Industrial 1 district pursuant to 68-340.1 B. A parking relaxation is requested as part of this application.

*Planning Board-Public Hearing*

5. **Apple Farm Realty LLC (7-11) - PB2016-041 (0500-179.00-02.00-053.001, 053.002)**

Southeast corner of Pine Aire Drive and Corbin Avenue, Bay Shore. Applicant requests a Planning Board special permit for a convenience market in the Industrial 1 district pursuant to 68-340.1 G.

*Town Board Application - Public Hearing*

6. **Atlantic Automotive Group, LLC - CZ2016-043 (0500-341.00-01.00-008.000)**

Northwest corner of Sunrise Highway North Service Road (SR 27) and Esther Avenue, through lot to Atlantic Avenue, Bay Shore (1521 Sunrise Highway). Applicant seeks a change of zone from Business 2 District to Business 3 District. Applicant also seeks a Town Board special permit for a Motor Vehicle Dealership. Applicant also seeks a modification of deed covenants and restrictions associated with TC 514. Site plan modifications are also required as part of this application.

*Town Board Application - Public Hearing*

7. **Dennis De Vivo - CZ2016-044 (0500-437.00-02.00-107.000)**

Southeast corner of Union Blvd (C.R. 50) and Pat Drive, West Islip (718 Union Blvd). Applicant seeks a modification of deed covenants and restrictions associated with TC 3910 in order to erect a ground sign larger than 3 square feet.

*Major Subdivision - Final Re-Approval*

8. **Voutsinas Plat, Bohemia - MS2005-005 (0500-171.00-02.00-014.000)**

West side of Walnut Avenue, 700 feet north of Union Street, Bohemia. Applicant seeks re-approval of a two (2) lot major subdivision in order to finalize all requirements of the Final Resolution dated January 27th, 2011

*Major Subdivision - Final Re-Approval*

9. **Ruby Court, Bohemia - MS2013-003 (212.00-01.00-022.000)**

West side of Ocean Avenue, 529 feet south of Hubal Street, Bohemia. Applicant seeks re-approval of a two lot major subdivision.

*Site Plan Modification - Decision Item*

10. **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.

*Site Plan Modification - Decision Item*

11. **Iglesia Pentecostas - SP2016-068 (0500-273.00-01.00-091.003)**

West side of Carleton Avenue (C.R. 17), (# 84A), approximately 100 feet south of Irving Place, Islip Terrace. Applicant seeks a parking relaxation in connection with a change of use from a retail store to partial retail and church.

*Site Plan Modification - Decision Item*

12. **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.