

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Mar 02 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
February 24, 2017

Planning Board Application-Public Hearing

1. **Lakeland Plaza LLC - PB2017-004 (0500-172.00-01.00-028.003)**

West side of Lakeland Avenue (C.R. 93), (#1360), approximately 140 feet north of Union Street, Bohemia. Applicant requests a Planning Board special permit for a minor restaurant pursuant to 68-489.1 A.

Planning Board-Public Hearing

2. **Anthony B. Marino, R.A. - PB2017-006 (0500-171.00-01.00-032.000)**

West side of Ocean Avenue, (#1546), approximately 400 north of Shirley Street, Bohemia. Applicant requests a Planning Board special permit for an ambulette office in the Industrial 1 district pursuant to 68-340.1 O. A parking relaxation is requested as part of this application.

Planning Board Application-Public Hearing

3. **Michael Cavalieri - PB2017-007 (0500-127.00-01.00-004.001)**

Intersection of Lakeland Avenue (C.R.93), (# 1859) and Pond Road, Ronkonkoma. Applicant requests a Planning Board special permit for a vehicle repair shop in the Industrial 1 district pursuant to 68-340.1 B. A parking relaxation is also requested as part of this application.

Planning Board Application-Public Hearing

4. **Elite Towers LP (Proposed Wireless Communications Facility) - PB2016-040 (0500-346.00-02.00-004.003)**

East side of Carleton Avenue (C.R. 17), (# 141), approximately 72 feet south of Washington Street, East Islip. Applicant requests a Planning Board special permit for a wireless communications facility in the General Service D district pursuant to 420.1 A (4) (b).

Town Board Application - Public Hearing

5. **1840 Sunrise Highway, LLC - CZ2016-049 (0500-317.00-02.00-023.000)**

Southeast corner of Sunrise Highway, (S.R.27) and Brentwood Road, Bay Shore (1840 Sunrise Highway). Applicant seeks a change of zone from Recreation Service G District to Business 3 District. Applicant also seeks a modification of deed covenants and restrictions associated with TC 802 which limits the use of the property to a bowling ally. Applicant also seeks a Planning Board special permit for an indoor recreation use. Site plan modifications are also required as part of this application.

Town Board Application - Public Hearing

6. **Gull Haven Commons, LLC - CZ2016-047 (0500-165.00-13.00-002.001 (part of))**

Southeast Corner of Sunburst Boulevard and Carleton Avenue, Central Islip. Applicant seeks a change of zone from Planned Development District - Educational Campus (PDD-EC) to Planned Development District - Multi Family (PDD-MF) in order to renovate and convert the existing Sunburst and Bauhaus buildings to apartments, and to construct additional apartment buildings on site. Site plan modifications may be required as part of this application.

Major Subdivision - Extension

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

Town Board Application - Recommendation Item

8. **Fairway Manor, Inc. - CZ2014-020 (0500-240.00-02.00-003.004,003.005,003.007,003.009,003.012 & 003.013)**

East side of John Avenue, 104.35 south of Sunrise Highway, Bayport. Applicant seeks a change of zone from Recreation Service G District and Residence C District to all Residence C District in order to construct 156 apartments. Applicant also seeks a modification of deed covenants and restrictions associated with TC#4449. Site plan modifications may also be required as part of this application.

Town Board Application - Recommendation Item

9. **Steve Smith - CZ2016-045 (0500-194.00-02.00-028.000)**

South side of Veterans Memorial Highway, approximately 200' east of Grundy Avenue, Holbrook (4890 Veterans Memorial highway). Applicant seeks a modification of deed covenants and restrictions associated with TC 4614 in order to use the property as a health club.

Discussion Item - Not Public

10. **Ron King - CZ2017-002 (0500-357.00-01.00-035.001)**

North side of North Main Street/Overton Street approximately 251 feet east of Macon Road, Sayville. Applicant seeks to discuss the potential development of the subject parcel.