

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Apr 06 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.

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
March 20, 2017

Planning Board-Public Hearing

1. **Todd O'Connell - PB2016-020 (0500-431.00-06.00-004.000)**

South side of Browns River Road (#48-52), approximately 273 feet west of River Road, Sayville. Applicant requests a Planning Board special permit for a two-family detached dwelling in the Business 1 district pursuant to 68-272.1 P.

Planning Board Application-Public Hearing

2. **Bilow Garrett Group Architects and Planners, P.C. c/o Anthony Garrett - PB2017-009 (0500-127.00-04.00-005.000)**

Northeast corner of Ocean Avenue and Koehler Avenue, (#701-5), Ronkonkoma. Applicant requests a Planning Board special permit for a showroom in the Industrial 1 district pursuant to 68-340.1 R. A parking relaxation is requested as part of this application.

Town Board Application - Public Hearing

3. **FK Partners - CZ2017-003 (0500-320.00-04.00-036.000)**

South side of Sunrise Highway (S.R. 27), 185 ft. west of Irish Lane, East Islip 2650 Sunrise Highway. Applicant seeks a change of zone from Business One District to Business Three District. Applicant seeks a Town Board special permit for a fast food restaurant pursuant to Town Code Section 68-302 G. Applicant also seeks a minor subdivision as part of this application. Site plan modifications are also required as part of this application.

Town Board Application - Public Hearing

4. **Thomas Diccico - CZ2017-006 (0500-472.00-01.00-008.000 & 011.000)**

Northwest corner of Montauk Highway (S.R 27A) and Evelyn Road, West Islip (409 Montauk Highway). Applicant seeks a modification of deed covenants and restrictions associated with TC 3972. Applicant seeks a Planning Board special permit to add a convenience store to an existing gas station with vehicle repair. Site plan modifications are also required.

Town Board Application-Public Hearing

5. **Gramercy Bay LLC (Gregory Collins) - CZ2017-007 (0500-366.00-04.00-040.001)**

Northeast corner of Center Avenue and Oak Street, Bay Shore (3 Center Avenue). Applicant seeks a change of zone from Industrial One District and Residence B District to Business District to construct a parking lot for a proposed apartment building on the southeast corner of 5th Avenue and Oak Street. Site plan modifications are also required as part of this application.

Town Board Application - Public Hearing

6. **Gramercy Bay LLC (Gregory Collins) - CZ2017-008 (0500-366.00-04.00-013.000)**

Northeast corner of 5th Avenue and Oak Street, Bay Shore (97 5th Avenue). Applicant seeks a change of zone from from Industrial One District to Business District in order to construct a parking lot for a proposed apartment building on the southeast corner of 5th Avenue and Oak Street. Site plan modifications are also required as part of this application.