

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, May 18 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
May 16, 2017

Planning Board-Public Hearing

1. **Sayville Plaza Development, LLC c/o Breslin Realty Development Corp. - PB2017-018 (0500-235.00-02.00-029.009)**

Northwest corner of Johnson Avenue (C.R. 112) and Sunrise Highway Service Road, (S.R. 27), (#5181), Bohemia. Applicant requests a Planning Board special permit for a restaurant in the Business 3 District pursuant to 68-302.1 H. A modification of a prior condition associated with PB2003-027, prohibiting any further restaurants from locating on the subject parcel, is also requested.

Town Board Application - Public Hearing

2. **David Picot - CZ2017-012 (0500-317.00-01.00-100.000 & 111.000)**

Northeast corner of Sunrise Highway (SR 27) and Brentwood Road, Bay Shore. Applicant requests a Town Board special permit for outdoor storage in the Business 3 district pursuant to 68-302 A. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

3. **Chul Kim - CZ2017-014 (0500-237.00-02.00-028.001)**

South side of Sunrise Highway Service Road (S.R. 27), (#5640), approximately 610 feet west of Raft Avenue, Sayville. Applicant requests a modification of deed covenants and restrictions associated with TC 3620 in order to erect a ground sign larger than 48 square feet.

Town Board Application-Public Hearing

4. **Costco Wholesale Corporation - CZ2017-015 (0500-218.00-01.00-004.029)**

East side of Beacon Drive, 340.25 ft. north of Sunrise Hwy. (S.R. 27) (through lot to Andrea Dr.) Holbrook, (125 Beacon Drive). Applicant seeks a Town Board Special Permit for a gasoline service station in the Business 3 District. A modification of Deed Covenants and Restrictions associated with TC 4429 is required as part of this application. Applicant seeks to discontinue a portion of Andrea Road. Site plan modifications are also required as part of this application.

Town Board Application - Recommendation Item

5. **Apple Farm Realty LLC. - CZ2016-019 (0500-319.00-01.00-028.000)**

Northeast corner of Sunrise Highway North Service Road and Romaine Avenue, Islip (2269 Sunrise Highway). Applicant seeks a change of zone from Business 3 District to Business 2 District. Applicant seeks a modification of Town Board stipulations associated with TC 536. Applicant seeks a Planning Board special permit for a convenience store. Site plan modifications are also requested as part of this application.

Town Board Application - Recommendation Item

6. **Kavita Mariwalla - CZ2016-032 (0500-474.00-01.00-041.000 & 042.000)**

North side of Montauk Highway (S.R. 27 A) between Milligan Lane & Pease Lane, West Islip (1145 Montauk Highway). Applicant seeks a change of zone from Residence B District to General Service D District to demolish the existing dwelling and medical office building, construct a new 8,400 sf. one story medical office building and expand the parking lot. Site plan modifications are required as part of this application.

Town Board Application - Recommendation item

7. **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 - 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.

Major Subdivision - Bond Release/Acceptance

9. **Dilip Deokule - MS2013-004 (315.00-02.00-007.002, 008, 009.1, 010 & p/o Park Ave)**

West side of Third Avenue, 1,156.34 feet north of Sunrise Highway, Bay Shore. Applicant seeks the release of the surety bond (in cash) in the amount of \$84,970.00 and the acceptance of a Performance bond as its replacement for the Map of Brentwood REO's, Bay Shore