

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Aug 17 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
August 14, 2017

Site Plan Modification - Public Hearing

1. **TOWNE HOUSE VILL NORTH OWNERS - SP2015-019 (0500-005.00-02.00-022.001)**

West side of Blydenburgh Road, 1043 feet South of Townline Road, Hauppauge (700 Blydenburgh Road). Applicant seeks relaxation of refuse enclosure and buffer zone stockade fence requirements in connection with site work for existing multifamily residential property.

Planning Board-Public Hearing

2. **SPA 79, CLP - PB2017-020 (0500-393.00-03.00-028.000)**

Northwest corner of 3rd Avenue and Main Street (S.R. 27A), Bay Shore (37-43 Main Street). Applicant requests a Planning Board special permit for a restaurant in the Business District pursuant to 68-257.1 I. A parking relaxation is required as part of this application.

Planning Board-Public Hearing

3. **Billiard Jesse John Inc. - PB2017-022 (0500-136.00-03.00-007.000)**

South side of Suffolk Avenue (C.R. 100), approximately 752.98 ft. east of Fifth Avenue, Brentwood (480 Suffolk Avenue). Applicant requests a Planning Board special permit for a billiard hall in the Business 1 District pursuant to 68-272.1 B. A parking determination is required as a part of this application for the use of the billiard hall.

Planning Board-Public Hearing

4. **Eat Thai 24, Inc. - PB2017-023 (0500-369.00-02.00-011.001)**

Northeast corner of Montauk Highway (S.R. 27A), and South Saxon Avenue, Bay Shore (611 Montauk Highway). Applicant requests a Planning Board special permit for a minor restaurant in the Business 1 District pursuant to 68-272.1 A. A parking relaxation is required as part of this application.

Planning Board Application-Public Hearing

5. **Gio's Slice LLC - PB2017-024 (0500-418.00-03.00-004.000)**

South side of Montauk Highway (S.R. 27A), approximately 200 feet west of Lawrence Lane, Bay Shore (298 Montauk Highway). Applicant requests Planning Board special permits for a restaurant with outdoor seating in the Business 1 District pursuant to 68-272.1 C & G. Site plan modifications are requested as a part of this application.

Planning Board Application- Decision Item

6. **Joseph Michael Gratzner - PB2016-027 (0500-342.00-02.00-126.000)**

Northeast corner of Penataquit Avenue and Redington Street, Bay Shore (0 Penataquit Avenue). Applicant requests a Planning Board special permit for a single family dwelling in the Business 1 district pursuant to 68-272.1 D.

Planning Board-Decision Item

7. **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 27), and Udall Road, (C.R. 82), West Islip (299 Sunrise Highway). 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.

Decision Item

8. **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.

Planning Board Application- Decision item

9. **GG Supply Wholesale, Inc. - PB2017-019 (0500-148.00-01.00-002.024)**

Southwest corner of Veterans Memorial Highway, (S.R. 454), (# 3500), and Ocean Avenue, Bohemia. Applicant requests a Planning Board special permit for a showroom in the Industrial 1 district pursuant to 68-466.1 A. A parking relaxation may be required as a part of this application.

Town Board Application - Recommendation item

10. **Clinton Bay LLC - CZ2015-037 (0500-441.00-02.00-044.000)**

West side of South Clinton Avenue, 85' south of South Bay Avenue, Bay Shore. (140 South Clinton Avenue). Applicant seeks a change of zone from Business One District to General Service T District in order to construct a mixed use building. Site plan modifications may be required as part of this application.

Town Board Application - Recommendation Item

11. **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 alley. 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 - Recommendation item

12. **BDC Property Holding LLC - CZ2017-020 (0500-392.00-03.00-055.000)**

Southwest corner of North Clinton Avenue and Cooper Lane, Bay Shore (42 North Clinton Avenue). Applicant seeks a change of zone from Residence CAA District to General Service T District in order to expand the existing dwelling and convert to a mixed use building with 11 apartments and 1 office unit. Site plan modifications are also required as part of this application.

Town Board Application-Recommendation item

13. **Gene Adamowicz & Amanda Russo-Adamowicz - CZ2017-022 (0500-279.00-03.00-018.000)**

Southeast corner of Island Boulevard and Terry Road, Sayville, (285 Terry Road). Applicant requests a Change of Zone from Residence AA district to General Service T district to permit and expand a mixed-use building. Site plan modifications are requested as part of this application.

14. **Bay Park Holdings, LLC - CZ2017-024 (0500-393.00-02.00-071.000,072.000 & 073.003)**

Northwest corner of Park Avenue and Mechanicsville Road Bay Shore, (28, 32, and 34 Park Avenue). Applicant requests a change of zone from Business District to Downtown Development District (DDD) in order to construct a mixed use building with a community center and 75 senior apartments. Site plan modifications are also required as part of this application.