

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Sep 07 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
September 7, 2017

Major Subdivision - Modification of DC & R - Public Hearing

1. **Sayville Villas, Gibbons Court, Sayville - MS2001-034 (0500-257.00-03.00-001.004)**
East of Lakeland Avenue, 678.08 feet south of Sunrise Hwy. (S.R. 27), Sayville (18 Gibbons Court). Homeowner seeks modification of Declaration of Covenants as part of the previously approved major subdivision; specifically the further reduction of the required natural buffer area along the rear property line.

Site Plan Modification - Public Hearing

2. **Michael Berkowitz - SP2017-041 (0500-118.00-03.00-019.015)**
North side of Alkier Street, Brentwood (#151), approximately 506 ft. north of Broadway Avenue at the northeast corner of Alkier Street and Gibson Avenue. Applicant seeks parking relaxation in connection with an interior alteration in an existing one story masonry commercial building.

ADJOURNED

3. **Edgar Salmeron (Super Chicken) - PB2017-025 (0500-136.00-02.00-047.002)**
Northeast corner of Suffolk Avenue (C.R. 100) and Crooked Hill Road (C.R.7), Brentwood (37 Wicks Road). Applicant requests a Planning Board special permit for a minor restaurant in the Business 1 District pursuant to 68-272.1 A, and modification of conditions associated with T.C. 3900. A parking relaxation is required as part of this application.

Town Board Application - Public Hearing

4. **IA Holdings, LLC. - CZ2017-019 (0500-117.00-01.00-078.001 & 078.002)**

Northwest corner of Suffolk Avenue (C.R. 100) & Eastern Avenue, Brentwood (849 Suffolk Avenue). Applicant requests the establishment of a Brentwood Planned Development District and the rezoning of the subject parcel from Residence AAA District to the Brentwood Planned Development District in order to maintain a portion of the existing horse farm and redevelop the remainder of the parcel with 240 apartments and a fast food restaurant.

Town Board Application- Public Hearing

5. **1724 Fifth Avenue Realty LLC - CZ2017-025 (0500-182.00-01.00-041.002 (part of))**

West side of Fifth Avenue (C.R. 13), Bay Shore (1724 Fifth Avenue). Applicant requests a change of zone from Industrial 1 district to Business 1 district in order to permit a supermarket and offices. Applicant also seeks a Planning Board special permit for a retail use in excess of 10,000 square feet in gross floor area pursuant to 68-272.1 L. A minor subdivision and site plan modifications are also requested as part of this application.

Town Board Public Hearing

6. **Westbrook Green, LLC. - CZ2017-026**

(0500-211.10-01.00-001.000,002.000,003.000,004.000,005.000 & 006.000)

North side of Montauk Highway (SR 27A) approximately 500' northeast of the Long Island Railroad, through lot to Connetquot Avenue, Great River . Applicant seeks a Modification of Deed covenants & Restrictions associated with TC 5160 in order to comply with Town code revision as to number of affordable units and to redistribute them

Town Board Application - Public Hearing

7. **South Clinton Apartments Inc. - CZ2017-027 (0500-419.00-02.00-013.003, 013.004)**

West side of South Clinton Avenue, approximately 560 ft. south of Gibson Street, Bay Shore . Applicant seeks a change of zone from Residence CAA to General Service T District in order to construct a mixed use building with an office and 11 apartments. Site plan modifications may be required as part of this application.

ADJOURNED

8. **Fairfield Broadway Avenue LLC - SP2017-017 (0500-195.00-01.00-26.001, 028.001)**

East side of Broadway Avenue (#757 & 825), approximately 975 ft. North of Veterans Memorial Highway (S.R. 454), Holbrook.. Applicant seeks a waiver of Section L - Off-street Parking and Loading - Subsection 8 of the Town of Islip Subdivision and Land Development Regulations, specifically ADA requirements, in connection with site restoration and pump station installation.

Planning Board- Decision Item

9. **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-Decision Item

10. **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- Decision Item

11. **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.

Adjourned to September 27, 2017

12. **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

13. **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.

