

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Oct 12 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
October 6, 2017

Site Plan Modification - Public Hearing

1. **SpinCity Realty Co., LLC - SP2017-056 (0500-369.00-03.00-040.000, 370.00-03.00-001.002, 001.005)**

South side of Main Street (NYS Route 27A) (#0, 204 & 214), intersecting with Marvin Lane, Islip. Applicant requests a parking relaxation in connection with the conversion/renovation of an existing 2 story commercial building, demolition of a 1 story commercial building and related site improvements.

Planning Board-Public Hearing

2. **Simon Leonard - PB2017-030 (0500-201.00-01.00-021.000)**

North Side of Drexel Drive, West of 5th Avenue (C.R. 13) (25 Drexel Drive, Bay Shore). Applicant requests a Planning Board Special Permit for a Bar, pursuant to Section 68-340.1 V. Site Plan Modifications will be required as a part of this application.

Town Board Application - Public Hearing

3. **10th Street Motorcross Inc. - CZ2017-013 (0500-105.00-03.00-006.007, 105.00-02.00-063.001, 129.001, 130.001, 131.001, 132.001, 141.001 & 127.00-02.00-005.001, 007.001, 010.002, 013.002)**

East end terminus of 10th Street, Ronkonkoma. Applicant requests a Change of Zone from Industrial 1 to Industrial 2 district. Applicant also requests a Planning Board special permit in order to permit a motocross track. Site plan modifications may also be required as part of this application.

Town Board Application - Public Hearing

4. **Blue Hills Fuels, LLC - CZ2017-030 (0500-034.00-02.00-001.000)**

South East corner of Express Drive South and Wicks Road (525 Wicks Road, Brentwood). Applicant requests a Town Board Special Permit for a gasoline service station and a Planning Board special permit for a convenience market in the Business 3 District pursuant to 68-302 C and 68-302.1 D. A modification of covenants and restrictions and site plan requirements are also requested as part of this application.

Town Board Application Public Hearing

5. **F.J. Development Corp. - CZ2017-031 (0500-367.00-03.00-023.000,024.000 & 026.000, 048.000)**

East side of Second Avenue, Bay Shore (59A Second Avenue). Applicant requests a change of zone from Industrial 1 district to Downtown Development district and a modification of TC 4779 in order to construct an apartment house. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

6. **Herver Lemus - CZ2017-033 (0500-098.00-02.00-045.000)**

Northeast corner of Wheeler Road, (C.R. 17) and Monsen Street, Central Islip. (39 Wheeler Road). Applicant requests a change of zone from Residence B district to General Service T District in order to convert an existing dwelling into an office. A parking and buffer relaxation is also requested as part of this application.

Planning Board-Decision Item

7. **New Cingular Wireless PCS, LLC (- PB2017-029 (0500-073.00-04.00-042.000)**

South side of Carrol Street, approximately 120 feet East of Chapel Hill Drive (10 Carrol Street, Brentwood). Applicant requests a Planning Board Special Permit for a Wireless Communications Facility in a Residence District pursuant to Section 68-420.1.

Town Board application - Recommendation item

8. **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.

