

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Nov 09 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  
November 3, 2017

### *Major Subdivision - Bond Reduction - Public Hearing ADJOURNED*

1. **Andrew Solano P.E. - MS2005-003 (0500-018.00-01.00-002.001 through 002.007)**  
Bridal Court, Hauppauge. North side of Terry Road 400' west of Pia Court. Applicant requests the reduction of the Surety Bond and Cash Bond in connection with the major subdivision.

### *Planning Board-Public Hearing*

2. **Rochelle Racanelli - PB2017-033 (0500-175.00-01.00-096.002 & 114.000)**  
North side of Veterans Memorial Highway (S.R. 454) West of Coates Avenue, Holbrook (4709 Veterans Memorial Highway). Applicant requests Planning Board special permits for two warehouse uses and a showroom in the Industrial Corridor district pursuant to 68-466.1 A and B. Parking and landscaping relaxations may be required as a part of this application.

### *Road Opening - Bond Release*

3. **Hauppauge Hotels, LLC - RO2017-001 (0500 - 039.00 - 02.00 - p/o 001.005)**  
South side of L.I.E. South Service Road, (S.R. 495) abutting the rear of the 2050 Expressway Drive South, (S.R. 496), 910 ft. West of Wheeler Road (Rt. 111), Hauppauge. Applicant requests full bond release and acceptance of a Declaration in connection with the completion of Central Avenue, Hauppauge

*Planning Board-Decision Item*

4. **Secatogue Brewing Co. - PB2017-032 (0500-455.00-01.00-062.003, 048.000, & 049.000)**  
Northwest Corner of Union Blvd (C.R. 50) and Beach Street (375 Union Blvd, West Islip).  
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 - Recommendation Item*

5. **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 - Recommendation Item*

6. **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.

*Town Board Application - Recommendation Item*

7. **T.F. Cusanelli & Filletti Architects - CZ2017-028 (0500-193.00-02.00-005.000)**  
West side of Lincoln Avenue, 1886 feet north of Church Street, Holbrook (1120 Lincoln Avenue).  
Applicant requests a Town Board Special Permit for a junk yard/auto wrecking and a modification of deed covenants and restrictions associated with #TC 5124.