

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Feb 07 2019** at 6:30 p.m. at the Islip Town Hall West, 401 W 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  
February 4, 2019

### *Site Plan Modification - Public Hearing*

1. **Darshan Shah - SP2014-059 (0500-245.00-02.00-067.000)**

Northeast corner of Fifth Avenue (C.R. 13) and Spur Drive North (#365), Bay Shore, NY, 11706. Applicant requests buffer relaxation in connection with a previously approved set of Planning Board conditions for a convenience store and gasoline service station.

### *Site Plan Modification - Public Hearing*

2. **J. Nazzaro Partnership, LP - SP2015-027 (0500-370.00-01.00-016.000 & 021.000)**

Northwest corner of Montauk Hwy (S.R. 27A)(#265) & North Ocean Avenue, Islip, NY, 11751. Applicant requests parking relaxation and permission to allow site lighting in the required buffer in connection with a medical office/bank.

### *Planning Board-Public Hearing*

3. **Emmanuel T. Addy - PB2018-033 (0500-127.00-04.00-004.000)**

Northeast corner of Koehler Avenue and Ocean Avenue, Ronkonkoma (701-4 Koehler Avenue). Applicant requests a Planning Board special permit for a showroom in an Industrial 1 District, pursuant to section 68-340.1 R. Site plan modifications may be required as a part of this application.

*Planning Board-Public Hearing*

4. **Krista & Dina's Pita Inc. - PB2019-002 (0500-003.00-01.00-010.000)**

North side of Wheeler Road, (NYS Rt. 111), 71.32 feet east of Veterans Memorial Highway, (NYS Rt 454), Hauppauge (812 Wheeler Road). Applicant requests a Planning Board Special Permit for a minor restaurant in a Business 1 District pursuant to 68-272.1A. Site plan modifications may be requested as part of this application.

*Town Board Application - Public Hearing*

5. **Linda Masin - CZ2012-028 (0500-474.00-02.00-053.000)**

Southeast corner of Snedecor Avenue and Montauk Highway (SR 27A) - 1250 Montauk Highway, West Islip. Applicant seeks a change of zone from Residence A District to General Service T District in order to utilize the property as a mixed use building. Site plan modifications are also required as part of this application.

*Town Board Application - Public Hearing*

6. **Suffolk Realty Group, Inc. - CZ2018-031 (0500-364.00-01.00-006.000, 007.000, 364.00-01.00-009.001, 364.00-01.00-121.000)**

Corner of Sunrise Highway North Service Road (S.R. 27) and Hyman Avenue, Bay Shore (1202 Hyman Avenue). Applicant requests a change of zone from Residence A to Residence CA in order to construct 16 apartments.

*Town Board Application - Public Hearing*

7. **Bayport Gardens, LLC - CZ2019-001 (0500-239.00-04.00-009.010,009.011,006.010 & 006.016)**

South side of Sunrise Highway Service Road (S.R. 27), terminus of Rajon Road, Bayport . Applicant requests a Change of Zone from Business 1 district and Industrial 1 district to all Residence C district in order to construct 30 senior town homes. Site plan modifications may be required as part of this application.

*Site Plan Modification - Decision Item*

8. **Southern Land Company (Developer) - SP2018-051 (0500-028.00-01.00-028.002)**

West side of Hamlet Drive, 265 ft. North of Motor Parkway (C.R. 67), Hauppauge, NY, 11788 (Out-parcel on Windwatch). Applicant requests a modification of prior imposed conditions (TC #5177), under the jurisdiction of the Planning Board, to reduce the required ratio of parking stalls for a rental apartment development.

*Site Plan Modification*

9. **RDL Holdings LLC - SP2019-002 (0500-147.00-02.00-066.000)**

South east corner of Veterans Memorial Hwy (#3460 & #3480) and Sycamore Avenue, Bohemia, NY, 11716. Applicant requests parking relaxation in connection with an interior alteration building permit application to expand medical office space in an existing multi-tenant commercial building.

*Major Subdivision - Bond Release*

10. **Campo Brothers (Frank Court) - MS2016-002 (0500-066.00-02.00-017.001 thru 17.011)**

West side of Coates Avenue (# 1612), approximately 626 feet north of Furrows Road, Holbrook. Applicant requests full bond release for a completed eight (8) lot subdivision.

*Planning Board-Decision Item*

11. **Winters Lakeland Avenue LLC - PB2018-025 (0500-171.00-02.00-049.001)**

West side of Lakeland Avenue, Bohemia (1590 Lakeland Avenue), approximately 970 feet south of Veterans Memorial Highway (NYS Rt 454). Applicant requests a Planning Board special permit for outdoor overnight parking of registered vehicles in connection with a self-storage facility, pursuant to Section 68-340.1 C. Site plan modifications are requested in connection with this application.

*Town Board Application - Decision Item*

12. **Bolla EM Realty LLC - CZ2018-012 (0500-338.00-02.00-009.000)**

Southeast corner of Bay Shore Road, (C.R. 57), and Manor Lane, Bay Shore (236 Bay Shore Road). Applicant requests a modification of covenants and restrictions associated with TC 1931 along with a Planning Board special permit for a convenience market in the Business 3 district pursuant to 68-302.1 D. Site plan modifications may be required as part of this application.

*Town Board Application - Recommendation Item*

13. **Southside Hospital - CZ2018-023 (0500-394.00-01.00-008.004 & 368.00-02.00-050.005)**

Northwest corner of East main Street (S.R. 27A) & North Montgomery Avenue (through lot to Aletta Place) Bay Shore (301 East Main Street). Applicant requests a change of zone from General Service C District, Business District, Business 1 District and Residence B District to Downtown Development District and a Town Board Special Permit for a hospital pursuant to section 68-180.4.1 (A). A modification of parking stall dimensions within the proposed parking garage is also requested as part of this application.

14. **Greenview Commons West, LLC. - CZ2018-026 (0500-302.00-02.00-003.001)**

Southside of Sunrise Highway Service Road (S.R. 27), approximately 1530 feet west of Oakdale-Bohemia Road, Oakdale (4180 Sunrise Highway). Applicant requests a change of zone from Residence CA to Residence C and a modification of covenants and restrictions associated with TC5159 in order to construct 158 senior citizen apartments. Applicant further requests Town Board approval for additional height and stories for an apartment house pursuant to 68-126.3 B.