

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Mar 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
March 1, 2019

Planning Board Application-Public Hearing

1. **Paul Huang - PB2019-003 (0500-437.00-02.00-023.001)**

Southwest corner of Union Blvd. (C.R. 50) and Milligan Lane, West Islip (612 Union Blvd.). 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.

Planning Board Application-Public Hearing

2. **Billiard Jesse John, Inc. - PB2019-004 (0500-136.00-03.00-007.000)**

South side of Suffolk Avenue (CR 100), 752.98 feet of Fifth Avenue (CR 13), Brentwood (480 Suffolk Avenue). Applicant seeks to modify the conditions of Planning Board Special Permit PB2017-022 to allow for the use of the subject parcel as a bar, tavern, or nightclub, and to permit the sale, service, or consumption of alcoholic beverages. Applicant also requests a Planning Board Special Permit for a bar, tavern, or nightclub in a Business 1 District pursuant to 68-272.1Q. A parking determination is required as part of this application for the use of the bar, tavern, or nightclub.

Planning Board Application-Public Hearing

3. **Little Donkey Corp - PB2019-005 (0500-231.00-01.00-012.000)**

Southwest corner of Lowell Avenue and Oceanside Street, Islip Terrace (34-48 Lowell Avenue) (Unit#38). Applicant requests a modification of special permit conditions associated with TC3435 in order to permit seats in a minor restaurant.

Town Board Application - Public Hearing

4. **Curt Barr Enterprises, LLC. - CZ2019-002 (0500-294.00-02.00-072.000)**

East Side of Brookville Avenue, terminus of 47th Street (205 Brookville). Applicant requests a change of zone from Residence A district to Residence CAA district in order to construct a two-family dwelling.

Planning Board-Decision Item

5. **Perry Properties Inc. - PB2019-007 (0500-105.00-02.00-066.010)**

North side of Marconi Avenue, east of Pond Road, Ronkonkoma (865 Marconi Avenue). Applicant requests Planning Board approval for a showroom use in an Industrial 1 District pursuant to 68-340.2 B (5).

Site Plan Modification

6. **Youth Enrichment Services Inc. - PB2019-008 (0500-137.00-02.00-025.000)**

North side of McWhorter Street, 100' ft. west of Washington Avenue, Brentwood, (13 McWhorter Street). Applicant seeks a parking relaxation in conjunction with an office building.

Major Subdivision - Final Approval - Extension

7. **CAMPO BROTHERS - Treadwell Court - MS2017-001 (0500-256.00-02.00-006.002, 006.003, 007.001, 008.001)**

West side of Smithtown Avenue (#751, #761 & #767), 693 ft. North of Sunrise Highway Service Road North (S.R. 27), Bohemia, NY. Applicant requests a 90 day extension of time to fulfill all requirements of the Final Resolution dated September 6, 2018 for an 11 lot major subdivision.

Major Subdivision - Final Approval - Extension

8. **CAMPO BROTHERS - Todd Court (Formerly Lincoln Court) - MS2018-001 (0500-107.00-02.00-003.000)**

East side of Lincoln Avenue (#1805), 223 ft. North of Flaxwood Drive, Holbrook, NY. Applicant requests a 90 day extension of time to fulfill all requirements of the Final Resolution dated September 6, 2018 for a 3 lot major subdivision.

Town Board Application- Recommendation Item

9. **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

10. **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.