

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Mar 28 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 22, 2019

Town Board Application - Public Hearing

1. **Nissan of Bay Shore - REVCZ2016-043 (0500-341.00-01.00-008.000)**

Northwest corner of Sunrise Highway North Service Road (SR 27) and Esther Avenue, through lot to Atlantic Avenue, Bay Shore (1521 Sunrise Highway). The Planning Board is requested to consider the revocation of Town approvals associated with TC 5265 due to noncompliance with the covenants and restrictions, specifically failure to comply with on-street parking prohibition.

Planning Board Application-Public Hearing

2. **New York SMSA Limited Partnership - PB2018-023 (0500-191.00-01.00-043.000)**

Southwest corner of Wilson Street and Smithtown Avenue, Bohemia (1268 Smithtown Avenue). Applicant requests a Planning Board Special Permit in order to install a roof top communications facility pursuant to 68-420.1 (4) (a) and a relaxation of setback requirements for rooftop equipment pursuant to 68-420.1 (a) (12)

Planning Board-Public Hearing

3. **Denis Rodger - PB2019-006 (0500-098.00-02.00-077.000)**

Northwest corner of Suffolk Avenue (C.R. 100) and Church Street, Central Islip (28-40 Suffolk Avenue). Applicant requests a Planning Board Special Permit for an assembly and social recreation hall pursuant to 68-272.1H. Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing

4. **2950 Holding, LLC. - PB2019-009 (0500-146.00-01.00-001.000)**

Southeast corner of Veterans Memorial Highway (S.R. 454) and Crossway East, Bohemia (eastern intersection), (2950 Veterans Memorial Highway). Applicant requests a Planning Board special permit for a retail fuel service station with a convenience market component in the Industrial Corridor district pursuant to 68-466.1 L (6). Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing

5. **Mario Leone - PB2019-010 (0500-393.00-02.00-011.000)**

West side of 4th Avenue, 300 ft. south of Union Blvd. (C.R. 50), Bay Shore (144 4th Avenue). Applicant requests a modification of Planning Board conditions associated with PB2018-006 in order to modify the approved architectural elevations.

Planning Board-Public Hearing

6. **La Ricura Foods, LLC. - PB2019-011 (0500-118.00-03.00-019.015)**

Northeast corner of Alkier Street and Gibson Avenue, Brentwood (151 Alkier Street). Applicant requests a Planning Board Special Permit in order to allow for the outdoor overnight parking of registered vehicles pursuant to Town Code Section 68-340.1 C and seeks permission to locate overhead doors facing a street. Applicant also requests a parking relaxation. Other site plan modifications may be requested in connection with this application.

Town Board Application - Public Hearing

7. **Islip Terrace LLC CRP Sunrise Owner LLC - CZ2019-003 (0500-297.00-02.00-022.003)**

North side of Sunrise Highway Service Road (S.R. 27), approximately 210 feet east of Craig B. Gariepy Avenue, Islip Terrace (3025 Sunrise Highway). Applicant requests a modification of covenants and restrictions associated with TC 5256 in order to reduce the number of required affordable apartment units.

Town Board Application - Public Hearing

8. **68-78 River Road, LLC - CZ2019-004 (0500-431.00-05.00-026.000, 033.000, 035.003)**

West side of River Road, approximately 207.41 feet north of Browns River Road and north side of Browns River Road, approximately 340 feet west of River Road, Sayville (#68-78 River Road). Applicant requests a change of zone from Residence A and Business 1 to all Business 3 and two Town Board special permits for outdoor storage and commercial boat storage pursuant to 68-302 A and N. Site plan modifications are required as part of this application.

Town Board Application - Public Hearing

9. **Friendly Partners, Co., Ltd. - CZ2019-005 (0500-024.00-01.00-012.000)**

West side of Wheeler Road, (S.R. 111), approximately 255 feet south of Rabro Drive, Hauppauge (448 Wheeler Road). Applicant requests a change of zone from Business 1 to Business 3 and a Town Board special permit for outdoor storage pursuant to 68-302 A. Site plan modifications may be required as part of this application.

Town Board Application - Recommendation Item

10. **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.