

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Apr 11 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  
April 5, 2019

### *Site Plan Modification - Public Hearing*

1. **Bilow Garrett Group Architects and PI - SP2018-021 (0500-192.00-01.00-020.001)**  
East side of Orville Drive 2,611 ft South of Veterans Memorial Hwy, (S.R. 454) Bohemia , (105 Orville Drive). Applicant requests a parking relaxation in connection with interior alterations and site improvements for an existing industrial building.

### *Town Board Application - Public Hearing*

2. **Joel Real Estate LLC - CZ2019-006 (0500-223.00-02.00-045.001 & 0500-223.00-02.00-051.001)**  
South side of Sweeneydale Avenue, approximately 630 feet west of 5th Avenue (C.R. #13), Bay Shore (45 Sweeneydale Avenue). Applicant requests a change of zone from Industrial 1 district to Industrial Transition District in order to permit the overnight parking of registered vehicles. Site plan modifications are required as part of this application.

### *Planning Board-Decision*

3. **3450 Veterans Memorial Highway LLC - PB2018-026 (0500-147.00-02.00-060.003)**  
Southwest corner of Veterans Memorial Highway (S.R. 454)and Sycamore Avenue (through lot to Julia Goldbach Avenue), Bohemia (3450 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a Fast Food Restaurant with Drive Through and Outdoor Seating in the Industrial Corridor District pursuant to Section 68-466.1 (L2) and (G), respectively. Site plan modifications may be required as a part of this application.

*Planning Board Application-Decision*

4. **Enda Finlay - PB2018-029 (0500-441.00-03.00-014.000)**

Northeast corner of Clinton Avenue and Bayview Avenue, Bay Shore (139 S Clinton Avenue). Applicant requests a Planning Board Special Permit for a Bar, Tavern, or Nightclub in the Business 1 District pursuant to Section 68-272.1Q. Site plan modifications are required as a part of this application.

*Town Board Application- Recommendation Item*

5. **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.