

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Apr 20 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
April 20, 2017

Planning Board-Public Hearing

1. **Community Assembly Hall LLC - PB2017-013 (0500-158.00-02.00-048.001)**
Southwest corner of Pine Aire Drive, (#100), & Bessemer Drive, Bay Shore. Applicant requests a Planning Board special permit for an assembly and social recreation hall in the Industrial 1 district pursuant to 68-340.1 Q. A parking relaxation is requested as part of this application.

Planning Board-Public Hearing

2. **Bay Shore Main & 4th LLC - PB2017-014 (0500-393.00-03.00-025.000, 024.000-026.001, 136.000)**
North side of Main Street, (S.R. 27A), (#1), Between 3rd & 4th Avenue, Bay Shore. Applicant requests a Planning Board special permit for a mixed-use building in the Business District pursuant to 68.257.1 G. A parking and landscaping relaxation is requested as part of this application.

Planning Board-Public Hearing

3. **James Bonanno - PB2017-015 (0500-393.00-04.00-013.000)**
South side of East Main Street, 85 feet west of Shore Lane, Bay Shore (66 E Main Street). Applicant requests a Planning Board special permit for a minor restaurant in the Business District pursuant to 68-257.1 A. A parking relaxation is requested as part of this application.

Town Board Application - Public Hearing

4. **Daniel Romano - CZ2017-010 (0500-325.00-04.00-052.001 & 053.000)**

South side of Montuak Highway, approximately 290 feet east of Vanderbilt Boulevard, Oakdale (1460 Montauk Highway). Applicant seeks a change of zone from Business One District and Residence AAA District to Business District, in order to legalize a detached structure. Applicant seeks a modification of deed covenants and restrictions associated with TC 4263. Site plan modifications are also required as part of this application.

Town Board Application-Public Hearing

5. **Bayport Gardens, LLC. - CZ2017-011 (0500-239.00-04.00-006.009,006.016,009.008, 009.009, 009.010.00,009.011, 009.012 & 009.013)**

South side of Sunrise Highway (S.R. 27) south service Road, south side of 0 Rajon Road, Bayport. Applicant requests a Change of Zone from Business 1 and Industrial 1 districts to Residence C district in order to construct 162 senior citizen apartments. A parking relaxation is also requested as part of this application.

Site Plan Modification - Decision Item

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

265 South Country Rd, Islip . Applicant seeks a parking relaxation and a relaxation of the 8 ft. landscape strip along the street frontage.

ADJOURNED

7. **46 Windsor LLC - SP2016-029 (0500-100.00-02.00-080.007, 100-02.00-081.008)**

46 Windsor Place, Central Islip. applicant seeks overall and front yard landscaping, landscaping setback, parking and grading relaxations in connection with the construction of two multi-tenant industrial buildings for warehouse and office use.