

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Sep 05 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
August 30, 2019

Site Plan Modification - Public Hearing

1. **Ocean Janitorial Supply Inc - SP2018-067 (0500-296.00-02.00-118.001)**

North side of Sunrise Hwy service Road (#2775), 210 feet east of Irish Lane, Islip Terrace. Applicant requests parking and landscaping relaxations as well as a modification of prior Planning Board conditions to increase the maximum gross floor area of an existing janitorial supply building.

Planning Board-Public Hearing

2. **ABA Development Inc. (Albert Munarov) - PB2019-024 (0500-117.00-03.00-093.002)**

South side of Suffolk Avenue (C.R. 100) (1034 Suffolk Avenue), approximately 3,207 feet west of Islip Avenue (S.R. 111), Brentwood. Applicant requests a Planning Board Special Permit for a hair salon in the GST District pursuant to 68-489.1B. Site plan modifications may be requested as part of this application.

Planning Board-Public Hearing

3. **ABA Development Inc. (Albert Munarov) - PB2019-025 (0500-117.00-03.00-093.002)**

South side of Suffolk Avenue (C.R. 100) (1034 Suffolk Avenue), approximately 3,207 feet west of Islip Avenue (S.R. 111), Brentwood. Applicant requests a Planning Board Special Permit for a minor restaurant in the GST District pursuant to 68-489.1A. Site plan modifications may be requested as part of this application.

Planning Board-Public Hearing

4. **Hyke Halal LLC - PB2019-026 (0500-067.00-02.00-013.000)**

North side of Main Street (CR18), 464 ft. north of Furrows Road, thru lot to Patchogue-Holbrook Road, (CR 19) Holbrook (975 Main Street). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District pursuant to 68-272.1A. Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing

5. **Marcos Zaldivar - PB2019-027 (0500-054.00-03.00-045.000)**

West side of Wheeler Road (C.R. 17), 103.5 feet south of Motor Parkway (C.R. 67) Central Islip, (146 Wheeler Road). Applicant requests a modification of Planning Board Special Permit conditions associated with PB2015-038 in order to modify the hours of operation. Site plan modifications may be requested as part of this application.

Town Board Application - Public Hearing

6. **2300 Sunrise Realty, LLC c/o John Selle - CZ2019-009 (0500-319.00-02.00-094.001, 095.000)**

Southwest corner of Sunrise Highway Service Road (S.R. 27), (#2300), and Commack Road, (2300 Sunrise Highway, Islip). Applicant requests a change of zone from Residence B district to Business 3 district, a Town Board special permit for a gasoline service station pursuant to 68-302 C, and a Planning Board special permit for a convenience market to 68-302.1 D. Site plan modifications may be required as part of this application.

Town Board Application - Recommendation Item

7. **King Associates Holding, LLC - CZ2018-022 (0500-357.00-01.00-035.001)**

North side of Montauk Highway (C.R. 85), approximately 251 feet east of Macon Avenue, Sayville (289 N. Main Street). Applicant requests a change of zone from Residence C to General Service T district along with a modification of TC 5062 in order to construct an office building.

Town Board Application - Recommendation Item

8. **Munor Management, Inc. - CZ2019-011 (0500-267.00-02.00-011.000, 012.003, 012.004)**

East side of Fifth Avenue (#1451), (C.R.13), approximately 383.9 feet south of spur drive, (1451 5th Avenue, Bay Shore). Applicant requests a change of zone from Residence A to General Service T in order to construct a mixed use building. Site plan modifications are requested as part of this application.

Major Subdivision - Final Approval Extension

9. **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 3rd 90 day extension of time to fulfill all requirements of the Final Resolution dated September 6, 2018 for an 11 lot major subdivision

Site Plan Modification

10. **Touro College - SP2019-038 (0500-230.00-03.00-001.000)**

East side of Eastview Drive (#225), 180 ft. South of Courthouse Drive, Central Islip, NY. Applicant requests a parking determination in connection with a proposed three story academic/clinical bldg at Touro College.