

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Jun 27 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  
June 27, 2019

### *Town Board Application - Recommendation Item*

1. **Cruz Bay Holding Corp - CZ2019-008 (0500-120.00-05.00-045.000)**  
Northeast corner of Carleton Avenue (C.R. 17) and Earle Street, Central Islip (100 Carleton Avenue). Applicant requests a Change of Zone from Business 1 District to Business District.

### *Site Plan Modification - Public Hearing*

2. **Cam Paktinat (StorQuest Self Storage) - SP2019-008 (0500-105.00-01.00-005.005)**  
East side of Lakeland Avenue (#0) , 325 ft. north of Marconi Avenue, Ronkonkoma. Applicant requests a parking relaxation and a waiver of the surety bond requirement pursuant to 68-344 B (1), in connection with a site plan application to construct a mini storage facility.

### *Site Plan Modification - Public Hearing*

3. **1591 Smithtown Onyx LLC - SP2019-046 (0500-172.00-01.00-042.001)**  
East side of Smithtown Avenue (#1591), 716 ft. south of Veterans Memorial Hwy, (S.R. 454), Bohemia. Applicant requests parking & landscaping relaxations in connection with interior alterations for an existing warehouse/office building.

*Planning Board Application-Public Hearing*

4. **Arch Street Architects - PB2019-015 (0500-119.00-03.00-063.001)**

Northwest corner of Brightside Avenue and Wilson Boulevard, Central Islip (69 Brightside Avenue) . Applicant requests two Planning Board Special Permits for the outdoor overnight parking of registered vehicles and outside parking of unattached box trailers in the Industrial 1 District pursuant to 68-340.1 C and 68-340.1 P, respectively. Site plan modifications may be requested as part of this application.

*Planning Board-Public Hearing*

5. **Terminus Properties, Inc. - PB2019-016 (0500-326.00-01.00-023.003)**

North side of Montauk Boulevard (#30), 260 feet east of Oakdale-Bohemia Road, Oakdale. Applicant requests a Planning Board Special Permit in order to permit the outdoor overnight parking of registered vehicles as an accessory use to a permitted use in the Industrial 1 District pursuant to 68-340.1C. Applicant also requests permission to allow overhead doors facing a residential zone and use. Site plan modifications are also requested as part of this application.

*Planning Board-Public Hearing*

6. **Kevin Sancibrian - PB2019-017 (0500-316.00-02.00-015.001)**

North side of Sunrise Highway (S.R. 27), 350 ft. east of Brook Avenue, Bay Shore (1701 Sunrise Highway) . Applicant requests a Planning Board Special Permit for a convenience market in a Business 3 District pursuant to 68-302.1D. Site plan modifications may be requested as part of this application.

*Planning Board Application-Public Hearing*

7. **East Main 72 LLC c/o Steve Flemming - PB2019-018 (0500-393.00-04.00-015.000)**

South side of East Main Street, (27A) Bay Shore (76 East Main Street). Applicant requests two Planning Board Special Permits for a bar, tavern, or nightclub, and outside bar service and seating as accessory to a bar, tavern, or nightclub, in the Business District pursuant to 68-257.1 M and 68-257.1 N, respectively. Site plan modifications may be requested as part of this application.

*Town Board Application - Public Hearing*

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.

*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 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 - Decision Item*

10. **A C L D - SP2018-015 (0500-291.00-01.00-073.001)**

North side of Greenwood Road (#67), 414 ft. West of East Forks Road, Bay Shore. Applicant requests a buffer relaxation to allow the encroachment of a refuse enclosure and two site lighting poles in connection with the expansion of an existing building utilized for Adults and Children with Learning and Developmental Disabilities.

*Planning Board Application -Decision Item*

11. **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.

*Town Board Application - Recommendation Item*

12. **JMTM Associates - CZ2016-010 (0500-402.00-05.00-006.000,007.000 & 008.000)**

South side of Shore Drive, 1905' ft. west of Fern Place, Oakdale (520 & 560 Shore Drive) . Applicant requests a change of zone from Residence AA to all Business 3 along with a Town Board special permit for a marina pursuant to 302 R. Site plan modifications are requested as part of this application.

*Site Plan Modification - Decision Item*

13. **Bohler Engineering - SP2019-058 (0500-317.00-01.00-100.00,111.000)**

North side of Sunrise Highway (S.R. 27), (#1851) & (#1871) c/o Oakwood Blvd, Bay Shore. (1851 & 1871 Sunrise Highway, Bay Shore). Applicant requests a parking relaxation in connection with interior alterations for a proposed veterinarian office within an existing retail store.