

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Sep 20 2018** 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
September 19, 2018

Planning Board Application- Public Hearing

1. **Martin A. Passante - PB2018-014 (0500-382.00-06.00-006.001)**

North side of Main Street (S.R. 27 A), 364.5 east of Greene Avenue, Sayville , (89 Main Street). Applicant requests a Planning Board special permit for a bar/tavern/nightclub in a Business District, pursuant to 68-257.1 M. Site plan modifications may be necessary as a part of this application.

Planning Board Application-Public Hearing

2. **Josh Miller - PB2018-016 (0500-03800-0200-011000)**

Southeast corner of Newston Place and Hoffman Avenue, Hauppauge (35 Hoffman Avenue). Applicant requests a Planning Board special permit for a showroom in an Industrial 1 District, pursuant to section 68-340.1 R. Site plan modifications may be required as a part of this application.

Town Board Application - Public Hearing

3. **Sze Ping Cheng - CZ2018-014 (0500-138.00.01.00-005.000)**

South side of Suffolk Avenue (C.R. 100), approximately 2,383 feet east of Brentwood Road, Brentwood (908 Suffolk Avenue). Applicant requests a modification of covenants and restrictions associated with TC 4086 to increase the gross floor area of a personal services establishment and permit an office use. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

4. **LJLA Inc. - CZ2018-015 (0500-472.00-02.00-001.000 & 101.000)**

Southerly side of Montauk Highway (S.R. 27A) with the westerly side of West Islip Road, West Islip (10 W. Islip Road). Applicant requests a modification of covenants and restrictions associated with TC 3535 to increase the gross floor area of the existing medical office building. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

5. **John Bono - CZ2018-016 (0500-436.00-01.00-027.000)**

Northwest corner of Higbie Lane (C.R. 82) and Kurzon Road, West Islip (284 Higbie Lane). Applicant requests a change of zone from Residence CAA to Residence B and a modification of covenants and restrictions associated with TC 5192 to construct two single family dwellings. A minor subdivision is also requested as part of this application.

Town Board Application - Public Hearing

6. **Aditya Enterprises, Inc. - CZ2018-021 (0500-333.000-04.00-014.000)**

Northeast corner of Montauk Highway (S.R. 27A) and Bayport Avenue, Bayport (835 Montauk Highway). Applicant requests a change of zone from Business 1 to Business 3 district and a Town Board special permit for a fast food restaurant pursuant to 68-302 G. Site plan modifications are also requested as part of this application.

Decision Item

7. **New York SMSA Limited Partnership d/b/a Verizon Wireless - PB2014-024 (0500-005.00-03.00-001.000)**

Southeast side of Blydenburgh Street, 0 feet South of Townline Road (# 860), Hauppauge. Applicant requests a Planning Board special permit for a wireless communications facility to construct a 120' cell tower in the Residential AAA district pursuant to Chapter 68-420.1 A (4) (a). The Board is asked to retain a wireless consultant for the review of technical testimony associated with the special permit.

Planning Board-Decision

8. **Richard D'Andrea - PB2018-015 (0500-372.00-01.00-041.000)**

Northwest corner of Montauk Highway (S.R. 27A) & Third Avenue, East Islip, (87 West Main Street). Applicant requests a Planning Board special permit for a mixed use building in a Business District, pursuant to 68-257.1 G. Site plan modifications are also required as a part of this application.

Planning Board-Decision

9. **Ivan Arizaga - PB2018-018 (0500-003.00-01.00-014.000)**

Between Townline Road (C.R. 76) and Wheeler Road (N.Y.S. Rte. 111), ~182' west of their intersection, Hauppauge. . Applicant requests Planning Board approval of modification of uniform design of facial signage in a shopping center, pursuant to 68-397 B. (6).

Town Board Application - Recommendation Item

10. **Mercury International LLC - CZ2018-001 (0500-350.00-02.00-003.000, 324.00-05.00-017.003)**

Southwest corner of Idle Hour Boulevard and Chateau Drive (150 Idle Hour Boulevard); and west side of Central Boulevard, approximately 330 feet north of Connetquot Drive (120 Central Boulevard). Applicant requests a change of zone to Planned Landmark Preservation District. Applicant also requests Town Board special permits for a vocational & non-degree granting school, office (non-medical), assembly & social recreation hall, dormitory, theater, library, dance studio, catering hall, cafeteria, and farmer's market pursuant to 68-451 A (3). Applicant further requests Planning Board special permits for a private club mooring wharf, private membership club, and a college pursuant to 68-46.1 A, C and E respectively. Site plan modifications are required as part of this application.