

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Dec 19 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  
December 17, 2018

### *Site Plan Modification - Public Hearing*

1. **Keller Painting Corp - SP2016-064 (0500-367.00-01.00-061.000)**

South side of Cherry Street (#0), 270 ft. east of Fourth Avenue, Bay Shore NY, 11706. Applicant requests a parking and buffer relaxation in connection with the construction of a warehouse & office building for a paint company.

### *Site Plan Modification - Public Hearing*

2. **Holbrook Land Properties LLC - SP2017-030 (0500-194.00-02.00-011.005)**

Northeast corner of St. James Street and Grundy Avenue (#442 Tate Street), 335 ft. north of Veterans Memorial Hwy, Holbrook, NY, 11741. Applicant requests a parking relaxation and permission to maintain/install overhead doors facing the street with no screening in connection with a construction and demolition debris transfer station.

### *Planning Board Application- Public Hearing*

3. **1069 Islip LLC - PB2018-019 (0500-205.00-03.00-023.000)**

Northeast corner of Islip Avenue (S.R. 111) and Sycamore Street, Central Islip, (1069 Islip Avenue). Applicant requests a Planning Board Special Permit for a Convenience Market in the Business 3 District pursuant to Section 68-302.1 (D). Site plan modifications are required as a part of this application.

*Planning Board-Public Hearing*

4. **Juan Rodriguez - PB2018-027 (0500-227.00-06.00-019.000)**

Northeast corner of Commack Road and Hilltop Drive, Brentwood (731 Commack Road). 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.

*Planning Board-Public Hearing*

5. **Anthony's Deli Corp. - PB2018-028 (0500-136.00-03.00-006.000)**

South side of Suffolk Avenue (C.R. 100), approximately 396 feet east of 5th Avenue (C.R. 13), Brentwood (448 Suffolk Avenue) . 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.

*Planning Board Application-Public Hearing*

6. **Anelfri Bueno - PB2018-032 (0500-074.00-01.00-030.002)**

Southeast corner of Heyward Street and Jefferson Avenue, Brentwood (122 Heyward Street). 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 - Public Hearing*

7. **1161 Montauk Highway Corp. - CZ2018-027 (0500-474.00-01.00-055.000)**

West side of Hellwig Lane, approximately 160 feet north of Montauk Highway (S.R. 27A), West Islip (510 Hellwig Lane). Applicant requests a change of zone from Residence B to General Service D in order to demolish an existing dwelling and expand an existing medical office. Site plan modifications may be required as part of this application.

*Town Board Application - Public Hearing*

8. **J. Nazzaro Partnership, LP - CZ2018-029 (0500-368.00-03.00-027.000, 028.000, 029.000, 032.003)**

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*Town Board Application - Public Hearing*

9. **Bay Park Holdings LLC - CZ2018-030 (0500-393.00-02.00-071.000, 072.000, 073.003)**

Northwest corner of Park Avenue and Mechanicsville Road, Bay Shore (#28, #32, #34, Park Avenue). Applicant requests a modification of covenants and restrictions associated with 5287A in order to require all units comply with the affordable housing definition in Town Code 68-3.

*Major Subdivision - Bond Release*

10. **Sachem Estates Holbrook - MS2016-001 (0500-152.00-01.00-058.003 thru 058.009)**

East side of Coates Avenue, approximately 131 ft. north of Perimeter Street, Holbrook, NY, 11741. Applicant requestes a full bond release for an approved seven (7) lot major subdivision.