

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Aug 15 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 9, 2019

Site Plan Modification - Public Hearing - ADJOURNED

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. **Ali Faiz - PB2019-019 (0500-182.00-01.00-042.000)**
Southwest corner of Fifth Avenue (C.R. 13) and Candlewood Road, Bay Shore (1750 Fifth Avenue). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 3 District pursuant to 68-302.1 A. Site plan modifications may be requested as part of this application.

Planning Board Application-Public Hearing

3. **Praxair, Inc. - PB2019-020 (0500-105.00-02.00-026.002)**
South side of South 2nd Street, 411.62 ft. east of Pond Road, Ronkonkoma (840 South 2nd Street). 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 Application - Adjourned

4. **AMF Bowling Centers II LP - PB2019-021 (0500-237.00-02.00-015.002)**

Southwest corner of Sunrise Highway Service Road South (S.R. 27) and Raft Avenue, Sayville (5660 Sunrise Highway). Applicant requests a Planning Board Special Permit for a Game Room in the Business 3 District pursuant to 68-302.1 F. Site plan modifications may be requested in connection with this application.

Planning Board-Public Hearing

5. **Knappa Inc. - PB2019-022 (0500-373.00-02.00-002.000)**

Northeast corner of Montauk Highway (S.R. 27A) and Greenwood Avenue, East Islip (105 East Main Street). Applicant requests two Planning Board Special permits for a minor restaurant and a walk-up counter as an accessory use to a minor restaurant, in the Business 1 District pursuant to 68-272.1 A & I. Site plan modifications may be requested as part of this application.

Planning Board-Public Hearing

6. **Jacob Perdie - PB2019-023 (0500-491.00-01.00-061.000)**

East side of Pine Street, 30 feet south of Bay Walk, Kismet (177 Pine Street). Applicant requests a renewal of Planning Board Special Permits for a minor restaurant and outside seating pursuant to PB2018-004.

Town Board Application - Public Hearing

7. **Nissan of Bay Shore - REVCZ2016-043 (0500-341.00-01.00-008.000)**

Northwest corner of Sunrise Highway North Service Road (SR 27) and Esther Avenue, through lot to Atlantic Avenue, Bay Shore (1521 Sunrise Highway). The Planning Board is requested to consider the revocation of Town approvals associated with TC 5265 due to noncompliance with the covenants and restrictions, specifically failure to comply with on-street parking prohibition.

Town Board Application - Public Hearing ADJOURNED

8. **Sunrise Development, Inc. - CZ2019-012 (0500-395.00-01.00-001.001)**

West side of South Saxon Avenue (#26), approximately 1,100 ft South of Montauk Highway, Bay Shore (26 South Saxon Avenue, Bay Shore). Applicant requests a change of zone from Residence AAA District to General Service C District in order to construct an assisted living facility. Applicant further requests Town Board approval to erect the facility at a height in excess of 35' and 2 stories pursuant to 68-185 B. Site plan modifications may be required as part of this application.

Site Plan Modification - Decision Item

9. **Erin Sadiras - SP2018-031 (0500-039.00-02.00-029.002)**

Northwest corner of Pacific Street (#2100) & Prime Place, Hauppauge, NY. Applicant requests a parking relaxation in connection with the construction of new loading docks for an existing warehouse building.

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.

Site Plan Modification - Decision Item

11. **Eastview Self Storage LLC - SP2019-047 (0500165001400001001)**

East side of Eastview Drive (#0), 25 ft. South of Sunburst Blvd, Central Islip, NY. Applicant requests to land bank parking stalls in connection with the construction of a mini storage facility and related site improvements

Site Plan Modification - Decision Item

12. **Roger Delisle Jr. - SP2019-069 (0500-271.00-03.00-018.006)**

East side of Freeman Avenue (#181), 861 ft. North of Bates Street, Islip, NY. Applicant requests a parking relaxation in connection with an interior alteration for a church in an existing multi-tenant industrial building

Site Plan Modification - Decision Item

13. **Fred Carillo - SP2019-070 (0500-318.00-03.00-001.003)**

Southeast corner of Sunrise Hwy (S.R. 27)(#2052) & Saxon Avenue, Bay Shore, NY. Applicant requests a parking relaxation in connection with interior alterations to convert part of the existing retail center to a pre-op center for Southside Hospital

Planning Board-Decision Item

14. 454 Realty LLC. - PB2017-038 (0500-174.00-01.00-042.001)

North side of Veterans Memorial Highway, (S.R. 454), 864.78 feet east of Lincoln Avenue, Holbrook (4661 Veterans Memorial Highway). Applicant requests Planning Board special permit for a warehouse use in the Industrial Corridor district pursuant to 68-466.1 B. Site plan relaxations may be required as a part of this application.