

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.

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 19, 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 (0500-319.00-02.00-092.003, 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.