

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Dec 12 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
December 6, 2019

Major Subdivision - Preliminary approval - Public Hearing

1. **Ronald V. Zanfini - MS2019-001 (0500-288.00-01.00-002.000, 005.000 & 006.000)**
East side of Joselson Avenue (#1022 & #1030), 740 ft. North of Merriam Road, Bay Shore.
Applicant requests preliminary approval for a 6 lot major subdivision (5 new dwellings, 1 existing).

Planning Board Application-Public Hearing

2. **Rock City Hospitality Group, Ltd. - PB2019-036 (0500-393.00-03.00-025.000)**
Northeast corner of East Main Street and Fourth Avenue, Bay Shore (1 East Main Street).
Applicant requests a Planning Board Special Permit for a restaurant in the Business District pursuant to 68-257.1 I. Site plan modifications may be requested as part of this application.

Town Board Application - Public Hearing

3. **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.

Town Board Application - Public Hearing

4. **3 River Boys, LLC - CZ2019-017 (0500-330.00-04.00-074.000)**

West side of Lakeland Avenue (C.R. 93), (#140) approximately 130 feet south of Tariff Street, Sayville (140 Lakeland Avenue). Applicant requests a change of zone from Residence B to General Service T in order to utilize an existing single family dwelling for an office use. Site plan modifications may be requested as part of this application.

Town Board Application - Public Hearing

5. **227 4th Avenue Bay Shore LLC - CZ2019-020 (0500-393.00-01.00-008.000)**

Southeast corner of Fourth Avenue and Cherry Street, Bay Shore (227 Fourth Avenue). Applicant requests a change of zone from Industrial 1 district to Downtown Development District in order to construct a mixed-use building with 30 apartments. Site plan modifications are required as part of this application.

Site Plan Modification - Decision Item

6. **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 relaxation in connection with a proposed three story legal clinic/health sciences building at Touro College.

Planning Board-Decision Item

7. **Rand Rosenbaum - PB2019-039 (0500-211.00-01.00-005.006)**

South side of Sunrise Highway Service Road South, approximately 215' east of Connetquot Avenue, East Islip (#3500 Sunrise Highway) (Sunrise Business Center). Applicant requests Planning Board approval for a facial sign in the PDDGROI District, pursuant to 68-670A(3)(b).

Planning Board Application

8. **The Sherwood Corporate Center, LLC - PB2019-040 (0500-218.00-01.00-004.026)**

Eastside of Andrea Road, (#15), approximately 137 feet south of Colin Drive. (15 Andrea Court, Holbrook). Applicant seeks permission to waive the submission of a surety bond associated with a proposed mini-storage warehouse.

Town Board Application - Recommendation Item

9. **Gull Haven Commons, LLC - CZ2019-016 (0500-165.00-13.00-001.000)**

East side of Carleton Avenue (C.R. 17), Central Islip (0 Carleton Avenue). Applicant requests a change of zone from Planned Development District - Educational Campus (PDD-EC) to Planned Development District - Multi Family (PDD-MF) in order to construct an additional 24-unit apartment building as part of an existing apartment development. Site plan modifications may be required as part of this application.

Town Board Application - Recommendation Item

10. **Roxanne Trela (Dynamic Expediting Services) - CZ2019-019 (0500-003.00-01.00-005.000)**

South side of Town Line Road, (C.R. 76), (#420) approximately 1,167.61 feet west of Wheeler Road, (S.R. 111), Hauppauge. (420 Town Line Road). Applicant requests a change of zone from Residence AA to General Service T to utilize an existing single family dwelling for a medical office. Site plan modifications may be required as part of this application.