

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Mar 18 2020** 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  
March 13, 2020

### *Planning Board-Public Hearing*

1. **Bret Flory - PB2019-033 (0500-343.00-01.00-055.005)**

Southwest corner of Greene Street and Saxon Avenue (#81), Bay Shore. Applicant requests two Planning Board Special Permits for a vehicle repair use and the outdoor overnight parking of registered vehicles in the Industrial 1 District, pursuant to 68-340.1 B & C, respectively. Site plan modifications are requested as part of this application.

### *Planning Board-Public Hearing*

2. **Robert Peralta - PB2020-004 (0500-054.00-03.00-038.000)**

West side of Wheeler Road, (C.R. 17) 720.26 feet south of Motor Parkway, (C.R. 67), Central Islip (112 A Wheeler Road). Applicant requests a modification of Planning Board Special Permit Conditions associated with TC4743 and PB2012-047 in order to increase the size of an existing bar, tavern, or nightclub. Site plan modifications are requested as part of this application.

### *Planning Board-Public Hearing*

3. **Aysegul Saygili - PB2020-007 (0500-179.00-04.00-003.000)**

Southwest corner of Pineaire Drive and Madison Avenue, Bay Shore (590 Pineaire Drive). Applicant requests a Planning Board Special Permit to permit the outdoor overnight parking of registered vehicles in the Industrial 1 District, pursuant to 68-340.1C. Site plan modifications are also requested as part of this application.

*Town Board Application - Public Hearing*

4. **IA Holdings, LLC. - CZ2017-019 (0500-117.00-01.00-078.001 & 078.002)**

Northwest corner of Suffolk Avenue (C.R. 100) & Eastern Avenue, Brentwood (849 Suffolk Avenue). Applicant requests a change of zone from Residence AAA District to Business 3 district and Residence CA district in order to maintain a portion of the existing horse farm and redevelop the remainder of the parcel with 180 apartments. Applicant also requests Town Board approval to utilize increased density permitted in the CA District pursuant to Town Code Section 68-173.1. Applicant further requests a Town Board special permit for a fast food restaurant in the Business 3 district pursuant to 68-302 G. Site plan modifications are required as part of this application.

*Town Board Application - Public Hearing*

5. **M&H Brothers, Inc. - CZ2020-006 (0500-202.00-04.00-039.000)**

Southeast corner of Brentwood Road and Candlewood Road (#0), Bay Shore ( 0 Brentwood Road).. Applicant requests a change of zone from Residence B to General Service T in order to construct a mixed-use building. A front yard landscaping relaxation is requested as part of this application.

*Town Board Application - Public Hearing*

6. **Grandview Development LLC - CZ2020-007 (0500-027.00-02.00-017.000)**

East side of Blydenburgh Road, (#471), approximately 660 feet north of Long Island Motor Parkway, (C.R. 67). (471 Blydenburgh Road, Hauppauge). Applicant requests a change of zone from Residence AAA to Industrial 1 in order to construct a warehouse and mini storage warehouse. Applicant further requests two Planning Board special permits for outdoor or overnight parking of registered vehicles as an accessory use to a permitted principal use pursuant to 68-340.1 C and a Planning Board special permit for a 160' tall wireless communications tower pursuant to 68-420.1 A (b). Site plan modifications are requested as part of this application.

*Major Subdivision - Modification of DC&R*

7. **Settlers Road Subdivision Hauppauge (formerly Christa Ests) - MS2007-005 (007.00-01.00-006.001, 006.003, 006.004, 007.000)**

Northerly terminus of Settlers Road, 120 feet north of Old Post Road, Hauppauge. Request to modify the Final Resolution to eliminate the requirement of the cul-de-sac island.

*Town Board Application - Recommendation Item*

8. **TREC Bay Shore LLC - CZ2019-013 (0500-393.00-03.00-021.001)**

Southeast corner of Union Blvd (C.R. 50), (#1700) and 4th Avenue, BayShore (1700 Union Blvd, Bay Shore). Applicant requests a change of zone from Business District to Downtown Development District in order to construct an apartment house consisting of 449 apartments. Site plan modifications are required as part of this application.