

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Nov 03 2016** at 6:30 p.m. at the Islip Town Hall, 655 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  
October 31, 2016

### *Planning Board-Public Hearing*

1. **Gil Korine - REVPB2013-036 (0500-122.00-03.00-056.000)**

East side of Windsor Place (# 120), approximately 1,000.22 feet north of Connetquot Avenue, Central Islip. The Planning Board is requested to consider the revocation of special permit approvals associated with PB2013-36 due to noncompliance with the covenants and restrictions, specifically failure to obtain site plan approval, failure to complete various site improvements, and the outdoor storage of trailers outside of approved parking spaces.

### *Site Plan Modification - Public Hearing*

2. **Edwin Seda - SP2015-040 (0500-182.00-01.00-027.000)**

Northwest corner of 5th Avenue (C.R. 13), and Eden Road, Bay Shore (#19 Eden Road). Applicant seeks site plan modifications including buffer, overall and front yard landscaping and parking in connection with a change of use from a single family dwelling to a take-out deli.

### *Site Plan Modification - Public Hearing*

3. **National Grid - SP2016-053 (0500-392.00-01.00-024.000)**

South side of North Clinton Avenue, approximately 319 feet east of Ackerson Street, Bay Shore (0 North Clinton Avenue). Applicant seeks a parking determination for a warehouse use, overall and front yard landscaping relaxations, buffer relaxations and permission to locate overhead doors within the front yard, in connection with the construction of a building for vehicle storage and a welding shop.

*Site Plan Modification - Public Hearing*

4. **Iglesia Pentecostas - SP2016-068 (0500-273.00-01.00-091.003)**

West side of Carleton Avenue (C.R. 17), (# 84A), approximately 100 feet south of Irving Place, Islip Terrace. Applicant seeks a parking relaxation in connection with a change of use from a retail store to partial retail and church.

*Town Board Application - Public Hearing*

5. **Edwin Seda - CZ2016-033 (0500-121.00-03.00-137.004)**

East side of Lowell Avenue approximately 370 ft. north of Cypress Street, Central Islip (921 Lowell Avenue Central Islip). Applicant seeks a modification of deed covenants and restrictions associated with TC 1621 in order to remove the lower occupied restriction placed on the two family dwelling.

*Town Board Application - Public Hearing*

6. **Southside Hospital - CZ2016-035 (0500-368.00-02.00-045.000,047.000 & 050.004)**

Southwest corner of Union Blvd. & East Aletta Place, Bay Shore (1948,1952 & 1960 Union Blvd.). Applicant seeks a change of zone from Business One District to Business District in order to construct an automobile parking field. Site plan modifications may be necessary as part of this application.

*Site Plan Decision Item*

7. **Hauppauge Fire District - SP2014-034 (0500-003.00-01.00-016.000, 017.000, 017.001)**

South side of Wheeler Road (S.R. 111), (# 855), approximately 720 feet north east of Veterans Memorial Highway (S.R. 454), Brentwood.. Applicant requests a parking determination from the Planning Board for the Hauppauge Fire Department.

*Site Plan Modification Decision Item*

8. **Gary Krupnick - SP2016-022 (038.00-02.00-020.009, 020.010)**

North side of Prime Place, 606 feet west of Pacific Street, Hauppauge. Applicant seeks overall and front yard landscape area relaxations and a parking determination in connection with the construction of a warehouse.

*Site Plan Modification - Decision Item*

9. **Mitchell Reiffman - SP2016-071 (0500-317.00-01.00-109.003)**

On the north side of Sunrise Highway (#1905) (N.Y.S. Route 27), approximately 250 feet west of Saint Louis Avenue. Applicant seeks a parking relaxation in connection with the installation of two generators in the north east corner of the property that requires the removal of several parking stalls.

*Town Board Application - Recommendation Item*

10. **Montauk Bohemia Realty LLC - CZ2015-030 (0500-278.00-02.00-029.000 & 039000)**

North east corner of Sunrise Highway (S.R.27) and Sycamore Avenue, Bohemia (4525 and 4531 Sunrise Hwy.). Applicant seeks a change of zone from Business One District and Business Two District to all Business Two District. Applicant seeks a modification of deed covenants and restrictions associated with TC2325. Applicant also requests a Planning Board special permit for a convenience store pursuant to Town Code section 68-287.1 (D). Site plan modifications are also required as part of this application.

*Town Board Application- Recommendation Item*

11. **Terwilliger & Barton Properties, LLC. - CZ2016-007**

**(0500-054.00-01.00-006.001,007.000,008.000,009.000,011.000 & 012.000)**

Northeast corner of Motor Parkway (C.R. 67) and Joshua's Path, Hauppauge. Applicant seeks a change of zone from Residence A District to Residence C District in order to construct 98 Senior Citizen Apartments.

*Town Board Application - Recommendation Item*

12. **Village Green at Sayville, LLC. - CZ2014-019 (0500-258.00-01.00-011.000)**

Southeast corner of Sunrise Highway, (C.R. 27) & Lincoln Avenue, Sayville (off Sunrise Highway). Applicant seeks a modification of deed covenants and restrictions associated with TC 4026 in order to construct 64 apartments instead of 36 single family attached dwellings.

*Decision Item*

13. **LR Bayshore 1, LLC - PB2016-009 (0500-182.00-02.00-040.001)**

East side of Fifth Avenue (C.R 13), (# 1775), approximately 155 feet south of Fairtown Road, Bay Shore. Applicant requests Planning Board permission for a building with a gross floor area of more than 75,000 square feet pursuant to TC4606. A parking relaxation is requested as part of this application.

