

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jan 25 2017** 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  
January 20, 2017

### *Planning Board Application-Public Hearing*

1. **Bank of America - PB2017-002 (0500-278.00-02.00-038.000)**

Southwest corner of Sunrise Highway Service Road South (S.R. 27), (#4568), and Ocean Avenue, Oakdale. Applicant requests a Planning Board special permit for a drive-through window for a bank in the Business 1 district pursuant to 272.1 M. Site plan modifications are also requested as part of this application.

### *Planning Board Application-Public Hearing*

2. **Charles Ferraro - PB2017-003 (0500-419.00-03.00-060.000, 061.000)**

West side of Ocean Avenue, approximately 109 feet south of West Main Street (SR27A), (# 6-8 Ocean Avenue) Bay Shore. Applicant requests a Planning Board special permit for a mixed-use building in the Business District pursuant to 68-257.1 A. A parking and landscaping relaxation are requested as part of this application.

### *Town Board Application - Public Hearing*

3. **Steve Smith - CZ2016-045 (0500-194.00-02.00-028.000)**

South side of Veterans Memorial Highway, approximately 200' east of Grundy Avenue, Holbrook (4890 Veterans Memorial highway). Applicant seeks a modification of deed covenants and restrictions associated with TC 4614 in order to use the property as a health club.

*Town Board Application - Public Hearing*

4. **Rover 2014, LLC - CZ2016-046 (0500-071.00-01.00-009.002)**

East side of Crooked Hill Road approximately 2000' south of RT 495, Brentwood (801 Crooked Hill Road). Applicant seeks a modification of deed covenants and restrictions associated with TC3674 in order to use the property as a lodging house instead of a hotel. Site plan modifications are also required as part of this application.

*Town Board Application - Public Hearing ADJOURNED*

5. **Gull Haven Commons, LLC - CZ2016-047 (0500-165.00-13.00-002.001 (part of))**

Southeast Corner of Sunburst Boulevard and Carleton Avenue, Central Islip. Applicant seeks a change of zone from Planned Development District - Educational Campus (PDD-EC) to Planned Development District - Multi Family (PDD-MF) in order to renovate and convert the existing Sunburst and Bauhaus buildings to apartments, and to construct additional apartment buildings on site. Site plan modifications may be required as part of this application.

*Road Opening Extension of Time*

6. **Palermo Street, Central Islip - RO2013-001 (0500-166.00-04.00-072.000)**

South side of Palermo Street, 600 feet west of Connetquot Avenue, Central Islip.. Applicant seeks an extension of time to complete the road opening and the acceptance of a Continuation Certificate

*Decision Item*

7. **Le Dock Restaurant Inc. c/o Joseph Seijas - PB2015-027 (0500-493.00-02.00-033.000, 034.000)**

Southeast corner of Bay Walk and Broadway Avenue, Fair Harbor.. Applicant requests two Planning Board special permits for a restaurant and outside seating as an accessory to a restaurant in the Business 1 district pursuant to 68-272.1 G and C. A parking relaxation is requested as part of this application.

*Planning Board Application*

8. **700 Main LLC - PB2017-005 (0500-371.00-02.00-005.000)**

South side of Montauk Highway (S.R. 27A), approximately 250 feet east of South Bay Avenue, Islip. Applicant requests Planning Board approval for a change of use in the General Service T district pursuant to TC4722.

*Town Board Application - Recommendation Item*

9. **425 Union Blvd Associates LLC - CZ2015-021 (0500-455.00-01.00-064.001)**

North east corner of Union Boulevard (CR 50) and Beach Street, West Islip (425 Union Boulevard). Applicant seeks a change of zone from Industrial One District to Business Three District. Applicant also seeks a Town Board special permit for a gasoline station, a Planning Board special permit for a restaurant, a Planning Board special permit for a convenience store, a Planning Board special permit for a minor restaurant, and a Planning Board special permit for outside seating. Site plan modifications are also required as part of this application.

*Town Board Application - Recommendation Item*

10. **Gracewood Estates, LLC. - CZ2016-005 (0500-249.00-02.00-038.004,038.009& 038.010-271.00-03.00-018.010 & 018.011)**

East side of Freeman Avenue, 300' ft. south of Spur Drive South, Islip (0) Freeman Avenue. Applicant seeks a change of zone from Industrial One and Two Districts to both Residence CA District and Industrial One District in order to construct 96 apartments and a mini storage warehouse facility. Applicant also seeks Town Board approval to utilize increased density permitted in the CA District pursuant to Town Code Section 68-173.1 and 68-173.2. A minor subdivision will also be required as part of this application. Site plan modifications may be required as part of this application.

*Town Board Application - Recommendation Item*

11. **J. Nazzaro Partnership - CZ2016-026 (0500-368.00-03.00-032.003 & 029.000)**

Northwest corner of Union Blvd. (C.R 50 ) & Brentwood Road, Bay Shore (46 & 50 Brentwood Road). Applicant seeks a change of zone from General Service D District and Residence B District to all General Service D District in order to construct a new medical office building. Applicant seeks Town Board approval to construct a 3 story building. Applicant requests a modification of deed covenants and restrictions associated with TC 1114. Site plan modifications are also required as part of this application.