

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Mar 16 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  
March 16, 2017

### *Site Plan Modification - Public Hearing*

1. **46 Windsor LLC - SP2016-029 (0500-100.00-02.00-080.007, 100-02.00-081.008)**

46 Windsor Place, Central Islip. applicant seeks overall and front yard landscaping, landscaping setback, parking and grading relaxations in connection with the construction of two multi-tenant industrial buildings for warehouse and office use.

### *ADJOURNED to April 6*

2. **Todd O'Connell - PB2016-020 (0500-431.00-06.00-004.000)**

South side of Browns River Road (#48-52), approximately 273 feet west of River Road, Sayville. Applicant requests a Planning Board special permit for a two-family detached dwelling in the Business 1 district pursuant to 68-272.1 P.

### *ADJOURNED TO APRIL 6*

3. **Bilow Garrett Group Architects and Planners, P.C. c/o Anthony Garrett - PB2017-009 (0500-127.00-04.00-005.000)**

Northeast corner of Ocean Avenue and Koehler Avenue, (#701-5), Ronkonkoma. Applicant requests a Planning Board special permit for a showroom in the Industrial 1 district pursuant to 68-340.1 R.

*ADJOURNED*

4. **Cibia Hernandez - PB2017-008 (0500-158.00-01.00-077.000)**  
North side of Pine Aire Drive (#55), 1,407 feet west of Fifth Avenue, Bay Shore. Applicant requests a Planning Board special permit for a minor restaurant pursuant to 68-340.1 A. A parking relaxation is requested as part of this application.

*ADJOURNED*

5. **Efrain Villon (Las Penas Cafe Corp) - PB2017-010 (0500-158.00-01.00-077.000)**  
North side of Pine Aire Drive, (#55), approximately 100.65 feet west of Carlton Avenue, (C.R. 17), Bay Shore. Applicant requests a Planning Board special permit for a restaurant in the Industrial 1 district pursuant to 68-340.1 K. A parking relaxation is requested as part of this application.

*Planning Board-Public Hearing*

6. **Lake House - PB2017-011 (0500-442.00-01.00-051.001)**  
The Terminus of Maple Avenue, (east side), (#135), Bay Shore. Applicant requests a modification of PB2011-16 to increase the gross floor area of a restaurant.

*Planning Board Application-Public Hearing*

7. **Timothy Henriksen - PB2017-012 (0500-370.00-02.00-040.001)**  
North side of Main Street, approximately 139 feet east of Grant Ave, Islip (513 Main Street).. Applicant requests a modification of PB2008-29 to increase the square footage and seating of an existing restaurant. A parking relaxation is requested as part of this application.

*Town Board Application - Public Hearing*

8. **NOR Brentwood Service Center, Inc. - CZ2016-048 (0500-163.00-03.00-068.000 & 069.000)**  
Southwest corner of Islip Avenue (S.R. 111) and Hagen Street, Islip (1490 Islip Ave.) . Applicant seeks a modification of deed covenants and restrictions associated with TC 5130 in order to demolish and reconstruct a larger convenience store and gas station on the subject parcel. Site plan modifications are also required as part of this application.

*Town Board Application - Public Hearing*

9. **Bellco Enterprises, Inc. - CZ2017-001 (0500-105.00-02.00-050.012)**

South side of Second Street, approximately 923' east of Pond Road , Ronkonkoma (0 2nd Street Ronkonkoma). Applicant seeks a change of zone from Industrial One District to Industrial Two District. Site plan modifications are also required as part of this application.

*Town Board Application - Public Hearing*

10. **Spin City Realty Co., LLC - CZ2017-004 (0500-369.00-03.00-040.000,370.00-03.00-001.002 & 001.005)**

Southwest corner of Montauk Highway (S.R. 27A) and Marvin Road, Islip (204 E Main Street). Applicant seeks a change of zone from Business 1 District and Business 2 District to Business District in order to construct a mixed use building with 10 apartments. Applicant seeks a modification of deed covenants and restrictions associated with TC 4241. Site plan modifications are also required as part of this application.

*Town Board Application - Public Hearing*

11. **Maria E. Miller c/o Shelter Development, LLC - CZ2017-005 (0500-238.00-02.00-003.002 & 004.000)**

Southeast corner of Broadway Avenue & Sunrise Highway (S.R. 27) Sayville . Applicant seeks a modification of deed covenants and restrictions associated with TC 5221 in order to increase the number of units in an assisted living facility from 150 to 157. Site plan modifications are also required as part of this application.

*Major Subdivision - Modification of DC & R - Decision Item*

12. **Sayville Villas, Gibbons Court, Sayville - MS2001-034 (0500-257.00-03.00-001.00 0500-280.00-01.00-001.000)**

East of Lakeland Avenue, 678.08 feet south of Sunrise Hwy.. Homeowner seeks modification of Declaration of Covenants as part of the previously approved major subdivision; specifically the waiver of a portion of the required 30' natural buffer area along the rear property line.

*Planning Board-Decision Item*

13. **Halil Dogrul - PB2017-001 (0500-067.00-01.00-055.000)**

Southwest corner of Patchogue Holbrook Road (Main Street) and Railroad Avenue (Easton Street), Holbrook (1080 Main Street). Applicant requests a Planning Board special permit for a convenience market. Site plan modifications are also required as part of this application.

*Town Board Application Decision Item*

14. **J Nazzaro Partnership, LP - CZ2016-031 (0500-369.00-02.00-001.000,003.000,004.000 & 005.000)**

Southeast corner of Union Blvd, (C.R. 50) and Saxon Avenue, Bay Shore (2320 Union Blvd.) . Applicant seeks a change of zone from Business 3 District, Business 1 District, and Residence B District to all Business 3 District. Applicant seeks a modification of deed covenants and restrictions associated with TC 520, 1677, 2812, and 3676. Applicant seeks a Town Board special permit for a gasoline station. Applicant seeks a Planning Board special permit for a convenience market. Applicant also seeks to discontinue Oaktree Drive. Site plan modifications are also required as part of this application.

*Town Board Application - Recommendation Item*

15. **Atlantic Automotive Group, LLC - CZ2016-043 (0500-341.00-01.00-008.000)**

Northwest corner of Sunrise Highway North Service Road (SR 27) and Esther Avenue, through lot to Atlantic Avenue, Bay Shore (1521 Sunrise Highway). Applicant seeks a change of zone from Business 2 District to Business 3 District. Applicant also seeks a Town Board special permit for a Motor Vehicle Dealership. Applicant also seeks a modification of deed covenants and restrictions associated with TC 514. Site plan modifications are also required as part of this application.

*Planning Board Application-Public Hearing*

16. **Michael Cavalieri - PB2017-007 (0500-127.00-01.00-004.001)**

Intersection of Lakeland Avenue (C.R.93), (# 1859) and Pond Road, Ronkonkoma. Applicant requests a Planning Board special permit for a vehicle repair shop in the Industrial 1 district pursuant to 68-340.1 B. A parking relaxation is also requested as part of this application.