

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, May 04 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
April 28, 2017

Planning Board-Public Hearing

1. **F O A N Inc. - PB2017-016 (0500-475.00-01.00-017.001)**
Northeast corner of Montauk Highway (S.R. 27A), (# 945), and Oak Neck Road, West Islip. Applicant requests a Planning Board special permit for a minor restaurant in the Business 1 district pursuant to 68-272.1 A. Site plan modifications are requested as part of this application.

Planning Board-Decision Item

2. **Bay Shore Main & 4th LLC - PB2017-014 (0500-393.00-03.00-025.000, 024.000-026.001,136.000)**
North side of Main Street, (S.R. 27A), (#1), Between 3rd & 4th Avenue, Bay Shore. Applicant requests a Planning Board special permit for a mixed-use building in the Business District pursuant to 68.257.1 G. A parking and landscaping relaxation is requested as part of this application.

Town Board Application - Recommendation Item

3. **Kavita Mariwalla - CZ2016-032 (0500-474.00-01.00-041.000 & 042.000)**
North side of Montauk Highway (S.R. 27 A) between Miligan Lane & Pease Lane, West Islip (1145 Montauk Highway). Applicant seeks a change of zone from Residence B District to General Service D District to demolish the existing dwelling and medical office building, construct a new 8,400 sf. one story medical office building and expand the parking lot. Site plan modifications are required as part of this application.

Town Board Application - Recommendation Item

4. **Anthony Quaranta - CZ2016-037 (0500-473.00-04.00-004.000)**

South side of Montauk Highway (S.R. 27A), (# 722), approximately 200 feet West of Secatogue Lane, West Islip. Applicant seeks a change of zone from Residence AA District to General Service T District to operate a nursery school. Applicant also seeks a modification of deed covenants and restrictions associated with TC 2753. Site plan modifications are also required as part of this application.

Town Board Application - Recommendation Item

5. **The Salvation Army - CZ2016-038 (0500-120.00-05.00-035.000)**

South east side of Carleton Avenue (C.R. 17), (# 96), and Clayton Street, Central Islip. Applicant seeks a change of zone from Business One District and Residence B District to Business District in order to operate a community center. Site plan modifications are also required as part of this application.

Town Board Application - Recommendation Item

6. **Fairway Manor, Inc. - CZ2014-020**

(0500-240.00-02.00-003.004.003.005.003.007.003.009.003.012 & 003.013)

East side of John Avenue, 104 35 south of Sunrise Highway, Bayport. Applicant seeks a change of zone from Recreation Service C District and Residence C District to all Residence C District in order to construct 156 apartments. Applicant also seeks a modification of deed covenants and restrictions associated with TC#4449. Site plan modifications may also be required as part of this application.