

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Jun 15 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
June 13, 2017

Site Plan Modification - Public Hearing

1. **SAFA Produce Distrubutors LLC - SP2017-025 (0500-394.00-02.00-047.004)**

North side of Main Street, 160 ft. East of Montgomery Avenue, Bay Shore (331 Montauk Highway).. Applicant seeks buffer, front yard landscaping strip and dimensional relaxations in connection with the renovation and expansion of an existing building for retail use (food market).

Town Board Application - Public Hearing

2. **Lakeland Plaza LLC - CZ2017-018 (0500-172.00-01.00-028.003)**

West side of Lakeland Avenue approximately 388' south of Smithtown Avenue, Bohemia (1360 Lakeland Avenue). Applicant seeks a modification of covenants and restrictions associated with TC 5155 in order to exceed the maximum number of Planning Board Special Permits permitted on site. Applicant also seeks a Planning Board Special Permit for a minor restaurant. Site plan modifications are also required as part of this application.

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3. **IA Holdings, LLC. - CZ2017-019 (0500-172.00-01.00-078.001 & 078.002)**

Northwest corner of Suffolk Avenue (CR 100) & Eastern Avenue, Brentwood (849 Suffolk Avenue). This application involves the establishment of a Brentwood Planned Development District and the rezoning of the subject parcel from Residence A-1A District to the Brentwood Planned Development District in order to maintain a portion of the existing horse farm and redevelop the remainder of the parcel with 240 apartments and fast food restaurant.

Town Board Application - Public Hearing

4. **BDC Property Holding LLC - CZ2017-020 (0500-392.00-03.00-055.000)**

Southwest corner of North Clinton Avenue and Cooper Lane, Bay Shore (42 North Clinton Avenue). Applicant seeks a change of zone from Residence CAA District to General Service T District in order to expand the existing dwelling and convert to a mixed use building with 11 apartments and 1 office unit. Site plan modifications are also required as part of this application.

Town Board Application - Public Hearing

5. **Westbrook LLC - CZ2017-021 (0500-211.10-01.00-001.000, 002.000, 003.000, 004.000, 005.000, and 006.000)**

North side of Montauk Highway (SR 27A) approximately 500' northeast of the Long Island Railroad, through lot to Connetquot Avenue, Great River. Applicant seeks a modification of deed covenants and restrictions associated with TC #5160 in order to construct an assisted living facility within the Great River Planned Development District.

Major Subdivision - Bond Release

6. **Heartland Business Center Expansion (Wilshire Blvd) - MS2007-001 (11200 0300 001008/13300 0900 001000)**

Wilshire Boulevard, Brentwood. Applicant seeks a full bond release in connection with completion of Wilshire Boulevard.

Site Plan Modification - Decision Item

7. **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, parking and grading relaxations in connection with the construction of two multi-tenant industrial buildings for warehouse and office use.

Major Subdivision - Final Re-approval

8. **American Boulevard, Brentwood - MS2013-001 (226.00-02.00-106.005)**

Westerly terminus of Swan Place, 100 feet west of Hilltop Drive, Brentwood. Applicant seeks re-approval of a two lot major subdivision.

Major Subdivision - Final Re-approval

9. **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. Applicant requests final re-approval of 10 lot major subdivision in order to complete the requirements of the Final Resolution dated December 1, 2016

Site Plan Modification - Decision Item

10. **171 Remington LLC - SP2017-015 (0500-126.00-01.00-070.021)**

East side of Remington Boulevard, 357.66 feet South of 6th Street, Lake Ronkonkoma (171 Remington Boulevard). Applicant seeks a parking relaxation in connection with an interior alteration in an existing building converting a portion of warehouse space to office space.

Planning Board Application-Decision Item

11. **Elite Towers LP (Proposed Wireless Communications Facility) - PB2016-040**
(0500-346.00-02.00-004.003)

East side of Carleton Avenue (C.R. 17), (# 141), approximately 72 feet south of Washington Street, East Islip. Applicant requests a Planning Board special permit for a wireless communications facility in the General Service D district pursuant to 420.1 A (4) (b).

Town Board Application - Recommendation

12. **Kunz Family Limited Partnership - CZ2016-028 (0500-105.00-01.00-006.007 & 011.000)**

West side of Lakeland Avenue, approximately 750' north of Union Parkway, Ronkonkoma. Applicant seeks a change of zone from Industrial Transition District to Business 3 District. Applicant also seeks a Town Board special permit for outdoor storage, in order to use the parcel for the outdoor storage, sales and display of construction equipment. A modification of deed covenants and restrictions associated with TC 5129 is also requested as part of this application. Site plan modifications are also required as part of this application.

Town Board Application - Recommendation Item

13. **Edwin Seda - CZ2017-017 (0500-182.00-02.00-001.001)**

Southeast corner of 5th Avenue (C.R. 13) and Kirk Street, Bay Shore (1783 Fifth Avenue). Applicant seeks a change of zone from Residence B District to General Service T District to allow for a mixed use building (office/apartment). Site plan modifications are also required as part of this application.