

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Jul 13 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
July 12, 2017

Planning Board Application- Public Hearing

1. **GG Supply Wholesale, Inc. - PB2017-019 (0500-148.00-01.00-002.024)**

Southwest corner of Veterans Memorial Highway, (S.R. 454), (# 3500), and Ocean Avenue, Bohemia. Applicant requests a Planning Board special permit for a showroom in the Industrial 1 district pursuant to 68-466.1 A. A parking relaxation may be required as a part of this application.

ADJOURNED

2. **IA Holdings, LLC. - CZ2017-019 (0500-117.00-01.00-078.001 & 078.002)**

Northwest corner of Suffolk Avenue (S.R. 100) & Eastern Avenue, Brentwood (840 Suffolk Avenue). Applicant requests the establishment of a Brentwood Planned Development District and the rezoning of the subject parcel from Residence AA District to the Brentwood Planned Development District in order to maintain a portion of the existing home farm and redevelop the remainder of the parcel with 240 apartments and fast food restaurant.

Town Board Application-Public Hearing

3. **Gene Adamowicz & Amanda Russo-Adamowicz - CZ2017-022 (0500-279.00-03.00-018.000)**

Southeast corner of Island Boulevard and Terry Road, Sayville, (285 Terry Road). Applicant requests a Change of Zone from Residence AA district to General Service T district to permit and expand a mixed-use building. Site plan modifications are requested as part of this application.

Town Board Application-Public Hearing

4. **Bay Park Holdings, LLC - CZ2017-024 (0500-393.00-02.00-071.000,072.000 & 073.003)**

Northwest corner of Park Avenue and Mechanicsville Road Bay Shore, (28, 32, and 34 Park Avenue). Applicants seek a change of zone from Business District to Downtown Development District (DDD) in order to construct a mixed use building with a community center and 75 senior apartments. Site plan modifications are also required as part of this application.

Town Board Application - Public hearing and Recommendation

5. **D&F Development Group, LLC - CZ2016-029 (0500-024.00-01.00-016.000,017.000 & 018.002)**

Northeast corner of Wheeler Road (SR 111) and Schneider Lane (AKA Woodland Avenue, Hauppauge. Applicant seeks a change of zone from Business One District and Industrial One District to General Service C District in order to construct an assisted living facility. Applicant also seeks a modification of deed covenants and restrictions associated with TC 1054, conditions associated with TC 3525, and all prior deed covenants and restrictions associated with the parcels. Applicant also seeks a change of zone from Business Three District to Business Two District to construct a retail building on SCTM#0500-024.00-01.00-016.000 (former gas station). Site plan modifications may also be required as part of this application.

Planning Board-Decision Item

6. **JS 299 Sunrise Realty, LLC (Atlantic Audi) - PB2016-036 (0500-388.00-02.00-085.002)**

Northeast corner of Sunrise Highway Service Road North, (S.R 27A), (# 299) and Udall Road, (C.R. 82), West Islip. Applicant requests a Planning Board special permit for a vehicle repair use in the Business 3 district pursuant to 68-302.1 C. Parking, landscaping and a buffer relaxations are requested as part of this application.

Planning Board Application-Decision Item

7. **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).

Decision Item

8. **Sayville Plaza Development, LLC c/o Breslin Realty Development Corp. - PB2017-018 (0500-235.00-02.00-029.009)**

Northwest corner of Johnson Avenue (C.R. 112) and Sunrise Highway Service Road, (S.R. 27), (#5181), Bohemia. Applicant requests a Planning Board special permit for a restaurant in the Business 3 District pursuant to 68-302.1 H. A modification of a prior condition associated with PB2003-027, prohibiting any further restaurants from locating on the subject parcel, is also requested.

Town Board Application - Recommendation item

9. **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 - Recommendation Item

10. **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.

Town Board Application - Recommendation item

11. **BDC Property Holding LLC - CZ2017-020 (0500-392.00-03.00-055.000)**
Southwest corner of North Clinton Avenue and Copper 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 - recommendation item

12. **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 - Discussion Item

13. **Lindsey Estates, Bohemia - MS2014-001 (0500-255.00-02.00-004.001)**
West side of Locust Avenue (# 812), 710.93 feet south of Karshick Street, Bohemia. Staff and Planning Board discussion in regards to the layout of the proposed 6 lot major subdivision.

