

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Dec 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  
December 8, 2017

### *Major Subdivision - Bond Reduction - Public Hearing*

1. **Andrew Solano P.E. - MS2005-003 (0500-018.00-01.00-002.001 through 002.007)**

Bridal Court, Hauppauge. North side of Terry Road 400' west of Pia Court. Applicant requests the reduction of the Surety Bond and Cash Bond in connection with the major subdivision.

### *Road Opening-Public Hearing Re-Approval*

2. **Above All Equities, LLC - RO2017-002 (0500-194.00-02.00-028.000)**

South side of Veterans Memorial Highway (S.R. 454) (#4890), on the East side of Grundy Avenue, Holbrook.. Applicant seeks final re-approval of a road opening for Grundy Avenue and Ellsworth Street, Holbrook.

### *Site Plan Modification - Public Hearing*

3. **Tinker Auto Parts (East) - SP2011-052 (118.00-01.00-076.001)**

North side of Suffolk Avenue, 100 feet west of Fulton Street, Brentwood, (1091 Suffolk Avenue) . Applicant requests site plan modifications including overall and front yard landscaping relaxations, parking relaxations and buffer fence relaxations in connection with legalizing a mezzanine in a multi-tenant commercial building.

*Site Plan Modification - Public Hearing*

4. **Robert Romeo-Romaz - SP2017-038 (0500-234.-00-03.00-038.000)**

North side of Sunrise Highway Service Road (NYS Route 27) west side of Bohemia Parkway, Bohemia (4875 Sunrise Highway). Applicant requests a parking relaxation, buffer fence relaxation and to increase the allowable medical space within an existing office building.

*Planning Board - Public Hearing*

5. **Mario Pollo - PB2017-034 (0500-136.00-01.00-035.000,038.000)**

Northwest corner of Bradley Street and Wicks Road, Brentwood (78 Wicks Road). Applicant seeks to modify the conditions of Planning Board Special Permit PB2008-39 to increase the usable square footage of the second floor for a waiting room and lounge area. Site plan modifications may be requested as part of this application.

*Town Board Application-Public Hearing*

6. **Bay Park Holdings, LLC - CZ2017-034 (0500-393.00-02.00-073.003, 071.000, 072.000)**

Northwest side of Park Avenue and Mechanicsville Road, Bay Shore (28 Park Avenue). Applicant requests a modification of deed covenants and restrictions associated with TC5287 to amend cross-access with the property to the north, indicate an apartment unit will be for a building superintendent and modify affordability requirements and to remove prior covenants and restrictions for lot 0500-393.00-02.00-073.003 limiting the property to an office use.

*Major Subdivision - 90 Day Extension*

7. **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 a 90 day extension in order to complete the requirements of the Final Resolution dated December 1, 2016

*Planning Board-Decision Item*

8. **Holbrook Corporate Center LLC - PB2017-035 (0500-174.00-01.00-001.000)**

West Side on Lincoln Avenue, North of Veterans Memorial Highway (S.R. 454) (1360 Lincoln Ave, Holbrook).. Applicant seeks to modify the conditions of Planning Board Special Permit PB2016-037 to remove the requirement for a hose bib adjacent to dumpsters.

*Town Board Application - Recommendation Item*

9. **Thomas Diccico - CZ2017-006 (0500-472.00-01.00-008.000 & 011.000)**

Northwest corner of Montauk Highway (S.R 27A) and Evelyn Road, West Islip (409 Montauk Highway). Applicant seeks a modification of deed covenants and restrictions associated with TC 3972. Applicant seeks a Planning Board special permit to add a convenience store to an existing gas station with vehicle repair. Site plan modifications are also required.

*Town Board Application - Recommendation Item*

10. **10th Street Motorcross Inc. - CZ2017-013**

**(0500-105.00-03.00-006.007,105.00-02.00-063.001,129.001,130.001,131.001,132.001,141.001 & 127.00-02.00-005.001,007.001,010.002,013.002)**

East end terminus of 10th Street, Ronkonkoma. Applicant requests a Change of Zone from Industrial 1 to Industrial 2 district. Applicant also requests a Planning Board special permit in order to permit a motocross track. Site plan modifications may also be required as part of this application.

*Town Board Application - Recommendation Item*

11. **T.F. Cusanelli & Filletti Architects - CZ2017-028 (0500-193.00-02.00-005.000)**

West side of Lincoln Avenue, 1886 feet north of Church Street, Holbrook (1120 Lincoln Avenue). Applicant requests a Town Board Special Permit for a junk yard/auto wrecking and a modification of deed covenants and restrictions associated with #TC 5124.

*Town Board Application - Recommendation Item*

12. **Herver Lemus - CZ2017-033 (0500-098.00-02.00-045.000)**

Northeast corner of Wheeler Road, (C.R. 17) and Monsen Street, Central Islip. (39 Wheeler Road). Applicant requests a change of zone from Residence B district to General Service T District in order to convert an existing dwelling into an office. A parking and buffer relaxation is also requested as part of this application.