

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Feb 15 2018** 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
February 9, 2018

Planning Board Application- Public Hearing

1. **EBK Bohemia II - PB2017-042 (0500-148-00-01-00, p/e 011.000)**

South side of Veterans Memorial Highway (S.R. 454) east of Ocean Avenue, Bohemia (3560 Veterans Memorial Highway). Applicant requests a Planning Board special permit for a retail fuel service station with a convenience market component in the Industrial Corridor district pursuant to 68-466.1 L (6). Site plan modifications are requested as part of this application.

Town Board Application - Public Hearing

2. **J. Nazzaro Partnership, LP - CZ2018-002 (0500-237.00-02.00-015.001)**

South side of Sunrise Highway Service Road (S.R. 27), approximately 375 feet west of Raft Avenue. (5650 Sunrise Highway).. Applicant requests a change of zone from Business 1 district to Business 3 district along with a Town Board special permit for a gasoline service station pursuant to Town Code 68-302 C and two Planning Board special permits for a convenience market and a drive-through window for a bank pursuant to Town Code 68-302.1 D and M respectively.

Site Plan Modification - Decision Item

3. **SpinCity Realty Co., LLC - SP2017-056 (0500-369.00-03.00-040.000, 370.00-03.00-001.002, 001.005)**

South side of Main Street (NYS Route 27A) (#0, 204 & 214), intersecting with Marvin Lane, Islip. Applicant requests a parking relaxation in connection with the conversion/renovation of an existing 2 story commercial building, demolition of a 1 story commercial building and related site improvements.

Planning Board-Decision Item

4. **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.

Town Board Application - Recommendation Item

5. **SPJ, LLC. - CZ2016-023 (0500-362.00-04.00-049.000)**

Southeast corner of Udall Road and Murney Street, West Islip (781 Udall Road). Applicant seeks a change of zone from Business 1 District to Business 2 District. Applicant also seeks a Planning Board Special Permit for a convenience market. Site plan modifications are also required as part of this application.

ADJOURNED