

Public Notice

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

Major Subdivision - Public Hearing

1. **Ruby Court, Bohemia - MS2013-003 (0500-212.00-01.00-022.000)**
West side of Ocean Avenue (#1250), 529 feet south of Hubal Street, Bohemia. Applicant requests final re-approval of a two lot major subdivision.

Site Plan Modification - Public Hearing

2. **Rosa Alcero - SP2015-073 (0500-113.00-02.00-049.010)**
East side of Emjay Boulevard (#125), 151 feet West of Eisenhower Avenue, Brentwood . Applicant requests overall & front yard landscaping and a parking relaxation in connection with a change of use from an existing warehouse to a church.

Site Plan Modification - Public Hearing

3. **DETOX INVESTMENT LLC - SP2015-078 (0500-138.00-01.00-018.000)**
East Side of 8th Street (#141), North of Second Avenue, Brentwood . Applicant requests parking relaxation/determination and landscaping relaxation in connection with the demolition of an existing building and construction of a new 2 story drug rehabilitation center.

Site Plan Modification - Public Hearing

4. **IKA Gas Corp c/o Arif Anwar - SP2017-002 (0500-140.00-01.00-009.000)**

North side of Blacker Street and West side of Islip Avenue (S.R. 111) (#1560), Brentwood. Applicant requests parking, overall & front yard landscaping and buffer relaxations in connection with the legalization of an existing gas station and related site improvements.

Site Plan Modification - Public Hearing

5. **Islip Real Estate Group, LLC - SP2017-011 (0500-347.00-03.00-050.017)**

South side of Montauk Highway (S.R. 27A), 100.9' west of Laurel Avenue, East Islip. Applicant requests a parking and overall & front yard landscaping relaxation in connection with the re-purposing of a portion of an existing fitness center to a children's daycare center and the construction of an outdoor play area.

Site Plan Modification - Public Hearing

6. **Douglas Rucano - SP2018-011 (0500-069.00-02.00-003.012)**

South side of Lindsey Place (#18), 820 feet South of Furrows Road, Holbrook. Applicant requests a buffer relaxation in connection with the construction of a patio and fence in a natural easement.

Planning Board Application- Public Hearing

7. **EBK Bohemia II - PB2017-042 (0500-148.00-01.00-p/o 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

8. **Loretta Bono - CZ2017-035 (0500-297.00-01.00-119.000)**

North side of Sunrise Highway service road (S.R. 27) approximately 160 feet west of Craig B. Gariepy Avenue, Islip Terrace. (2975 Sunrise Highway). Applicant requests a modification of deed covenants and restrictions associated with TC 2198 to allow for the outdoor storage of plumbing supplies. Site plan modifications are requested as a part of this application.

ADJOURNED to April 12

9. **Lincoln Realty Development Corp. - CZ2018-003 (0500-151.00-01.00-007.000)**

East side of Lincoln Avenue, approximately 80 feet south of Roberts Street, Holbrook. (#0 Lincoln Avenue, Holbrook). Applicant requests a change of zone from Residence B, Residence A and Industrial 1 district to all Residence CA district in order to construct 66 apartments.

ADJOURNED

10. **Blue Hills Fuels, LLC - CZ2018-004 (0500-037.00-01.00-019.001)**

Northwest corner of the Long Island Expressway North service road, (Route 495) and Motor Parkway (C.R. 67), (# 700), Brentwood. Applicant requests a modification of covenants and two Town Board special permits in the Business B district for a gasoline service station and fast food restaurant pursuant to 68-302 C & G. Applicant further requests a Planning Board special permit for a convenience market pursuant to 68-302.1 D. Site plan modifications are required as part of this application.

Site Plan Modification - Decision Item

11. **Family Service League - SP2017-008 (0500-267.00-02.00-006.000, 266-3-69 & 72.10)**

West side of 5th Avenue (C.R. 13) (#1444), 700 feet West of Spur Drive, Bay Shore.. Applicant requests parking relaxation and the land banking of stalls in connection with the construction of a new medical office building to operate in conjunction with the existing Family Service League campus.

Site Plan Modification - Decision Item

12. **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.

ADJOURNED

13. **Bank of America - PB2017-002 (0500-278.00-02.00-038.000)**

Southwest corner of Sunrise Highway Service Road South (S.R. 27), (#4568), and Ocean Avenue, Oakdale. Applicant requests a Planning Board special permit for a drive-through window for a bank in the Business 1 district pursuant to 272.4 M. Site plan modifications are also requested as part of this application.

Planning Board-Decision Item

14. **Stephen Winn - PB2017-037 (0500-266.00-03.00-061.006)**

West side of North Clinton Avenue, 985 feet south of Spur Drive, Bay Shore. Applicant requests a Planning Board Special Permit for a Bar, pursuant to Section 68-340.1 V. Site plan modifications may be required as a part of this application.

Town Board Application- Discussion Item

15. **1840 Sunrise Highway, LLC - CZ2016-049 (0500-317.00-02.00-023.000)**

Southeast corner of Sunrise Highway, (S.R.27) and Brentwood Road, Bay Shore (1840 Sunrise Highway). Applicant seeks a change of zone from Recreation Service G District to Business 3 District. Applicant also seeks a modification of deed covenants and restrictions associated with TC 802 which limits the use of the property to a bowling alley. Applicant also seeks a Planning Board special permit for an indoor recreation use. Site plan modifications are also required as part of this application.

Town Board Application - Recommendation Item

16. **Blue Hills Fuels, LLC - CZ2017-030 (0500-034.00-02.00-001.000)**

South East corner of Express Drive South and Wicks Road (525 Wicks Road, Brentwood). Applicant requests a Town Board Special Permit for a gasoline service station and a Planning Board special permit for a convenience market in the Business 3 District pursuant to 68-302 C and 68-302.1 D. A modification of covenants and restrictions and site plan requirements are also requested as part of this application.

Town Board Application- Discussion Item

17. **Gullhaven Commons LLC - SP2017-039 (0500-165.00-13.00-002.002)**

0 CARLETON AVE, south side of Sunburst Boulevard at Carleton Avenue. The Planning Board is asked to review the Town Engineer's determination that a 5" rainfall drainage design is acceptable and a recharge basin is not necessary.

Site Plan Modification - Discussion Item

18. **157 Grant Street, LLC - SP2018-010 (0500-344.00-03.00-047.001)**

East side of Grant Avenue (#157A), 303 feet North of Union Boulevard, Islip.. Applicant is requesting site plan modifications for parking and landscaping in connection with the demolition of an existing manufacturing building and construction of a self storage facility.

