

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Apr 25 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  
April 23, 2018

### *Site Plan Modification - Public Hearing*

1. **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, landscaping and dimensional requirements in connection with the demolition of an existing manufacturing building and construction of a self storage facility.

### *Planning Board-Public Hearing*

2. **Michael Ficco - PB2018-002 (0500-321.00-04.00-001.000 & 002.000)**

Southeast Corner of Carleton Avenue (C.R. 17) and East Adams Street (203 Carleton Avenue, East Islip). Applicant requests a Planning Board special permit for a minor restaurant in the Business 1 District pursuant to 68-272.1 A. A parking relaxation is required as part of this application.

### *Planning Board Application-Public Hearing*

3. **Katie O. Rivas - PB2018-003 (0500-148.00-01.00-012.000)**

Southwest corner of Locust Avenue and Veterans Memorial Highway (S.R. 454), Bohemia (3600 Veterans Memorial Highway). Applicant requests a Planning Board special permit for an industrial business service use in the Industrial Corridor District pursuant to 68-466.1 C. Site plan modifications may be required as part of this application. A parking determination is required as part of this application.

*Planning Board Application-Public Hearing*

4. **Jacob Perdie - PB2018-004 (0500-491.00-01.00-061.000)**

East side of Pine Street, 30 feet south of Bay Walk, Kismet (177 Pine Street). Applicant requests Planning Board Special Permits for a Minor Restaurant with outside seating pursuant to 68-272.1 A & C. Site plan modifications will be required as a part of this application.

*Town Board Application - Public Hearing*

5. **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 Residence CA district in order to construct 66 apartments.

*Town Board Application - Public Hearing*

6. **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 Associated with TC 1079 and two Town Board special permits in the Business 3 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.

*Major Subdivision - Final Re-Approval - Signature of Plats*

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

Westerly terminus of Swan Place, 100 feet west of Hilltop Drive, Brentwood. Applicant requests the final re-approval of a major subdivision and signature of the Planning Board Chairman on the final plat.

*Site Plan Modification - Decision Item*

8. **EI7 Holding 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.

*Planning Board-Decision Item*

9. **New Cingular Wireless PCS, LLC ( - PB2017-029 (0500-073.00-04.00-042.000)**

South side of Carrol Street, approximately 120 feet East of Chapel Hill Drive (10 Carrol Street, Brentwood). Applicant requests a Planning Board Special Permit for a Wireless Communications Facility in a Residence District pursuant to Section 68-420.1.

*Planning Board-Decision Item*

10. **Erik Bjorneby, RA - PB2017-040 (0500-142.00-02.00-011.000)**

Southeast corner of Cypress Street & Lowell Avenue, Central Islip (899 Lowell Avenue). Applicant requests a Planning Board special permit for a minor restaurant in the Business 1 District pursuant to 68-272.1 A. Site plan relaxations may be required as a part of this application.

*Town Board Application- Discussion Item*

11. **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.