

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, May 10 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  
May 4, 2018

### *Site Plan Modification - Public Hearing*

1. **Erol's Plumbing and Heating - SP2015-072 (0500-120.00-01.00-005.000)**

South side of Suffolk Avenue (C.R. 100)(#38 & #46), 547' east of Peters Boulevard, Central Islip. Applicant requests buffer and landscaping relaxations, along with permission to keep overhead utilities; in connection with an existing residence and physical therapy office.

### *Planning Board Application-Public Hearing*

2. **Bilow Group Architects and Planners P.C. - PB2018-005 (0500-015.00-02.00-010003)**

North side of Veterans Memorial Highway (S.R. 454), west of Spartan Lane, Hauppauge (1235 Veterans Memorial Highway. Applicant requests Planning Board approval of facial signage pursuant to 68-397 B(6). Modification of conditions from PB2001-009 is also requested.

### *Planning Board Application-Public Hearing*

3. **Mario Leone - PB2018-006 (0500-393.00-02.00-011.000)**

West side of Fourth Avenue, 300 ft. South of Union Blvd. ( C.R. 50), Bay Shore (144 4th Avenue). Applicant requests a Planning Board special permit for a mixed-use building in the Business District pursuant to 68.257.1 G. Site plan modifications will be required as a part of this application.

*Town Board Application - Public Hearing*

4. **Montauk Bohemia Realty LLC - CZ2018-005 (0500-278.00-02.00-029.000, 039.000, 039.001)**  
Northeast side of Sunrise Highway service road (S.R. #27A), (#4525), and Sycamore Avenue, Bohemia (4525 Sunrise Highway).. Applicant requests a change of zone from Business 2 district to Business 3 district and a modification of covenants and restrictions associated with TC5248. Applicant further requests a Town Board special permit for a fast food restaurant pursuant to 68-302 G and a Planning Board special permit for a convenience market pursuant to 68-302.1 D. Site plan modifications may be required as part of this application.

*Planning Board Application - Decision Item*

5. **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 272.1 M. Site plan modifications are also requested as part of this application.

*Planning Board - Decision Item*

6. **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.

*Town Board Application- Decision Item*

7. **F.J. Development Corp. - CZ2017-031 (0500-367.00-03.00-023.000,024.000 & 026.000, 048.000)**  
East side of Second Avenue, Bay Shore (59A Second Avenue). Applicant requests a change of zone from Industrial 1 district to Downtown Development district and a modification of TC 4779 in order to construct an apartment house. Site plan modifications are also requested as part of this application.

*Town Board Application - Recommendation Item*

8. **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, Sayville).. 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.