

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, May 24 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 18, 2018

### *Site Plan Modification - Public Hearing*

1. **Lisa and Brian McKeown - SP2018-027 (0500-213.00-05.00-005.000)**  
West side of Westminster Drive (#24), 179 feet North of Piper Lane, Bohemia. Applicant requests permission to leave existing fence along rear yard conservation easement.

### *Town Board Application - Public Hearing*

2. **Erik Bjerneby, RA - CZ2018-007 (0500-325.00-01.00-058.000, 057.000, 056.000)**  
North side of Commercial Avenue, approximately 154 feet west of Vanderbilt Avenue, Oakdale (0 Commercial Avenue). Applicant requests a change of zone from Industrial 1 district to Residence B district.

### *Planning Board Application- Decision Item*

3. **Mannino Bros 1575 Realty Corp - PB2016-028 (0500-325.00-01.00-044.001, 042.003)**  
Northside of Montauk Highway (S.R. 27A), (#1575), approximately 188 feet east of Forbes Street, Oakdale. Applicant requests a Planning Board special permit for a restaurant in the Business 1 district pursuant to 68-271.1 G. Site plan modifications are requested as part of this application.

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.