

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Jun 07 2018** at 6:30 p.m. at the Islip Town Hall West, 401 W 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
June 1, 2018

Major Subdivision - Preliminary Approval -Public Hearing

1. **CAMPO BROTHERS - MS2017-001 (0500-265.00-02.00-006.002, 006.003, 007.001, 008.001)**
West side of Smithtown Avenue (#751, #761 & #767), 693 ft. North of Sunrise Highway Service Road North (S.R. 27), Bohemia, NY. Applicant requests preliminary approval of a 11 lot major subdivision.

Major Subdivision - Preliminary Approval - Public Hearing

2. **CAMPO BROTHERS - MS2018-001 (0500-107.00-02.00-003.000)**
East side of Lincoln Avenue (#1805), 223 ft. North of Flaxwood Drive, Holbrook, NY. Applicant requests preliminary approval for a 3 lot major subdivision.

Site Plan Modification - Public Hearing

3. **Patchogue Sunrise Realty LLC - SP2016-076 (0500-219.00-02.00-001.001)**
South side of the south service road of Sunrise Highway (#700), 1000 ft. East of Nicolls Road, Holbrook, NY. Applicant requests overall and front yard landscaping, parking, buffer and dimensional relaxations in connection with the addition of a child day care center and playground to an existing furniture store.

Planning Board Application-Public Hearing

4. **Vincent Camarda - PB2018-007 (0500-419.00-03.00-086.000)**

South side of Main Street, east of South Park Avenue, Bay Shore (32-34 West Main Street). Applicant requests a Planning Board Special Permit for a mixed use building in the Business District pursuant to 68-257.1 G.

Planning Board Application-Public Hearing

5. **Terence Scarlatos - PB2018-008 (0500-419.00-04.00-033.000)**

South side of Gibson Street, Bay Shore (9 South Park Avenue). Applicant requests a Planning Board Special Permit for outside seating accessory to a restaurant in the Business 1 District, pursuant to 68-272.1 C. Applicant also requests modification of conditions associated with PB2004-040. Site plan modifications may also be required.

Town Board Application - Public Hearing

6. **Taco Bell of America, LLC - CZ2018-008 (0500-369.00-03.00-002.000 & 049.001)**

South side of East Main Street (S.R. 27A), approximately 200 feet west of Degnon Blvd, Islip. (500 Degnon Blvd). Applicant requests a modification of covenants and restrictions associated with TC4621 in order to remove the requirement for cross access and and shared parking with 500 Degnon Boulevard.

Town Board Application - Public Hearing

7. **Netherbay LLC - CZ2018-009 (0500-419.00-02.00-013.005)**

West side of South Clinton Avenue, approximately 611 feet south of Montauk Highway (S. R. 27A), Bay Shore (36 S. Clinton Avenue). Applicant requests a change of zone from Residence C, Residence CA, and residence CAA to Planned Landmark Preservation District. Applicant also requests a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) to permit an assisted living facility. A buffer relaxation is requested as part of this application.

Site Plan Modification - Decision Item

8. **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 ft. East of Peters Boulevard, Central Islip, NY. Applicant requests buffer and landscaping relaxations, along with permission to keep overhead utilities; in connection with an existing residence and physical therapy office.

Site Plan Modification - Decision Item

9. **Iglesia Apostoles Profeta Efesios - SP2016-062 (0500-183.00-02-00.0-002.001)**

East side of Third Street (#59), 200 ft. South of 6th Avenue, Brentwood, NY. Applicant requests a parking relaxation in connection with the construction of a church

Site Plan Modification - Decision Item

10. **New Cingular Wireless PCS, LLC (- SP2018-025 (0500-217.00-02.00-006.000)**

North side of Church Street (#1721), between Broadway Avenue and Veteran's Memorial Hwy (S.R. 454), 565 ft. North of Sunrise Service Road North (S.R. 27).. Applicant requests the waiver of landscaping and fencing requirements around the base area of an existing wireless telecommunications antenna pursuant to Â§68-420.1A(6)(d).

Planning Board Application-Public Hearing- Decision

11. **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.