

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Jun 28 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 25, 2018

Planning Board-Public Hearing

1. **MK You Inc. - PB2018-010 (0500-393.00-03.00-025.000)**

Northeast corner of Main Street (S.R. 27A) (#1) and 4th Avenue, Bay Shore. Applicant requests a Planning Board Special Permit for a restaurant in the Business District pursuant to 68-257.1 I. A parking relaxation will be required as a part of this application.

Town Board Application - Public Hearing

2. **Mercury International LLC - CZ2018-001 (0500-350.00-02.00-003.000, 324.00-05.00-017.003)**

Southwest corner of Idle Hour Boulevard and Chateau Drive (150 Idle Hour Boulevard); and west side of Central Boulevard, approximately 330 feet north of Connetquot Drive (120 Central Boulevard). Applicant requests a change of zone to Planned Landmark Preservation District. Applicant also requests Town Board special permits for a vocational & non-degree granting school, office (non-medical), assembly & social recreation hall, dormitory, theater, library, dance studio, catering hall, cafeteria, and farmer's market pursuant to 68-451 A (3). Applicant further requests Planning Board special permits for a private club mooring wharf, private membership club, and a college pursuant to 68-46.1 A, C and E respectively. Site plan modifications are required as part of this application.

Major Subdivision - Bond Continuation

3. **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 the acceptance of a continuation certificate of a surety bond for a two lot major subdivision.

Site Plan Modification - Decision Item

4. **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.

Site Plan Modification - Decision Item

5. **Luis M. Pereira - SP2018-020 (0500-150.01-01.00-003.001)**

West side of Roebling Court (#2) at the Southwest corner of Trade Zone Drive, Ronkonkoma, NY, 11779.. Applicant requests permission to locate overhead doors facing a paper street in connection with the construction of a 40,520 sf partial 2 story industry building.

Planning Board Application- Decision Item

6. **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.

Planning Board Application- Decision Item

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.