

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Jul 12 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  
July 10, 2018

### *Major Subdivision - Modification of DC&R - Public Hearing*

1. **Fox Run Estates, East Islip - MS2006-001 (0500 39700 0300 012010)**

West side of Suffolk Lane, approximately 620 ft. south of Haide Pl., East Islip. Applicant requests the modification of covenants and restrictions on the final resolution pertaining to the preservation of an existing building, cul-de-sac island and perimeter buffer fencing in connection with a major subdivision.

### *Road Opening - Public Hearing*

2. **Christine and Kemraj Bowani - RO2017-003 (0500-189.00-01.00-014.002)**

West side of Paper Montauk Avenue (#0), 295 ft. North of Atlantic Street, Central Islip. Applicant requests final approval for the construction of a residential road within an existing 50 foot right of way.

### *Town Board Application - Public Hearing*

3. **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 all General Service C district with an overlay of Planned Landmark Preservation District to permit an assisted living facility and an adult day care center. A buffer relaxation is requested as part of this application.

*Town Board Application - Public Hearing*

4. **Salim Abraham - CZ2018-010 (0500-117.00-03.00-076.001)**

North side of Suffolk Avenue (C.R. 100), approximately 395 feet east of Eastern Avenue, Brentwood (941 Suffolk Avenue, Brentwood). Applicant seeks a change of zone from Residence AA to General Service T District in order to utilize the building as a mixed use building. Site plan modifications are also required as part of this application.

*Site Plan Modification - Public Hearing*

5. **Beer Shack - SP2016-035 (0500-370.00-01.00-019.000)**

North side of Montauk Highway (S.R. 27A) (#259 Main Street), 127 ft. West of South Ocean Avenue, Islip, NY, 11751. Applicant requests parking and landscaping relaxations in connection with site improvements for a retail establishment.

*Planning Board-Decision Item*

6. **Rochelle Racanelli - PB2017-033 (0500-175.00-01.00-096.002 & 114.000)**

North side of Veterans Memorial Highway (S.R. 454) West of Coates Avenue, Holbrook (4709 Veterans Memorial Highway). Applicant requests Planning Board special permits for two warehouse uses and a showroom in the Industrial Corridor district pursuant to 68-466.1 A and B. Parking and landscaping relaxations may 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.

*Planning Board Application-Decision Item*

8. **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.

