

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Aug 16 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
August 13, 2018

Town Board Application - Public Hearing

1. **N.C.S.G. 123, LLC Christopher Girolamo - CZ2018-011 (0500-198.00-03.00-006.003)**

South side of South 3rd Street, approximately 189 feet west of Cleveland Avenue, Bay Shore . Applicant requests a change of zone from Industrial 1 to Industrial Transition District to permit outdoor storage of vehicles. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

2. **Bolla EM Realty LLC - CZ2018-012 (0500-338.00-02.00-009.000)**

Southeast corner of Bay Shore Road, (C.R. 57), and Manor Lane, Bay Shore (236 Bay Shore Road). Applicant requests a modification of covenants and restrictions associated with TC 1931 along with a Planning Board special permit for a convenience market in the Business 3 district pursuant to 68-302.1 D. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

3. **McDonald's Corporation - CZ2018-013 (0500-098.00-01.00-056.000)**

North side of West Suffolk Avenue (C.R. 100), approximately 506 feet west of Wheeler Road (C.R. 17), Central Islip (13 W. Suffolk Avenue). Applicant requests a modification of covenants and restrictions associated with TC 3692 in order to utilize the existing garage as an accessory structure for storage. Site plan modifications may be required as part of this application.

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4. **Sze Ping Cheng - CZ2018-014 (0500-138.00.01.00-005.000)**

South side of Suffolk Avenue (C.R. 100), approximately 2,383 feet east of Brentwood Road, Brentwood (908 Suffolk Avenue). Applicant requests a modification of covenants and restrictions associated with TC 4086 to increase the gross floor area of a personal services establishment and permit an office use. Site plan modifications are also requested as part of this application.

Planning Board Application- Public Hearing

5. **Idi Gupta - PB2018-011 (0500-407.00-03.00-037.005)**

East side of Tyler Avenue, 250' ft. north of Montauk Highway (S.R 27A), West Sayville, (25 Tyler Avenue). Applicant requests a Certificate of Appropriateness for the addition of a 3 season room to an existing dwelling in a Planned Landmark Preservation Overlay District, pursuant to Section 68-451.

Planning Board Application-Public Hearing

6. **Brad Wilson - PB2018-012 (0500-346.00-01.00-078.001)**

Southwest corner of Carleton Avenue (C.R. 17) & Wall Street, East Islip (132 Carleton Avenue). Applicant requests a Planning Board Special Permit for a personal service establishment pursuant to Section 68-489.1 B. Site plan modifications are requested as a part of this application.

Planning Board-Public Hearing

7. **Dynamic Expediting Services - PB2018-013 (0500-158.00-01.00-076.005)**

North side of Pineaire Drive, approximately 1,725 feet west of 5th Avenue, (C.R. 13), Bay Shore (61 Pineaire Drive). Applicant requests Planning Board Special Permits for vehicle repair and the overnight parking of vehicles in an Industrial 1 District pursuant to 68-340.1 B. and C. Site plan modifications are also required as a part of this application.

Major Subdivision - Modification of DC&R - Decision Item

8. **Fox Run Estates, East Islip - MS2006-001 (0500-397.00-03.00-012.010)**

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 historic structure, removal of a cul-de-sac island and removal of perimeter buffer fencing in connection with a major subdivision.

Town Board - Recommendation Item

9. **550 Liberty Plaza, LLC - CZ2017-029 (0500-136.00-03.00-009.000 & 011.006)**

South side of Suffolk Avenue (C.R. 100), 414.4 west of First Street, Brentwood, (500 & 550 Suffolk Avenue). Applicant requests a change of zone from Industrial One district to Business One district and Business Three district in order to construct an office and retail building. Applicant additionally requests a Town Board special permit for a fast food restaurant and a Planning Board special permit for a restaurant. A parking relaxation is also requested as part of this application.

Planning Board-Decision Item

10. **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 - Public Hearing

11. **Mario Pollo - PB2017-034 (0500-136.00-01.00-035.000,038.000)**

Northwest corner of Bradley Street and Wicks Road, Brentwood (78 Wicks Road). Applicant seeks to modify the conditions of Planning Board Special Permit PB2008-39 to increase the usable square footage of the second floor for a waiting room and lounge area. Site plan modifications may be requested as part of this application.

Planning Board-Decision Item

12. **Dynamic Expediting - PB2017-036 (0500-209.00-03.00-043.001)**

East side of Connetquot Avenue, Islip Terrace (871 Connetquot Avenue). Applicant requests a Planning Board special permit for a minor restaurant in the Business 1 district pursuant to 68-272.1 A. Applicant also seeks modification of special permit conditions associated with T.C. 3369 to allow for seating in the minor restaurant use and relocation of the use within the building. Site plan modifications are requested as part of this application.

Planning Board-Decision Item

13. **Kenneth Giordano - PB2017-039 (0500-376.00-03.00-042.002)**

On the North side of Princess Gate (#21) and the South side of Quality Street, approximately 75 feet west of Jade Street, Oakdale. Applicant seeks a Certificate of Appropriateness for exterior changes and additions to a dwelling in a Planned Landmark Preservation District, pursuant to 68-451.