

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Nov 15 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
November 15, 2018

Town Board Application - Decision Item

1. **Blue Hills Fuels, LLC - CZ2018-004 (0500-037.00-01.00-019.001)**

Northwest corner of the Long Island Expressway North service road, (Route 495) and Motor Parkway (C.R. 67), (# 700), Brentwood. Applicant requests a modification of covenants Associated with TC 1079 and two Town Board special permits in the Business 3 district for a gasoline service station and fast food restaurant pursuant to 68-302 C & G. Applicant further requests a Planning Board special permit for a convenience market pursuant to 68-302.1 D. Site plan modifications are required as part of this application.

Site Plan Modification - Public Hearing

2. **Holbrook Land Properties LLC - SP2017-030 (0500-194.00-02.00-011.005)**

Northeast corner of St. James Street and Grundy Avenue (#442 Tate Street), 335 ft. north of Veterans Memorial Hwy, Holbrook, NY, 11741. Applicant requests a parking relaxation and permission to maintain/install overhead doors facing the street with no screening in connection with a construction and demolition debris transfer station.

Site Plan Modification - Public Hearing

3. **Paradise Lane Realty LLC - SP2018-005 (0500-181.00-03.00-052.007)**

South side of Harold Court (#40), 685 feet south of Candlewood Road, Bay Shore. Applicant requests parking and landscaping relaxations, along with permission to locate loading docks in the front yard, in connection with the construction of a 180,000 sf (plus mezzanine) warehouse facility.

Planning Board Application-Public Hearing

4. **Angelo Crisci - PB2018-021 (0500-393.00-03.00-025.000)**

Northeast corner of East Main Street (New York SR 27A) and Fourth Avenue, Bay Shore (One East Main Street). Applicant requests a Planning Board special permit for a Bar/Tavern/Nightclub to operate a wine bar in a Business District pursuant to Section 68-257.1 M. Site plan modifications are required as a part of this application.

Planning Board-Public Hearing

5. **3450 Veterans Memorial Highway LLC - PB2018-026 (0500-147.00-02.00-060.003)**

Southwest corner of Veterans Memorial Highway (S.R. 454) and Sycamore Avenue (through lot to Julia Goldbach Avenue), Bohemia (3450 Veterans Memorial Highway). Applicant requests a Planning Board Special Permit for a Fast Food Restaurant with Drive Through and Outdoor Seating in the Industrial Corridor District pursuant to Section 68-466.1 (L2) and (G), respectively. Site plan modifications may be required as a part of this application.

Planning Board Application-Public Hearing

6. **Enda Finlay - PB2018-029 (0500-441.00-03.00-014.000)**

Northeast corner of Clinton Avenue and Bayview Avenue, Bay Shore (139 S Clinton Avenue). Applicant requests a Planning Board Special Permit for a Bar, Tavern, or Nightclub in the Business 1 District pursuant to Section 68-272.1Q. Site plan modifications are required as a part of this application.

Town Board Application - Public Hearing

7. **Greenview Commons West, LLC. - CZ2018-026 (0500-302.00-02.00-003.001)**

Southside of Sunrise Highway Service Road (S.R. 27), approximately 1530 feet west of Oakdale-Bohemia Road, Oakdale (4180 Sunrise Highway). Applicant requests a change of zone from Residence CA to Residence C and a modification of covenants and restrictions associated with TC5159 in order to construct 158 senior citizen apartments. Applicant further requests Town Board approval for additional height and stories for an apartment house pursuant to 68-126.3 B.

Planning Board Decision Item

8. **Larry Buscemi - PB2018-030 (0500-142.00-06.00-003.000)**

South side of Sprucewood Boulevard, Central Islip (36 Sprucewood Blvd). Applicant requests Planning Board approval for exterior changes in the PDDMF District pursuant to TC# 4276 covenant #9

Town Board Application - Decision Item

9. **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 - Recommendation Item

10. **Southside Hospital - CZ2018-023 (0500-394.00-01.00-008.004 & 368.00-02.00-050.005)**

Northwest corner of East main Street (S.R. 27A) & North Montgomery Avenue (through lot to Aletta Place) Bay Shore (301 East Main Street). Applicant requests a change of zone from General Service C District, Business District, Business 1 District and Residence B District to Downtown Development District and a Town Board Special Permit for a Hospital pursuant to section 68-180.4.1 (A).

Discussion Item

11. **Maple Avenue Lofts - CZ2011-015EE (0500393000400026010)**

Southeast corner of Maple and Gibson Avenue, Bay Shore (11 Maple Avenue). Applicant requests an extension of time to complete physical property improvements pursuant to TC5080 #16 and a clarification of setbacks associated with covenant # 10.