

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, Oct 03 2019** 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  
September 27, 2019

### *Planning Board-Public Hearing*

1. **Knappa Inc. - PB2019-022 (0500-373.00-02.00-002.000)**

Northeast corner of Montauk Highway (S.R. 27A) and Greenwood Avenue, East Islip (105 East Main Street). Applicant requests three Planning Board Special permits for a minor restaurant, outside seating, and a walk-up counter, in the Business 1 District pursuant to 68-272.1 A, C, & I. Site plan modifications may be requested as part of this application.

### *Planning Board-Public Hearing*

2. **Stephanie Gallone c/o Gatlas Enterprises Inc. - PB2019-030 (0500-105.00-02.00-025.002)**

South side of South 2nd Street, approximately 151 feet east of Pond Road, Ronkonkoma. Applicant requests two Planning Board Special permits for a vehicle repair shop and the outdoor overnight parking of registered vehicles, in the Industrial 1 District, pursuant to 68-340.1 B & C, respectively. Site plan modifications may be requested as part of this application.

### *Planning Board-Public Hearing*

3. **Xiaoting Zhao (Cajun Restaurant Bay Shore, LLC) - PB2019-031 (0500-316.00-02.00-015.001)**

North side of Sunrise Highway (S.R. 27) 350 ft. east of Brook Avenue, Bay Shore, (1701 Sunrise Highway). Applicant requests a Planning Board Special Permit for outdoor seating as an accessory use to a permitted restaurant, in the Business 3 District, pursuant to 68-302.1 E. Site plan modifications may be requested as part of this application.

*Town Board Application - Public Hearing*

4. **ABA Development Inc. - CZ2019-015 (0500-117.00-03.00-093.002)**

South side of Suffolk Avenue (C.R. 100), approximately 3,207 feet west of Islip Avenue, (S.R. 111), Brentwood (1034 Suffolk Avenue). Applicant requests a modification of covenants and restrictions associated with TC 4776a to allow special permit uses that require a parking relaxation. Applicant further requests two Planning Board Special Permit for a hair salon and minor restaurant in the GST District pursuant to 68-489.1 A and B. A parking relaxation is requested as part of this application.

*Town Board Application - Public Hearing*

5. **Gull Haven Commons, LLC - CZ2019-016 (0500-165.00-13.00-001.000)**

East side of Carleton Avenue (C.R. 17), Central Islip (0 Carleton Avenue). Applicant requests a change of zone from Planned Development District - Educational Campus (PDD-EC) to Planned Development District - Multi Family (PDD-MF) in order to construct an additional 24-unit apartment building as part of an existing apartment development. Site plan modifications may be required as part of this application.

*Planning Board Application-Discussion Item*

6. **Hyke Halal LLC - PB2019-026 (0500-067.00-02.00-013.000)**

North side of Main Street (CR18), 464 ft. north of Furrows Road, thru lot to Patchogue-Holbrook Road, (CR 19) Holbrook (975 Main Street). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District pursuant to 68-272.1A. Site plan modifications may be requested as part of this application.

*Planning Board - Discussion Item*

7. **Gramercy Bay, LLC - PB2019-032 ()**

Southeast corner of 5th Avenue and Oak Street, Bay Shore. Applicant requests from the Planning Board a clarification of setbacks pursuant to Town Code section 68-180.6 (C).