

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Thursday, June 19, 2008** at 7:30 p.m. at the Islip Town Hall, 655 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.

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 - DIVISION OF SERVICES TO THE DISABLED - 224-5335 or 224-5397 TDD.

Islip, New York  
June 16, 2008

PLANNING BOARD, TOWN OF ISLIP  
FRANK TANTONE, CHAIRMAN  
EUGENE MURPHY, COMMISSIONER

### ***Planning Board Application-Public Hearing***

1. **Beacon Wireless Management - PB2007-38 (0500-407.00-05.00-025.017)**

South side of Montauk Highway (C.R.27A) approximately 200 feet east of Atlantic Avenue, Sayville. Applicant requests a Planning Board Special Permit for the installation of a wireless communications facility and related equipment in the Business District (BD), pursuant to Town Code Section 68-420.1(4) (b) (1). Site plan modification may be requested as part of this application.

### ***Planning Board Application-Public Hearing***

2. **Little Kitchen, Inc./DBA El Sol Mini Mart - PB2007-48 (0500-120.00-04.00-003.000)**

East side of Carleton Avenue (C.R. 17) approximately 160 feet south of First Avenue, Central Islip. Applicant requests Planning Board Special Permits for a mixed use building and a convenience store with a walkup service window in the Business District (BD), pursuant to Town Code Section 68-257.1 (E) and (G). Parking and landscape relaxations are required as part of this application.

### ***Planning Board Application-Public Hearing***

3. **Luis Lino - PB2008-15 (0500-419.00-01.00-021.000)**

Northwest corner of Montauk Highway (27A) and Smith Avenue, Bay Shore. Applicant requests a Planning Board Special Permit for a restaurant in the Business District, pursuant to Town Code Section 68-257.1(I). Parking and landscaping relaxations are also requested as part of this application.

***Planning Board Application-Public Hearing***

4. **599 Main, LLC - PB2008-16 (0500-370.00-02.00-073.000)**

North side of Montauk Highway (S.R.27A) approximately 137 feet east of Locust Avenue, Islip.. Applicant requests a Planning Board Special Permit for a restaurant with outside seating as an accessory use in the Business District, pursuant to Town Code Sections 68-257.1(I). Parking and landscaping relaxations may also be requested as part of this application.

***Adjourned***

5. **Michael Ficco - PB2008-18 (0500-369.00-01.00-029.002)**

Northwest corner of East Main Street (S.R.27A) and North Saxon Avenue, Bay Shore.  
\*\*ADJOURNED\*\* Applicant requests a Planning Board Special Permit for a restaurant in the Business One District, pursuant to Town Code Section 68-272.1 (G). Site plan modification may be requested as part of this application. Parking and landscaping relaxations may also be requested.

***Adjourned***

6. **Broadway Partners Dev. Group, LLC. - CZ2008-07 (0500-217.00-01.00-004.005)**

West side of Broadway Avenue, approximately 350' north of Church Street, Holbrook.  
\*\*ADJOURNED\*\* Applicant requests a modification of deed covenants and restrictions associated with TC# 4617 in order to use the subject property for industrial and restaurant uses.

***Town Board Application - Public Hearing***

7. **Manilal I. Patel, DDS PC. - CZ2008-13 (0500-137.00-04.00-009.000)**

South side of Suffolk Avenue, approximately 638 feet west of Brentwood Road, Brentwood. Applicant requests a change of zone from Residence AAA District to General Service D District in order to construct a medical and professional office building.

***Town Board Application - Public Hearing***

8. **Bank of Smithtown - CZ2008-19 (0500-137.00-03.00-021.000)**

West side of Brentwood Road 86.43' north of Second Avenue, Brentwood. Applicant requests a Planning Board Special Permit for a bank drive-thru in the Business One district, pursuant to Town Code Section 68-272.1 (M), applicant also requests to modify deed covenants and restrictions associated with TC# 2124. Site plan parking relaxations and landscape relaxations are also being requested as part of this application.

***Road Opening - Decision Item***

9. **Palermo Street, Central Islip(Concepcion) - RO2003-06 (0500-166.00-04.00-063.000,070.000,071.000,071.002)**

North and south side of Palermo Street, west of Nicoll Avenue, Central Islip. The Planning Board is requested to default the Cash Bond associated with this road opening.

***Town Board Application- Recommendation Item***

10. **Long Island Housing Partnership - CZ2008-14 (0500-393.00-02.00-116.000 and 118.001)**

North side of Mechanicsville Rd. between Park Avenue and Fourth Avenue, Bay Shore. Applicant requests a change of zone from Business District and Downtown Development District to all Downtown Development District along with a modification of deed covenants and restrictions associated with TC 3428 in order to construct 40 units of affordable housing. Site plan modifications are also requested as part of this application.

***Town Board Application- Recommendation Item***

11. **Bayport Partners, LLC - CZ2008-10 (0500-239.00-04.00-008.001)**

West side of Sylvan Avenue, approximately 360' south of Rajon Road, Bayport. Applicant requests a change of zone from Industrial 1 District to Industrial 2 District to allow outdoor storage. A front yard landscaping relaxation is also requested as part of this application.