

## AGENDA

**CHANGE OF ZONE - TOWN OF ISLIP  
TO BE HELD AT TOWN HALL, 655 MAIN STREET  
ISLIP, NY  
ON  
THURSDAY, NOVEMBER 30, 2023**

**5:00 P.M.**

**T.C.#5432- Tully Environmental Inc. d/b/a Clearbrook by David Galbraith-** Applicant request a Change of Zone from Industrial 1 District to Industrial 2 District, a modification of covenants and restrictions associated with TC 4468, and a Planning Board special permit for a transfer station pursuant to 68-356.1 A. The Environmental impacts will also be assessed on this property. This Property is located in the Islip School District and located on the North side of Greene Street (15 Greene Street) and South side of Essex Street (30 Essex Street), through lot to Denver Avenue, Bay Shore.

**T.C. #5426 – Above All Store Fronts, Inc. –** Applicant request a Change of Zone from Business 1 to Industrial 1 in order to construct a warehouse. A buffer relaxation is requested as part of this application. The Environmental impacts will also be assessed on this property. This Property is located in the Central Islip School District and located on the South side of Motor Parkway, (C.R.67), approximately 449.76 feet east of Wheeler Road, (C.R.17), Central Islip.

**T.C. #5428– Miguel Garzon. –** Applicant request a modification of Covenants and Restrictions associated with TC #4752 to permit the demolition of the existing building for an office use. The environmental impacts will also be assessed on this property. This Property is located in the Brentwood School District and located on the Southeast corner of Brentwood Road and Second Street, Brentwood (1785 & 1779 Brentwood Road).

**T.C. #5429 –Evan Crandall. –** Applicant request a Modification of Covenants and Restrictions associated with T.C. #4470 in order to allow a fitness center, retail market, meeting room and outdoor amenities as accessory uses to a hotel for the exclusive use of hotel guests. The environmental impacts will also be assessed on this Property. This Property is located in the Hauppauge School District and located on the Southside of Veterans Memorial Highway, (S.R.454), approximately 1,164 feet west of Lincoln Boulevard, Hauppauge (850 Veterans Memorial Highway).

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**(Continued)**

### **5:00 P.M.**

**T.C. #5430 –Transform Bohemia NY LLC.** – Applicant request two Town Board special permits for fast-food restaurants pursuant to 68-302 G and a minor subdivision. The environmental impacts will also be assessed on this property. This Property is located in the Sayville School District and located on the North side of Sunrise Highway Service Road, (S.R.27) approximately 500 feet west of Johnson Avenue, Sayville (5147 Sunrise Highway).

**T.C. #5431 –Steel Campus LLC and Marcus ISP Holdings LLC as Tenants in Common-** Applicant request a Change of Zone from PDD-Multi Family to PDD-Retail Services, PDD-Office and PDD-Senior Citizen and from PDD-Educational Campus to PDD-Retail Services and a modification of covenants and restrictions associated with TC 5363 in order to construct an additional 281 apartments for a total of 645 apartments onsite, 81 senior citizen condominiums, a market, two medical offices, restaurants, and retail space. The environmental impacts will also be assessed on this property. This Property is located in the Central Islip School District and located on the East side of Carleton Avenue, (C.R.17), approximately 1228 feet north of Courthouse Drive, Central Islip (300 Carleton Avenue).

## **DECISION ITEM**

**T.C. #5424 –The Laundry Room Realty CO., LLC.** – Applicant request a Change of Zone from Business 1 District and Business 2 District to Business District and a Modification of Deed Covenants and Restrictions associated with T.C. #4241 in order to construct a mixed-use building with 5 apartments. This Property is located in the Islip School District and located on the Southwest corner of Montauk Highway (S.R. 27A) and Marvin Lane, Islip.