

AGENDA

**CHANGE OF ZONE - TOWN OF ISLIP
AT TOWN HALL, 655 MAIN STREET, ISLIP, NY
ON
THURSDAY, APRIL 28, 2022**

5:00 P.M.

- a. Authorization for the Supervisor to execute an agreement with S&S Amusements, Inc. to host a carnival on the field of the Gull Haven Golf Course Driving Range.**

- 1. T.C. #5389 – LRHC Bay Shore NY LLC, C/o Roberts Equities Graybar at Grand Central–** Applicant request a Modification of Covenants and Restrictions associated with TC 4762 to allow a change of use from a health club to a medical office on the second floor. The Environmental impacts will be assessed on this property. This Property is located in the Bay Shore School District and located on the South side of Sunrise Highway service road, (S.R. 27), approximately 580 feet east of Brentwood Road, Bay Shore (1850 Sunrise Highway).

- 2. T.C. #5390 – Danielle Holding Co. C/o Howard Gershowitz –** Applicant request a Modification of Covenants and Restrictions associated with TC 5168 in order to increase the amount of square footage for medical office uses. The environmental impacts will be assessed on this property. This Property is located in the East Islip School District and located on the Northwest corner of Carleton Avenue, (C.R. 17) and West Adams Street, East Islip (200 Carleton Avenue).

- 3. T.C. #5391 – Bohemia Chicken, LLC. –** Applicant request a Change of Zone from Business 2 District to Business 3 District, a modification of Deed Covenants and Restrictions associated with TC 5248 a Town Board Special Permit for a fast-food restaurant pursuant to 68-302 G and a Planning Board Special Permit for a convenience market. Pursuant to 302.1 D. The environmental impacts will be assessed on this property. This Property is located in the Connetquot School District and located on the Northside of Sunrise Highway (S.R. 27) 4525 Sunrise Highway.

- 4. T.C. #5392 – AG-MRA 33 Rajon, LLC. –** Applicant request a Change of Zone from Business 1 District to Industrial 1 District in order to construct a 122,500 square foot industrial building. The environmental impacts will be assessed on this property. This Property is located in the Sachem School District and located on the South side of Sunrise Highway, (S.R.27) approximately 390 feet west of Sylvan Avenue, Bayport (33 Rajon Road).

AGENDA

(Continued)

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5. **T.C. #5393 – Bay Green Realty, LLC.** – Applicant request a Change of Zone from Residence A District to Residence C District in order to construct 16 semi-detached senior citizen dwellings. The environmental impacts will be assessed on this property. This Property is located in the East Islip School District and located on the east side of Bayview Avenue, approximately 210 feet south of Montauk Highway (S.R. 27A), East Islip (7 & 9 Bayview Avenue).

DECISION ITEM

6. **T.C. #5387 – J. Nazzaro Partnership, LP.** – Applicant request a Change of Zone from Business 1 District to Business 3 District a Town Board Special Permit for a fast food restaurant pursuant to S 68-302 G and a Planning Board Special Permit for outside seating as an accessory use to a restaurant pursuant to S 68-302.1 E. A buffer relaxation is requested as part of this application. The environmental impacts will be assessed on this property. This Property is located in the Sayville School District and located on the Southeast corner of Montauk Highway, (S.R.85) and Atlantic Avenue, West Sayville. (90 Montauk Highway).