

AGENDA

**CHANGE OF ZONE - TOWN OF ISLIP
TO BE HELD AT TOWN HALL,
ISLIP, NEW YORK,
ON
THURSDAY, AUGUST 11, 2022
via
LIVESTREAM INTERNET**

5:00 P.M.

DECISION ITEM

1. **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)
2. **T.C. #5394 – GLOBAL TEAM LI LLC** – Southeast corner of Main Street (S.R. 27A) and Smith Avenue, Islip (410 Main Street). Applicant requests a Change of Zone for an overlay of Planned Landmark Preservation District and a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the density and dimensional requirements of the existing Business District for a mixed-use building. Applicant further requests a Certificate of Appropriateness for the material change of appearance for the existing building. Site plan modifications are required as part of this application. The environmental impacts will also be assessed on this property. This property is located in the Islip School District.

ADJOURNED

3. **T.C. #5401 - 111 REALTY CORP.** – Southwest corner of Union Boulevard & Fourth Avenue, Bay Shore (1684 Union Boulevard) [C.R. 50], (1692 Union Boulevard) [C.R. 50], 160 Maple Avenue and 158 4th Avenue, Bay Shore. Applicant requests a Change of Zone from Business 1 District to Business 3 District, two Town Board Special Permits for a gasoline service station and outdoor storage pursuant to 68-302 C and A respectively, a Planning Board Special Permit for a convenience market pursuant to 68-302.1 D, and a Modification of Covenants & Restrictions associated with T.C. #5361. Site plan modifications are required as part of this application. The environmental impacts will also be assessed on this property located in the Bay Shore School District.

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(continued)**

5:00 P.M.

4. **T.C. #5399 – ISLANDIA MOTOR PARTNERS LLC** – Northeast corner of Motor Parkway (C.R. 67) and Blydenburgh Road, Hauppauge. Applicant requests a Change of Zone from General Service D District to Industrial 1 District and a Modification of Covenants and Restrictions associated with T.C. #3797 in order to construct a mini-storage warehouse. Site plan modifications may be required as part of this application. The environmental impacts will also be assessed on this property located in the Hauppauge School District.

5. **T.C. #5398 – 380 MONTAUK HIGHWAY LLC** – South side of Montauk Highway (S.R. 27A) approximately 118.24 feet east of Deforest Avenue, West Islip (380 Montauk Highway). Applicant requests a Modification of Covenants and Restrictions associated with T.C. #4056 in order to allow ingress only from Montauk Highway (S.R. 27A) and terminate existing covenants and restrictions. Environmental impacts will be assessed on this property located in the West Islip School District.

6. **T.C. #5400 – 161 EAST, LLC** – East side of 1st Avenue, Bay Shore (0 First Avenue). Applicant requests a Modification of Covenants associated with T.C. #5258 in order to modify the approved architectural elevations for an apartment building. The environmental impacts will be assessed on this property located in the Bay Shore School District.

