



Town of Islip



TOWN CLERK

PUBLIC HEARING
Town Hall /Board Room
655 Main Street
Islip, NY 11751

July 25, 2017
2:00 p.m.

-
- 1. To consider enacting Local Law No. 2 of 2017 amending Local Law 3 of 1989 as it relates to Chapter 68-335 of the Islip Town Code.**
 - 2. To consider amending various sections of the Islip Town Code, Chapter 68 “Zoning”.**

Anyone wishing to address the Board at the conclusion of these hearings may do so. Please clearly print your full name and address by registering with the Aide in the lobby. Any disabled person who needs a sign language interpreter or special accommodations to attend this meeting, is asked to please contact Constituent Services at 631-224-5380 as early as possible in order for the Town to accommodate.

Dated at Islip, NY
TOWN OF ISLIP
July 6, 2017
Published
OHM/tb

TOWN BOARD,

By: OLGA H. MURRAY
TOWN CLERK

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Islip will hold a Public Hearing on July 25, 2017, at 2:00 p.m. in the Town Board Room, Islip Town Hall, 655 Main Street, Islip, New York 11751 to consider enacting Local Law No. ___ of 2017 amending Local Law No 3 of 1989 as it relates to 68-335 of the Islip Town Code, as follows.

By: _____

Olga H. Murray
Town Clerk

Chapter 68 Zoning (Local Law)

Article XXIV: Use District Regulations: Planned Development District

§ 68-335 Affordable housing.

All residential development within the Planned Development District shall provide that a minimum of ~~20%~~ 10% of the total dwellings in the approved plan be deemed affordable housing. The schedule of affordable housing provision shall be approved by the Town of Islip Department of Planning and Development in consultation with the Community Development Agency prior to the issuance of building permits for the units.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Islip will hold a Public Hearing on Tuesday, July 25, 2017, at 2:00 p.m. in the Town Board Room, Islip Town Hall, 655 Main Street, Islip, NY 11751, to consider amending various sections of the Islip Town Code, Chapter 68, "Zoning", a copy of which is available at the Office of the Islip Town Clerk located at 655 Main Street, Islip, NY 11751.

Olga H. Murray
Islip Town Clerk

Chapter 68 Zoning

Article I: General Provisions

§ 68-3 Affordable Housing, Rental Units

The adjusted gross annual income for occupants of affordable one-bedroom units shall not exceed ~~60%~~ 80% of the current median family income for the Nassau-Suffolk Fair Market Rent Area as published annually by the United States Department of Housing and Urban Development ("HUD MF") for a family size of two, and the cost of monthly rent plus utilities for each of the affordable units shall not exceed 30% of ~~60%~~ 80% of median income for a family size of two. Rents must either include utilities (heat, electricity and water), or must be reduced in accordance with the most current utility schedule available from the Islip Housing Authority. Affordable studio units shall be subject to the same requirements based on the current HUD MFI for a family of one, affordable two-bedroom units shall be subject to the same requirements based on the current HUD MFI for a family of three, and affordable three-bedroom units shall be subject to the same requirements based on the current HUD MFI for a family of four. The property owner or management company shall enter into a contract with a not-for-profit HUD Certified Housing Counseling Agency to review and certify compliance with the above provisions. This contract must be provided prior to issuance of rental permit(s) and upon request to the Town of Islip Planning Department.

Article IVA: Amendments

§ 68-38 Application for change of zone or special permit after hearing.

No parcel or part thereof may be the subject of an application for a change of zone or special permit within two years after the Town Board or Planning Board has held a public hearing or issued a final determination on such application unless the second application seeks a change to a more restrictive zoning category than was earlier sought or seeks a less intensive special permit use, or such petition sought has the unanimous consent of the governing board. This section shall not apply to an application in which a motion to approve, deny or amend fails to be carried by a majority of all the members of a governing board.

Article XXXIII. Board of Appeals

§ 68-415 Matters of original jurisdiction; special exceptions.

Whenever a use or the location thereof is permitted only upon approval by the Board of Appeals as a special exception, the Board of Appeals may authorize such use in a specific case and after notice and public hearing. In addition, the Board of Appeals shall have authority to hear and decide applications filed for the following, as special exceptions:

J. Permit the location of a model house in any residence district for a period of ~~six months~~ one year, renewable for additional ~~six-month~~ one year periods, but in no event longer than a total of seven ~~two~~ years; provided, however, that before a permit shall be issued, a plot plan shall be filed with the Building ~~Department~~ Division, showing the following, and the same shall be installed and maintained:

(1) ~~Off-street Pparking to be provided for at least six~~ four cars for each model (minimum of 10 feet by 20 feet for each parking space, plus sufficient maneuvering area). pursuant to the direction of the Town Engineer or his/her designee in a manner that is consistent with the Town of Islip's Subdivision and Land Development Regulations.

(2) ~~Area to be graded so as to prevent water from draining onto adjacent street or streets.~~

(3) ~~Area to be surfaced with a minimum of two inches of compacted limestone screening or an approved equal.~~

(4) ~~Ingress and egress shall be controlled by a restrictive type fence or concrete curb, such openings not to exceed 20 feet in width and to be a minimum of 20 feet distant from any corner and also a minimum distance of 10 feet from an inside property line.~~

(5) ~~In the event that hard surfaced parking is utilized, such parking area shall be equipped with self-contained drainage.~~

(6) ~~Any parking area that is located on a corner plot shall be designed so as not to obstruct the view and cause danger to traffic.~~

Article XLV: Use District Regulations: General Service T District

§ 68-493 Percentage of lot occupancy.

A. The total building area, including all buildings, shall not exceed a floor area ratio (FAR) of 0.20. An unenclosed front ~~perch~~ porch shall be excluded from these calculations.

Article LI: Use District Regulations: Great River Planned Development District

§ 68-670 Designation of subdistricts.

The following subdistricts shall be spatially defined on the concept plan and shall be so designated on the Official Map of the Town of Islip:

B. Residential.

(3) Density. The maximum density shall not exceed ~~320~~ 360 residential units.

§ 68-681 Affordable housing.

All residential development within the PDD shall provide that a minimum of ~~20%~~ 10% of the total dwellings in the approved plan be deemed affordable housing. The schedule of affordable housing provision shall be approved by the Town of Islip Department of Planning and Development prior to the issuance any certificate of occupancy.