

# AGENDA

**CHANGE OF ZONE - TOWN OF ISLIP  
TO BE HELD AT TOWN HALL,  
ISLIP, NEW YORK,  
ON  
THURSDAY, JUNE 18, 2020**

**5:30 P.M.**

1. **T.C. #5339 – S4M, LLC** – Southwest corner of Biltmore Avenue and Idle Hour Boulevard (96 Biltmore Avenue), Oakdale. Applicant requests a Change of Zone from Residence AA to General Service T in order to legalize a non-degree granting school. Site plan modifications are requested as part of this application. This property is located in the Connetquot School District.
2. **T.C. #5340 – 3 RIVER BOYS, LLC** – West side of Lakeland Avenue (C.R. 93) (#140) approximately 130 feet south of Tariff Street. Sayville (140 Lakeland Avenue). Applicant requests a Change of Zone from Residence B to General Service T in order to utilize an existing single family dwelling for an office use. Site plan modifications may be requested as part of this application. This property is located in the Sayville School District.
3. **T.C. #5341 – McDONALD’S CORPORATION** – Southeast corner of Sunrise Highway Service Road (S.R. 27), (#4498) and Sycamore Avenue, Oakdale (4498 Sunrise Highway). Applicant requests a Clarification of Covenants and Restrictions associated with T.C. 5335 to allow a pylon sign to remain. This property is located in the Connetquot School District.
4. **T.C. #5342 - NORTHPOINT DEVELOPMENT, LLC** – Southwest corner of Sunrise Highway Service Road (S.R. 27A) and Oakdale-Bohemia Road, Oakdale (0 Sunrise Highway). Applicant requests a Change of Zone from Residence AA District to General Service D District in order to construct a mini-storage warehouse. This property is located in the Connetquot School District.
5. **T.C. #5343 – R SQUARED BAY SHORE, LLC** – Northeast corner of Oak Street and Fifth Avenue (S.R. 13), Bay Shore (#22 Oak Street), (#91 Fifth Avenue). Applicant requests a Modification of Covenants and Restrictions associated with T.C. #5268 in order to decrease the number of apartment units and decrease the minimum gross floor area required for a commercial use. This property is located in the Bay Shore School District.

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ON  
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(continued)**

**5:30 P.M.**

6. **T.C. #5344 – MARK LESSING** – Southeast side of Consuelo Place (#3), approximately 403 feet south of Shore Drive, Oakdale (3 Consuelo Place). Applicant requests a Modification of Covenants and Restrictions associated with T.C. #4493 to increase the maximum size of the building in order to install a canopy over an existing outside seating area. This property is located in the Connetquot School District.
  
7. **T.C. #5345 – 812 WHEELER ROAD, LLC** – North side of Wheeler Road (S.R. 111), (#812), approximately 130 feet west of Veterans Memorial Highway, (S.R. 454), Hauppauge (812 Wheeler Road). Applicant requests a Modification of Covenants and Restrictions associated with T.C. #5212 in order to permit a medical office use. This property is located in the Hauppauge School District.
  
8. **T.C. 5346 – BOHLSEN RESTAURANT GROUP** – Southeast corner of Montauk Highway (S.R. 27A), (#166), and Suffolk Lane, East Islip, (166 West Montauk Highway). Applicant requests a Modification of Covenants and Restrictions associated with T.C. #3733 in order to request a variance for a second ground sign. This property is located in the East Islip School District.

**DECISION ITEM**

9. **T.C. #5338 – KINGS ASSOCIATES HOLDING, LLC.** – North side of Montauk Highway (C.R. 85), approximately 251 feet east of Macon Avenue, Sayville (289 North Main Street). Applicant requests a Change of Zone from Residence C to General Service T District along with a Modification of T.C. #5062 in order to construct an office building. Environmental impacts will be assessed on this property located in the Sayville School District.