

# **AGENDA**

**CHANGE OF ZONE - TOWN OF ISLIP  
AT TOWN HALL, 655 MAIN STREET  
ISLIP, NY  
ON  
THURSDAY, AUGUST 12, 2021**

**5:00 P.M.**

**T.C. #5373 – 1174 Sunrise Associates, LLC.** – Applicant request a Change of Zone from General Service T District to Business 3 District and Town Board Special Permit for a motor vehicle dealership pursuant to Town Code 68-302-F. The environmental impacts will be assessed on this property. This Property is located in the Bay Shore School District and located on the Northeast corner of Manatuck Blvd and Howells Road, (C.R.57), (#111), Bay Shore (111 Howells Road).

**T.C. #5374 – Great River Enterprise II c/o John King** – Applicant request a Change of Zone from Business 3 to Industrial corridor District and a Planning Board Special Permit for a warehouse use pursuant to 68-446.1B. The environmental impacts will be assessed on this property. This Property is located in the Connetquot School District and located on the South side of Veterans Memorial Highway, (S.R.454), approximately 227 feet west of 5<sup>th</sup> Avenue, Bohemia (3040 & 3064 Veterans Memorial Highway).

**T.C. #5375 – RG 158 Candlewood LLC.** – Applicant request a Modification of Covenants and Restrictions associated with TC5063 in order to permit more than one user and allow overnight loading and unloading of vehicles. The environmental impacts will be assessed on this property. This Property is located in the Brentwood School District and located on the South side of Candlewood Road, approximately 1820 feet west of 5<sup>th</sup> Avenue, (C.R.13), Bay Shore (158 Candlewood Road).

**T.C. #5376 – Netherbay, LLC.** – Applicant request a Modification of Covenants and Restrictions associated with TC 5302A in order to correct the permitted floor area ratio. The environmental impacts will be assessed on this property. This property is located in the Bay Shore School District and located on the West side of South Clinton Avenue, approximately 611 feet South of Montauk Highway (S.R.27A), Bay Shore (36 S. Clinton Avenue).

# **AGENDA**

**CHANGE OF ZONE - TOWN OF ISLIP  
AT TOWN HALL, 655 MAIN STREET  
ISLIP, NY  
ON  
THURSDAY, AUGUST 12, 2021 (Continued)**

## **NOT PUBLIC**

**T.C. #5372 – IA Holdings, LLC.** – Applicant request a Change of Zone from Residence AAA District to Business 3 District and Residence CA District in order to maintain a portion of the existing horse farm and redevelop the remainder of the parcel with 180 apartments. Applicant also request a Town Board Approval to utilize increased density permitted in the CA District pursuant to Town Code Section 68-173.1. Applicant further request a Town Board Special Permit for a fast food restaurant in the Business 3 District pursuant to 68-302 G. The environmental impacts will be assessed on this property. This Property is located in the Brentwood School District and located on the Northwest corner of Suffolk Avenue (C.R.100) & Eastern Avenue, Brentwood (849 Suffolk Avenue).

**T.C. #5370 – Dwayne Diesu** – Applicant request a Change of Zone from Residence CAA to General Service E District in order to expand the gross floor area of an existing hotel. The environmental impacts will be assessed on this property. This Property is located in the Beach School District and located on the East side of West Lighthouse walk, (#110), Kismet (110 Lighthouse Prm).

**ADJOURNED**