

AGENDA

**CHANGE OF ZONE - TOWN OF ISLIP
TO BE HELD AT TOWN HALL,
ISLIP, NEW YORK,
ON
THURSDAY, JANUARY 25, 2018**

6:00 P.M.

1. **T.C. #5291 – 10th STREET MOTORCROSS, INC.** – East end terminus of 10th Street, Ronkonkoma. Applicant requests a Change of Zone from Industrial 1 to Industrial 2 District. Applicant also requests a Planning Board Special Permit in order to permit a motocross track. Site plan modifications may also be required as part of this application.
2. **T.C. #5292 – HERBER LEMUS** – Northeast corner of Wheeler Road (C.R. 17) and Monsen Street, Central Islip (39 Wheeler Road). Applicant requests a Change of Zone from Residence B District to General Service T District in order to convert an existing dwelling into an office. A parking and buffer relaxation is also requested as part of this application.
3. **T.C. #5293 – SOUTH CLINTON APARTMENTS, INC.** – West side of South Clinton Avenue, approximately 560 feet south of Gibson Street, Bay Shore. Applicant seeks a Change of Zone from Residence CAA to General Service T District in order to construct a mixed use building with an office and 11 apartments. Site plan modifications may be required as part of this application.
4. **T.C. #5287A – BAY PARK HOLDINGS, LLC** – Northwest side of Park Avenue and Mechanicsville Road, Bay Shore (28 Park Avenue). Applicant requests a Modification of Deed Covenants and Restrictions associated with T.C. #5287 to amend cross-access with the property to the north, indicate an apartment unit will be for a building superintendent and modify affordability requirements and to remove prior covenants and restrictions for lot #0500-393.00-02.00-073.000 limiting the property to an office use.

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THURSDAY, JANUARY 25, 2018
(continued)**

6:00 P.M.

5. **T.C. #5294 - THOMAS DICICCO** – Northwest corner of Montauk Highway (S.R. 27A) and Evelyn Road, West Islip (409 Montauk Highway). Applicant seeks a Modification of Deed Covenants and Restrictions associated with T.C. #3972. Applicant seeks a Planning Board Special Permit to add a convenience store to an existing gas station with vehicle repair. Site plan modifications are also required.

6. **T.C. #5295 – T.F. CUSANELLI & FILLETTI ARCHITECTS** – West side of Lincoln Avenue, 1886 feet north of Church Street, Holbrook (1120 Lincoln Avenue). Applicant requests a Modification of Deed covenants and Restrictions associated with T.C. #5124 and a Town Board Special Permit for a junk yard/auto wrecking.

DECISION ITEM – NOT PUBLIC

7. **T.C. #5263 – GRACEWOOD ESTATES, LLC** – East side of Freeman Avenue, 300 feet south of Spur Drive South, Islip (0) Freeman Avenue. Applicant seeks a Change of Zone from Industrial One and Two Districts to both Residence CA District and Industrial one District in order to construct 96 apartments and a mini storage warehouse facility. Applicant also seeks Town Board Approval to utilize increase density permitted in the CA District pursuant to Town Code Section 68-173.1 and 68-173.2. A minor subdivision will also be required as part of this application. Site plan modifications may be required as part of this application.