
APPENDIX S

SECTOR XVII

LOCATION: North side of Sunrise Highway, east of proposed Sunrise Highway-Veterans Highway interchange

TOTAL ACREAGE: 5.57 acres

PROPOSED ACREAGE

TO BE REZONED: 5.57

PARCELS: 20

OWNERS: 9

EXISTING ZONING: Business

FRONTAGE: 1,000 feet

SURROUNDING LAND USES:

NORTH: Vacant land zoned Industrial I

EAST: Vacant land zoned Industrial I

SOUTH: Vacant land zoned Business and Industrial proposed for industrial use and fence business - Pipeline Fence

WEST: Vacant land zoned Industrial I

BUILDING COVERAGE AT PRESENT ZONING: 1.11 acres

ESTIMATED DAILY TRAFFIC AT PRESENT ZONING: 5,721

ESTIMATED DAILY TRAFFIC AT PROPOSED LAND USE: 335

POTENTIAL NUMBER OF IMPACTED RESIDENCES: 0

Sector XVII presently consists of vacant land zoned for business use which adjoins a one hundred acre parcel zoned for industrial development. Three existing businesses are located in this sector: a vacant gasoline station, an office and a small shopping center occupied by X-rated businesses. The remaining vacant land is contiguous. Development at existing zoning would create a strip commercial node of one-quarter mile at a strategic gateway to the Town of Islip. A superior development pattern would provide for the consolidation of the vacant land with the industrial zoning to the north. The fact that 450 feet of this sector is developed for strip commercial use does not warrant similar development of the remaining 550 feet of frontage. If the properties were not merged, an acceptable alternative would be office use.

RECOMMENDATION: Rezone all vacant land in sector from business for industrial or office use.

