

# **AGENDA**

**CHANGE OF ZONE - TOWN OF ISLIP  
TO BE HELD AT TOWN HALL, 655 MAIN STREET  
ISLIP, NY  
ON  
THURSDAY, NOVEMBER 17, 2022**

**5:00 P.M.**

**T.C. #5404 – 135 Pine Aire Drive Bay Shore, LLC.** – Applicant request a Change of Zone from Business 1 District and Industrial 1 District to all Industrial Transition District and a Planning Board special permit for a recycling center/transfer station pursuant to 68-700 C. The environmental impacts will be assessed on this property. This Property is located in the Brentwood School District and located on the North side of Pine Aire Drive, approximately 1,610 feet of Sagtikos Parkway, Bay Shore (135 Pine Aire Drive).

**T.C. #5405 – West Islip Gas, Inc.** – Applicant request a Change of Zone from Business 1 District to Business 3 District, a Town Board Special Permit for a gasoline service station pursuant to 68-302 C and a Planning Board Special Permit for a convenience Market pursuant to 68-302.1 D. The environmental impacts will be assessed on this property. This Property is located in the West Islip School District and located on the Northeast corner of Higbie Lane and West Islip Blvd (225 Higbie Lane).

**T.C. #5406 – 2465 Ocean Avenue, LLC.** – Applicant request a Change of Zone from Residence AA District to General Service T District to utilize an existing dwelling as an office. The environmental impacts will be assessed on this property. This property is located in the Connetquot School District and located on the East side of Ocean Avenue, approximately 312 feet south of Erie Street.

**T.C. #5407 – 627 Coates Avenue, LLC.** – Applicant request a Change of Zone from Industrial 1 and Industrial Corridor District to Industrial Transition District and a Planning Board Special Permit for a vehicle fleet storage yard pursuant to 68-700 F. The environmental impacts will be assessed on this property. This Property is located in the Sachem School District and located on the East side of Coates Avenue approximately 67 feet west of Veterans Memorial Highway, (S.R.454).

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(Continued)

**5:00 P.M.**

**T.C. #5408 – Captain Permit (Michael Arato).** – Applicant request a Change of Zone from Residence AA to General Service T in order to permit a medical office. The environmental impacts will be assessed on this property. This Property is located in the West Islip School District and located on the Southwest corner of Montauk Highway, (S.R. 27A) and Secatogue Lane.

**T.C. #5409 – Central Islip Associates, LLC.** – Applicant request a Modification of Deed Covenants and Restrictions associated with TC #5070, specifically to modify the affordable housing requirement outlined in the Lowell Avenue Revitalization Plan. The environmental impacts will be assessed on this property. This Property is located in the Central Islip School District and located on the Northwest corner of Lowell Avenue and Eastview Drive.

**T.C. #5410 – Vesta Acquisitions, LLC.** – Applicant request a Change of Zone from Planned Development District sub-district Educational Campus to Planned Development District sub district retail/service, residential and office in order to construct retail building, rehabilitate 3 buildings for a total of 24 residential units, construct 106 senior residential units, and construct a medical office building. A minor subdivision is also requested. The environmental impacts will be assessed on this property. This Property is located in the Central Islip School District and located on the Southwest corner of Carleton Avenue (CR. 17) and South Research Place.

**T.C. #5411 – R Squared Bay Shore, LLC.** – Applicant request an extension of time to complete physical property improvements. 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 Oak Street and Fifth Avenue (C.R. 13), Bay Shore (#22 Oak Street), (#91 Fifth Avenue).