

AGENDA

**CHANGE OF ZONE - TOWN OF ISLIP
TO BE HELD AT TOWN HALL, 655 MAIN STREET
ISLIP, NY
ON
THURSDAY, MARCH 16, 2023**

5:00 P.M.

T.C. #5416 – New Homes Holdings Corp. – Applicant request a Change of Zone from Residence B District and Industrial 1 District to all Residence CA District in order to construct 16 townhouses. The environmental impacts will be assessed on this property. This Property is located in the Islip School District and located on the Northside of Union Blvd (C.R.50) approximately 308.84 feet west of Grant Avenue, Islip (2565 & 2569 Union Boulevard).

T.C. #5417– BDG Sun-Vet LLC. – Applicant request a Change of Zone from Industrial Corridor District to Business 3 and a Modification of Covenants associated with TC2194 in order to reconstruct and existing mall with 6 pad sites. Applicant further request two Town Board Special Permits for two fast-food restaurants a Planning Board Special Permit for a restaurant and three Planning Board Special Permits for a drive-through window for a bank pursuant to 68-302 G, 68-302.1H, and 68-302.1 M respectively. The environmental impacts will be assessed on this property. This Property is located in the Sachem School District and located on the Northeast corner of Sunrise Highway Service Road, (S.R.27) and Broadway Avenue, Holbrook (5801 Sunrise Highway).

DECISION ITEM

T.C. #5394 – Global Team LI, LLC. - Applicant requests a Change of Zone for an overlay of Planned Landmark Preservation District and a Town Board Special Permit pursuant to Town Code Section 68-451.A(3) in order to modify the density and dimensional requirements of the existing Business District for a mixed-use building. Applicant further requests a Certificate of Appropriateness for the material change of appearance for the existing building. Site plan modifications are required as part of this application. The environmental impacts will also be assessed on this property. This property is located in the Islip School District and located on the Southeast corner of Main Street (S.R. 27A) and Smith Avenue, Islip (410 Main Street).