

## **\$DOING IT ANYWAY- RESIDENTS VOICE DOESN'T MATTER**

Residents of Islip Town have raised objections to several proposed building projects, citing concerns about overdevelopment, increased traffic, environmental impact, and the loss of community character. One prominent example is the proposed housing development at the former Island Hills Golf Club in Sayville, which faces strong opposition due to its size and potential impact on the area.

- **Overdevelopment:**

Residents in East Islip have voiced concerns about the scale of a proposed development replacing East Islip Lanes, citing it as an example of overdevelopment that could strain local infrastructure and negatively impact the community.

- **Traffic Congestion:**

The proposed [Island Hills development](#) in Sayville has drawn criticism for the potential for increased traffic volume and the associated strain on local roads.

- **Environmental Impact:**

Some residents worry about the potential environmental consequences of large-scale developments, including impacts on water resources, green spaces, and wildlife habitats.

- **Loss of Community Character:**

**The proposed changes in land use, particularly the conversion of recreational areas or historic buildings into high-density housing, have sparked concerns about preserving the unique character of Islip's neighborhoods.**

- **Zoning Changes:**

Developers often need to secure zoning changes to allow for higher-density housing or commercial development, and these proposed changes are often met with resistance from **residents who fear they will negatively impact their quality of life.**

- **Size and Scale:**

The sheer size of some proposed developments, like the one at the former Island Hills Golf Club, raises concerns about the ability of existing infrastructure and services to support the increased population.

- **Community Spaces:**

Some proposed developments involve the demolition of existing community spaces, such as East Islip Lanes, which has been a popular bowling alley for decades. Residents worry about the loss of these community hubs.

- **Safety Concerns:**In the case of a proposed Starbucks with a drive-through in Sayville, the Sayville School District raised safety concerns about increased traffic and pedestrian congestion near the school, [according to The Suffolk County News](#).

The majority of 5 is 3. In this context, "majority" refers to more than half. Since 5 is an odd number, the majority is the next whole number greater than half of 5, which is 3.

For a zone change or special permit application to be approved by the Islip Town Board or Planning Board, an affirmative vote of a majority of all members is required

It is important to note that the Islip Town Board's composition has been changed from an at-large system to a district-based system, with four council districts, according to the Civil Rights Litigation Clearinghouse. While this change may affect the dynamics of voting, the requirement for a majority vote on zoning matters remains.

It's also worth noting that if the **Suffolk County Planning Commission disapproves a proposed change**, the Islip Town Board can override that decision with an affirmative vote of a majority-plus-one of its entire memberships

Changing a zone in Islip Town, New York, involves the **Islip Town Board**, who ultimately votes on whether to approve the change.

Here's a breakdown of the voting requirements:

- **Simple Majority:** Generally, a simple majority vote of the Town Board is sufficient to approve a change of zone.
- **Super Majority (3/4th Vote):** A supermajority, requiring the approval of at least three-fourths of the Town Board members, is necessary in certain cases where there's a written protest against the proposed change. This protest must be signed by the owners of 20% or more of the land included in the proposed zone change or the owners of 20% or more of the land directly opposite it extending 100 feet from the street frontage.

Referral to the Planning Board

It's important to note that the Town Board may refer a proposed zone change to the Planning Board for a recommendation. However, this recommendation is advisory only and not binding on the Town Board.

In some cases, the Town Board may not even consider or make a determination on a proposed change that doesn't receive a recommendation for approval from the Planning Board.

Additional considerations

- **Public Hearings:** Public hearings are a mandatory part of the zoning change process, allowing interested parties to be heard before a decision is made.
- **Time Limits:** There are also specific time limits regarding reapplication for zone changes after a public hearing or determination.

**Therefore, while a simple majority vote is often sufficient, a supermajority (three-fourths vote) may be necessary in the event of a significant protest from property owners.**

**Over 5,000 signatures in a petition, thrown out!** No permit, Residents say 'Enough is enough' at Bay Shore Chamber of Commerce meeting

Opposition toward long-standing Bay Shore parking meter system! -- \_\_\_\_\_

## Controversial Sayville Drive-

Starbucks to operate a drive-thru on Montauk Highway.

The proposed drive-through coffee shop was previously met with backlash from West Sayville homeowners, who expressed concern similar to that of the planning board members. Some residents were perturbed by the proposed entrance and exit on Atlantic Avenue. Others said that the queue spilling out onto Montauk Highway would cause safety issues.\

Eileen Tyznar, Sayville Chamber of Commerce President, told Patch that Supervisor Angie Carpenter and the Islip Town Board have "greatly" let the "West Sayville community down."

More than 2,300 people have signed [a Change.org petition](#),

But Tyznar said that after requesting recent town files under the Freedom of Information Law, documents do "not show documented examination or additional review" of the intersection.

"The glaring lack of follow through on the town board's stated concerns just shows the hypocrisy that is so rank of the Town of Islip," she said.

Tyznar said that Sayville residents are "immediately" exploring options of appeal at this time.

The application from J. Nazzaro Partnership LP, which requested a rezoning at 90 Montauk Highway from a Business 1 district to a Business 3 district. The potential cafe would be located on the southeast corner of Montauk Highway and Atlantic Avenue.

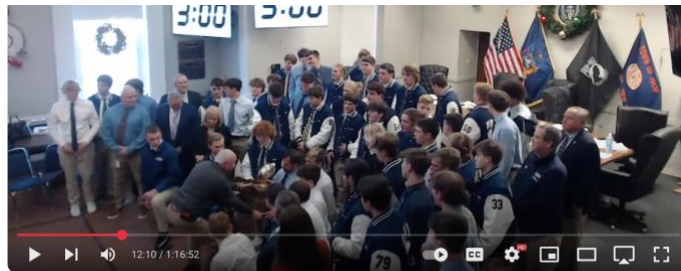
Below is a video of the April 28 town board meeting during which the Starbucks zoning change was approved. The 4-1 vote in favor of the zoning change was approved within the first eight minutes of the board's meeting.



*Illegal vote, O'Connor not there-- the property developer, J. Nazzaro Partnership.*

<https://youtu.be/PD0aeDPyBtA>

NOT A SAFE ENVIORNMENT MY ..... listen to that quote ISLIP SUPERVISOR tells residents to leave board room because its to crowded, she lied again, but non taxpayers can crowd in!



Islip Town Board Meeting 12/13/2022

With the ISLIP town's blessing, the site is now zoned as "Business 3 District," which permits a drive-through fast food restaurant.



**NAZZAROW PROPERTY USED AS A CARPENTER CAMPAIGN SITE, plus they got planning permits, NOW WE KNOW WHY IT WAS PASSED.**

## **NAZZARRO HAS DONATED LARGE AMOUNTS TO CARPENTERS CAMPAIGN ALSO**

**Over 2,000 signatures**

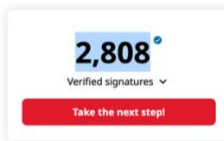
## **Controversial Sayville Drive-Thru Approved By Town Board**

In a 4-1 vote, the Islip Town Board approved for the Starbucks to operate a drive-thru on Montauk Highway. **THE VOTE WAS 3-1**

**O'Connor not allowed to vote.**



## Oppose: Rezoning of Bayview Avenue, East Islip for rental units



## Sign the Petition

Take a few seconds and sign the petition against the rezoning of 7&9 Bayview Ave.



**Properties sold to Gargano  
by then-Islip Councilwoman Bergin  
whom was dating him**

# Island Hills Public Meeting

Organizer John Tafe criticized the proposal for its size and nonconformity with local code. Town code requires 165 parking spaces for an application of that size, according to planning documents, which indicate that 106 spaces are required for each bed with an additional 59 required to accommodate employees.

## Island Hills car parade draws over 100 participants

*Community speaks out against development*



Community members at Islip Town Hall protesting development plans at Island Hills and Bayview.





## 4/12/2018 Island Hills Public Meeting

<https://youtu.be/QWlVFQkWWFw>



# Proposed senior living facility at East Islip bowling alley draws opposition



A developer has proposed a senior living facility at the East Islip Lanes bowling alley, seen here. Credit: Newsday / Steve Pfost

By Brinley Hineman [brinley.hineman@newsday.com](mailto:brinley.hineman@newsday.com) Updated February 16, 2022 6:10 PM

A proposed senior living facility on the site of a long-standing bowling alley in East Islip is drawing opposition from nearby residents who have launched a petition as a preemptive strike against the project.

Petition organizer Krissy Dworkin told Newsday last week she's concerned about traffic congestion. She said the bowling alley has been a part of the landscape for many years and the facility would strip East Islip of its neighborhood-feel.

"People feel like the bowling alley is part of their family," she said, adding she recently went to the bowling alley with her son, which also played host to many of her own friends' birthday parties when she was growing up.

# Proposed senior living facility at East Islip bowling alley draws opposition



# **EAST ISLIP BOWLING ALLEY GONE, AFTER ALL RESIDENTS VOICED THEIR CONCERNS FOR “NO” APARTMENTS, IT WAS APPROVED ANYWAY**

**CHANGE OF ZONE - TOWN OF ISLIP  
TO BE HELD AT TOWN HALL, 655 MAIN STREET  
ISLIP, NY  
ON  
THURSDAY, DECEMBER 14, 2023**

**(Continued)**

**5:00 P.M.**

**T.C. #5436 –BSL East Islip LLC.** - Applicant request a Change of Zone from Residence A District and Business 3 District to all Residence C District and a modification of covenants and Restrictions of TC 589 in order to construct an assisted living facility. Site Plan modifications are required as part of this application. This Property is located in the East Islip School District and located on the Northeast side of East Main Street, (S.R. 27A), 213 feet east of Greenwood Avenue, East Islip (117 East Main Street).



<https://www.youtube.com/live/hEsvok0XECM?si=7NP-YHWOD08M8Mmu>

**LAST ITEM**



## Senior living facility in East Islip

East Islip, organized a petition against the development that has garnered more than 1,500 signatures “The bowling alley has so much meaning to the community, and we’ve all gone there forever. It’s like the only place in town for kids to gather,” she said. “I just wish the town would consider us when they decide what is going to go there. Main Street is already crowded. It’s the heart of our town ... We’re a small town, and I just don’t think we can handle this.”

Property records show that Rudolph Gibiser sold the land in 1996 to AAA Alley Associates Inc., a corporation formed in 1989. The corporation in 2016 then made an interfamily transfer.

- **The Town of Islip has approved a zone change** that would allow an application for a senior living facility in East Islip to move forward, despite years of opposition from the community.
- **The proposed 90-bed senior community would replace East Islip Lanes**, a bowling alley popular with the community since it opened in 1960.
- **Many residents have voiced opposition** to the proposal, although some spoke in favor of the application at a recent hearing. A petition advocating against the facility has garnered more than 1,700 signatures.





## ISLIP MOVIE THEATER RESIDENT OBJECTION

# SAVE OUR ISLIP THEATER FROM THE WRECKING BALL

1066 people have signed this

**petition.** "PLANNING BOARD" KNOW THAT WE DO NOT WANT TO GIVE UP OUR ISLIP THEATER!!!! 75-year-old history, RESIDENTS HAD SERIOUS CONCERNS,

## WHO'S NUMBER ONE IN RATINGS?

### The Best 10 Cinema near East Islip, NY 11730

#### 1. [Islip Cinemas](#)

3.5 (22 reviews)

##### Islip

"A really nice little **cinema** to catch a movie with friends and the prices are way cheaper than other..." [more](#)

#### 2. [Regal Deer Park](#)

1.7 (11 reviews)

Deer Park **Open** until 11:30 PM

"I recently went to see a movie here after last being here a few years ago. The location is convenient- it's at the Tanger Outlets, but since it is the..." [more](#)

#### 3. [Island 16 Cinema de Lux](#)

2.8 (225 reviews)

Holtsville **Open** until 11:00 PM

"I would say this is certainly the best **cinema** around. The only stipulation would be the price of..." [more](#)

And so on, BUT.....

#### [Islip Cinemas about to get new life as Islip Theater Lofts, ...](#)

<https://greaterlongisland.com › islip-cinemas-about-to-g...>

Sep 21, 2024 — The site plan shows that the count of apartments will consist of 16 studios, two 1-bedrooms, and five duplex/lofts, for 23 units in total



IMAGE

**EAST ISLIP BOWLING ALLEY GONE.jpg · version 1**



Rhonda Terranova, Elyse Martin Rubino Mueller and 16 others

18 comments

Like

Comment

Send

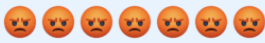
Top comments ▼



Write a comment...



**Virginia Angione**



3h Like Reply



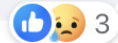
Reply to Virginia Angione...



**JoAnn Vira**

How sad. We don't have enough traffic more apartments. More cars on the road. Did they ever think if that. Goodbye beautiful suburbia life.

3d Like Reply



↪ Mel Anne replied · 2 Replies



**Denise Alesi Spinelli**

What about the Bolla gas station on the corner of Sunrise and Commack Road. We fought that for years and boom all of a sudden construction begins. Like there isn't enough accidents at that intersection as it is.

3d Like Reply



**Mel Anne**

**Denise Alesi Spinelli** and that stupid "island" is obnoxious and doesn't seem to fit right in that roadway. Both of them actually but I was speaking of the first one they made to direct you as you pull out of parking lot onto Commack Rd.

And that b... **See more**



2d Like Reply Edited



**Denise Alesi Spinelli**

Again another so called public meeting that nobody knew about congratulation Angie another job well done!

2d Like Reply



Reply to Mel Anne...



Reply to Denise Alesi Spinelli...



**Lee Zumpol**

They're closing the one fun, kid friendly place in town. I hoped to see the bowling alley being renovated....



2d Like Reply



**Jenny Andersen**

Terrible!



3d Like Reply



**Brooke Kalman**



2d Like Reply