

ISLAND HILLS GOLF COURSE DEVELOPMENT PLAN

INFORMATION

On March 8, 2017, Rechler Equity Partners filed an application with the Town of Islip to change the zoning of the former Island Hills Golf Course from AAA [residential] to PDD [planned development district].

The present zoning for this parcel allows for single family homes to be built on 40,000 square foot (0.9 acre) lots. This could equate to 84 new homes.

If granted this change in zoning, the developer will build 1365 rental apartments, in 27 buildings, most at a height of 3-4 stories.

CONCERNS

- ▶ **VISUAL IMPACTS:** 65 foot tall buildings in an established neighborhood of 1-2 story homes.
- ▶ **TRAFFIC FLOW IMPACT:** The pending application provides for 1.75 parking spaces per apartment. Surely there will be overspill into the surrounding community with the potential addition of 2,400+ cars.
- ▶ **SCHOOL:** Impact on Connetquot Schools.
- ▶ **COMMUNITY:** The Rechler's website states that they are committed to finding a use for the property that benefits the entire Sayville community. Clearly, their plan does not!

WHAT TO DO?

- 1. OPPOSE THIS CHANGE OF ZONING**
 - ▶ Contact the Commissioner of Planning and Development – Ron Myer at commissioner-pd@islipny.gov or 631-224-5450
- 2. ATTEND THE PLANNING MEETING**
 - ▶ Usually held on Thursdays
 - ▶ Info: www.stopislandhills.com
- 3. GET YOUR NEIGHBORS INVOLVED**
- 4. VISIT THE DEVELOPER'S WEBSITE**
 - ▶ www.islandhillsplan.com
- 5. CONTACT YOUR ELECTED OFFICIALS**
 - ▶ Supervisor Angie M. Carpenter
 - ▶ Info: www.stopislandhills.com

