

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Feb 25 2026** at 6:00 p.m. at Town Hall West, 401 Main Street, Islip, New York to consider the merits and to clarify the issues of the following land use applications and to review the associated environmental impacts.

The meeting will also be streamed live over the Internet. Instructions on how to access the livestream are available on the Town's website, www.islipny.gov.

Anyone desiring any information pertaining to these applications may write or appear in person at that time. Any proposed zoning changes listed herein require additional Town Board approval. Public comments will not be solicited for those items listed as a Decision Item or a Recommendation Item.

This agenda is subject to change without notice. Please contact the Department of Planning at (631) 224-5450 on the day of the hearing to confirm application scheduling.

If you need an auxiliary aid/service or other accommodation to attend the public hearing due to a disability, please contact Constituent Services at (631) 224-5380 as soon as possible, preferably at least 48 hours before the public hearing.

PLANNING BOARD, TOWN OF ISLIP
EDWARD FRIEDLAND, CHAIRMAN
ELA DOKONAL, AICP CUD, CC-P, LEED-AP, COMMISSIONER

Islip, New York
February 19, 2026

Site Plan Modification - Public Hearing

1. **Elizabeth Poulos Managing Member - SP2024-026 (0500-393.00-02.00-129.001, 0500-393.00-02.00-129.002)**

North side of West Main Street (S.R. 27A), approximately 113.21 feet east of Park Avenue, Bay Shore (25-27 West Main Street). Applicant proposes expanding the existing parking by installing 3 new parking stalls therefore removing existing landscaping to have less than the required 20% overall (7.1% Proposed) and less than the required front yard landscaping required (0% Existing, 0% Proposed).

Planning Board Application - Public Hearing

2. **Ben Compton - PB2026-002 (0500-477.00-03.00-016.001)**

West side of Secatogue Lane, 250 feet south of Pansmith Lane, West Islip (206 Secatogue Lane). Applicant requests to reduce the buffer requirements on the Declaration of Covenants and Restrictions dated October 31, 2003 imposed on the property as part of MN2003-009.

Planning Board Application - Public Hearing

3. **ABA Development Inc. - PB2026-003 (0500-117.00-03.00-093.002)**

South side of Suffolk Avenue (C.R. 100), approximately 3,207 feet west of Islip Avenue, (S.R. 111), Brentwood (1034 Suffolk Avenue). Applicant requests a Planning Board Special Permit for a restaurant in the GST district, pursuant to 68-489.1C. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

4. **Greenview Commons West, LLC - CZ2025-019 (0500-302.00-02.00-003.002)**

South side of Sunrise Highway Service Road, (S.R. 27), Oakdale (4180 Sunrise Highway). Applicant requests a modification of covenants and restrictions associated with TC5321 to remove the provision authorizing revocation of a Certificate of Occupancy for failure to maintain site improvements on a multifamily development and to lower the minimum age of occupancy from 62 to 55.

Town Board Application - Public Hearing

5. **332 East Main Street LLC - CZ2025-021 (0500-394.00-02.00-002.000, 001.001, 001.002 p/o 007.001)**

Southeast corner of East Main Street (S.R. 27A) and Montgomery Avenue, Bay Shore (300-332 East Main Street). Applicant requests a change of zone from Business 2, General Service D District and Residence AAA to all Business 1 district and a modification of covenants and restrictions associated with TC2353 in order to construct a medical office building. Site plan modifications are requested as part of this application.

Town Board Application - Public Hearing

6. **Joseph G. Catalanotto and Darlene A. Catalanotto Trust - CZ2025-014 (0500-256.00-02.00-010.001 & 011.006)**

East side of Smithtown Avenue, approximately 147.35 feet south of Treadwell Court, Bohemia (731 Smithtown Avenue & 0 Artic Avenue). Applicant requests a change of zone from Residence AA to Business 3 and a Town Board special permit pursuant to 68-301F in order to expand an existing motor vehicle dealership. Site plan modifications may be required as part of this application.

Site Plan Discussion - Decision Item

7. **Michael Kleeman - SP2025-035 (0500-219.00-02.00-001.001)**

Southeast corner of Sunrise Highway South Service Road (S.R. 27) and Nicholls Road (C.R. 97), Holbrook (700 Sunrise Highway). Applicant requests the Planning Board to approve the traffic study findings for a change of use from retail to gym, as stipulated in property covenants from SP2002-044.

Planning Board Application - Decision Item

8. **Touro University (FKA Touro College) - PB2026-004 (0500-230.00-03.00-001.000)**

East side of Eastview Drive approximately 230 feet south of Courthouse Drive, Central Islip (225 Eastview Drive). Applicant requests Planning Board approval of signage in the PDDEC pursuant to 68-324A(3)(a)[9].