

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Mar 18 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.

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
March 2, 2026

Road Opening - Public Hearing

1. **Sean Doherty - RO2025-002 (0500-033.00-03.00-042.000)**

East side of Ardee Avenue approximately 180 feet north of Paul Place, Ronkonkoma (12 Ardee Avenue). Applicant requests a road opening for one new single-family dwelling.

Planning Board Application - Public Hearing

2. **Juan Pablo Marquez - PB2026-005 (0500-141.00-04.00-061.001)**

Southeast corner of Carleton Avenue (C.R.17) and Ackerman Street, Central Islip (120 Carleton Avenue). Applicant requests a Planning Board Special Permit for a minor restaurant in the Business 1 District, pursuant to 68-272.1A. Site plan modifications are also requested as part of this application.

Town Board Application - Public Hearing

3. **4 O'Neill Avenue LLC - CZ2025-022 (0500-367.00-03.00-021.006, 018.000, 019.000 & 0500-368.00-01.00-003.000)**

West side of O'Neill Avenue approximately 148 feet south of Redington Street, Bay Shore (4 O'Neill Ave, 0 & 26 Redington St & 9 Coyle Ave). Applicant requests a change of zone from Industrial 1 district and Business 1 district to all Industrial 2 district along with a modification of covenants and restrictions associated with TC5139 in order to allow for the outdoor storage of earth materials.

Town Board Application - Public Hearing

4. **1840 Sunrise Highway LLC - CZ2026-002 (0500-317.00-02.00-023.000)**

Southeast corner of Sunrise Highway Service Road South (S.R. 27) and Brentwood Road, Bay Shore (1840 Sunrise Highway). Applicant requests a change of zone from Business 3 District to Industrial 1 District and two Planning Board Special Permits for the overnight parking of registered vehicles and outside parking of unattached trailers pursuant to 68-340.1 C and P respectively. Site plan modifications are required as part of this application.

Town Board Application - Public Hearing

5. **Pollo Campero of New York, LLC - CZ2026-003 (0500-159.00-01.00-009.000, 027.000 & 028.000)**

West side of 5th Avenue (C.R. 13) approximately 100.57 feet north of Anna Road, Bay Shore (12 Pine Aire Drive, 1832 5th Avenue and 1836 5th Avenue). Applicant requests a change of zone from Residence B District and Business 1 District to all Business 3 District and a Planning Board Special Permit for a fast-food restaurant pursuant to 68-302.1 S. Site Plan modifications and a waiver for the minimum drive-through queue are required as part of this application.

ADJOURNED