

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jan 07 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
January 6, 2026

Planning Board Application - Public Hearing

1. **El Toxico Taqueria, Jose Ayala - PB2025-026 (0500-172.00-01.00-060.000)**

West side corner of Smithtown Avenue and Lakeland Avenue (C.R. 93), Bohemia (1460 Smithtown Ave). 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

2. **444 Johnson Avenue LLC - CZ2025-023 (0500-214.00-01.00-004.000 & 005.000)**

Northwest side of Johnson Avenue and Church Street, Bohemia (444 & 452 Johnson Avenue). Applicant requests a change of zone from Residence AA and Industrial 1 to General Service T and Industrial 2 in order to convert a single-family dwelling into an office, construct a 16,000 square foot warehouse and permit the outside storage of masonry materials and equipment. Site plan modifications may be required as part of this application.

Town Board Application - Public Hearing

3. **Ercito Anthony Mazzella - CZ2025-024 (0500-357.00-03.00-003.000)**

Northwest corner of Montauk Highway (S.R. 27A) and Hiddink Street, Sayville (249 N. Main).

Applicant requests a change of zone from Industrial 1 to Business 1 in order to legalize a personal service establishment. Site plan modifications are required as part of this application.