

PLANNING BOARD AGENDA
JANUARY 26, 2026

A. PUBLIC HEARING/MINOR SUBDIVISION

1. JOB#: 25-43B; Frank and Nancy Aprea
Location: s/w/c/o Farragut Road & America Ave., W. Babylon
SCTM: 0100-138-04-012.001
Proposes: To subdivide a 16,998.75sf parcel into one 6,000sf parcel (lot #1) and one 10,998.75 sf parcel (lot #2) in order to erect a new two-story single-family dwelling on Lot #1 and legally maintain the existing one-story single-family dwelling on Lot #2.
Zone: Residence C
SEQRA: Unlisted Action, Uncoordinated Review

B. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB #: 25-25A; Wyandanch Realty 7, Inc.
Location: w/s/o Straight Path, 180' n/o Little East Neck Rd
SCTM #: 0100-078-02-058, 059, 060 and 061
Proposes: To demolish existing structure to construct a free standing Dunkin Donuts (1,852sf) with drive thru lane and 14 interior seats, along with associated site improvements.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review
To be adjourned and readvertised
2. JOB#: 24-62A; Long Island Mosquito and Tick Control
Location: n/s/o Commerce Blvd., 1,428.06sf e/o Great Neck Rd., Amityville
SCTM: 0100-172-02-035.002
Proposes: Site work in connection with storage of commercial vehicles.
Zone: G Industry
SEQRA: Type II Action

C. INFORMATIONAL HEARING

1. JOB# 25-47L; Mystique Enterprises
Location: w/s/o S. 29th St., 100' n/o Brooklyn Ave., Wyandanch
SCTM: 0100-054-02-064 & 065
Proposes: To adjust the property line 25' to the south in order to create 2 conforming 75'x100' lots and erect a 2-story, single family dwelling on each lot.
Zone: Residence C
SEQRA: Unlisted Action, Uncoordinated Review

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**D. WORK SESSION/SITE PLAN REVIEW/ CHANGE OF ZONE/ BAR
/RESTAURANT/REFERRAL TO TOWN BOARD**

1. JOB# 25-39AFE; GC-2L, LLC
Location: w/s/o Route 110, 350' s/o Great Neck Rd., Farmingdale
SCTM#: 0100-121-01-013.001 & 014.002
Proposes: To demolish existing structures to construct a 1,800sf (footprint) one-story restaurant with drive-thru and 30 indoor & 6 outdoor seats, along with associated site improvements.
Zone: E Business & B Residence to E Business
SEQRA: Unlisted Action, Coordinated Review

**E. RESOLUTION/SITE PLAN REVIEW/ CHANGE OF ZONE/ BAR
/RESTAURANT/REFERRAL TO TOWN BOARD**

1. JOB# 25-39AFE; GC-2L, LLC
Location: w/s/o Route 110, 350' s/o Great Neck Rd., Farmingdale
SCTM#: 0100-121-01-013.001 & 014.002
Proposes: To demolish existing structures to construct a 1,800sf (footprint) one-story restaurant with drive-thru and 30 indoor & 6 outdoor seats, along with associated site improvements.
Zone: E Business & B Residence to E Business
SEQRA: Unlisted Action, Coordinated Review

F. WORK SESSION/MODIFIED SITE PLAN REVIEW

1. JOB# 24-11A; Spark Car Wash, LLC
Location: s/s/o W. Montauk Hwy., 100' w/o Fleets Point Drive, W. Babylon
SCTM#: 0100-223-02-002
Proposes: To install a manual swing gate at the existing cross access area, and to install off site signage.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review

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G. RESOLUTION/MODIFIED SITE PLAN REVIEW

1. JOB# 24-11A; Spark Car Wash, LLC
Location: s/s/o W. Montauk Hwy., 100' w/o Fleets Point Drive, W. Babylon
SCTM#: 0100-223-02-002
Proposes: To install a manual swing gate at the existing cross access area, and to install off site signage.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review

H. WORK SESSION/SITE PLAN REVIEW/SCRIVENER'S ERROR

1. JOB# 24-17AB; Oak Street Realty, LLC.
Location: n/w/s/o Little East Neck Rd & 9th St., W. Babylon
Proposes: To maintain existing commercial building and existing 2-story dwelling as part of a 2-lot subdivision.
Zone: E Business & C Residence
SEQRA: Unlisted Action, Uncoordinated Review

I. RESOLUTION/ SITE PLAN REVIEW/SCRIVENER'S ERROR

1. JOB# 24-17AB; Oak Street Realty, LLC.
Location: n/w/s/o Little East Neck Rd & 9th St., W. Babylon
Proposes: To maintain existing commercial building and existing 2-story dwelling as part of a 2-lot subdivision.
Zone: E Business & C Residence
SEQRA: Unlisted Action, Uncoordinated Review

J. COMMUNICATIONS

1. Memo dated January 14, 2026 from Denise Graziano, Commissioner to Patrick Halpin, Chairperson, regarding PB JOB# 24-11A; Spark Car Wash, LLC stating no objection to granting the first extension of time.
2. Letter dated January 13, 2026 from Matthew Ingber, Esq. to Denise Graziano regarding PB JOB# 24-11A; Spark Car Wash, LLC requesting first extension of time.

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3. Memo dated January 14, 2026 from Denise Graziano, Commissioner to Patrick Halpin, Chairperson, regarding PB JOB# 24-22B; Edward Ratuszny stating no objection to granting the third extension of time.
4. Letter dated January 13, 2026 from Nicole Blanda to Denise Graziano regarding PB JOB# 24-22B; Edward Ratuszny requesting third extension of time.
5. Memo dated January 15, 2026 from Denise Graziano, Commissioner to Patrick Halpin, Chairperson, regarding PB JOB# 17-18A; Long Island Storage Partners stating no objection to granting a first extension of time.
6. Letter dated January 15, 2026 from Matteo Galati to Denise Graziano regarding PB JOB# 17-18A; Long Island Storage Partners requesting a first extension of time.
7. Memo dated January 20, 2026 from Denise Graziano, Commissioner to Patrick Halpin, Chairperson, regarding PB JOB# 23-48A; A&D Entrances, Inc. stating no objection to granting a first and second extension of time.
8. Letter dated January 13, 2026 from Thomas A. Abbate to Denise Graziano regarding PB JOB# 23-48A; A&D Entrances, Inc requesting a first and second extension of time.
9. Memo dated January 21, 2026 from Denise Graziano, Commissioner to Patrick Halpin, Chairperson, regarding PB JOB# 22-46A; Frank Mule stating no objection to granting a first and second extension of time.
10. Letter dated January 13, 2026 from Emmanuel Tehn-Addy to Denise Graziano regarding PB JOB# 22-46A; Frank Mule requesting a first and second extension of time

ACCEPTANCE OF MINUTES

January 12, 2026

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RESERVED CALENDAR

May 1, 2017

1. JOB#17-04ADE; Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family
2012 Irrevocable Trust and Colonial Springs Farms, LLC
Location: n/e/c/o Colonial Springs Rd & N 28th St. W.H.
Proposes: Change of zone from A residence to Multiple Residence to construct
264 (228 one-bedroom, 36 two-bedroom) rental units, a 6,475sf community
building, a 228sf pump station, two (2) 750sf entrance booths, an outdoor
recreation area with a 25'x45' pool along with associated site improvements,
to amend previously imposed covenants and restrictions.
Zone: A Residence to MR
SEQRA Status: Type I Action-coordinated review
PB Recommendation to TB on 5/8/17
Record Extended – Decision Reserved

June 27, 2022 & October 2, 2023

1. PB JOB # 19-52AE; Robert Amendola
Location: n/s/o Sunrise Highway, 344' w/o Bayview Avenue, N. Amityville
Proposes: To rezone 10 parcels from EB Business and B Residence to G
Industry, in order to legally maintain the expansion of a building and site for
warehousing and outdoor storage, along with associated site improvements for an
existing fencing company retail store, warehouse and storage yard.
Zone: Eb Business & B Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

August 21, 2023

1. JOB# 22-52A; Bobby Lau
Location: n/s/o Sunrise Highway, 209' east of Albany Avenue, Amityville
Proposes to construct a 15,927sf single story retail center with partial second floor
storage over one unit, as well as a proposed parking lot and associated site
improvements.
Zone: E Business and EB Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

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January 8, 2024

1. JOB# 23-03A; 875-999 Conklin Street, LLC
Location: n/s/o Conklin Street, 1,425' west of NYS Route 110, East Farmingdale
Proposes: To demolish all structures in order to construct a 121,931sf (footprint), one-story warehouse building and outdoor storage of tractor trailers, along with associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review
The Planning Board is no longer accepting public comments.
Record Extended – Decision Reserved for applicant's response and Town review

August 12, 2024

1. JOB# 22-43D; Marcus Tepper
Location: e/s of North 20th Street, 150' south of Lee Avenue, Wheatley Heights
Proposes: Applicant is requesting permission to lift previously imposed Planning Board Covenants and Restrictions in order to legally maintain an existing outside cellar entrance and finished basement.
Zone: A Residence
SEQRA: Type II Action
Record Extended – Decision Reserved

January 14, 2025

1. JOB# 23-41C; MR Property Builders LLC
Location: n/s/o 45th Street, 17.45' e/o Prospect Street, Copiague
Proposes: To subdivide two (2) parcels into nine (9) in order to construct nine (9) new single-family dwellings.
Zone: Residence B
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

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April 14, 2025

1. JOB# 24-30ABE; Pinello Estates 109 LLC
Location: south side of NYS Route 109, 83.07' east of East Drive, West Babylon
Proposes: To subdivide an 89,532sf lot into two lots. On proposed Lot 1, which is to be 6,882sf, the applicant will maintain an existing 2,062sf office building, along with associated site improvements. On proposed Lot 2, which is to be 82,650sf, the applicant proposes a change of zone from G-Industry to MR-Multiple Residence, in order to construct 7 buildings for a total of fourteen (14), three-bedroom condominium units, along with associated site improvements
Zone: G Industry to G Industry and MR-Multiple Residence
SEQRA – Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

April 14, 2025

1. JOB# 23-25A; Khalid Enterprises Inc.
Location: n/e/c/o Poplar Street and Deer Park Avenue, North Babylon
Proposes: To demolish the existing one-story building in order to construct a new 4,437sf (building foot print) two-story building with basement for medical use.
Zone – E Business
SEQRA – Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

April 28, 2025

1. JOB # 23-27A; NYCC1, LLC
Location: w/s/o Route 109, 120' w/o SSP, E. Farmingdale
Proposes: Change of use from on auto repair shop to an adult use retail cannabis dispensary, along with associated site improvements.
Zone: G Industry
SEQRA: Type II Action
Record Extended – Decision Reserved

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July 28, 2025

1. JOB# 24-51AE; LAG Associates, LLC
Location: n/w/c/o Long Island Avenue & Irving Avenue, Deer Park,
Proposes: To demolish existing structures and requests a change of zone from E Business and C Residence to G Industry, in order to construct a 17,048sf (footprint), 2-story (above grade) with basement, self-storage facility, along with associated site improvements.
Zone – E Business and C Residence to G Industry:
SEQRA- Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

August 11, 2025

1. JOB# 23-26AE; G&R Building Corp.
Location: s/s/o Cedar Road, 573' w/o Center Street/Columbus Boulevard, Amityville
Proposes: To demolish existing structures and requests a change of zone from B-Residence to SCMR-Senior Citizen Multiple Residence, in order to construct four (4), two-story buildings for a total of 24 one-bedroom apartments with dens, along with associated site improvements
Zone – Residence B to SCMR-Senior Citizen Multiple Residence
SEQRA – Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

September 8, 2025

1. JOB# 24-57A; 45 N. Industry Court Partners, LLC
Location; n/w/c/o N. Industry Court and W. Industry Court, Deer Park
Proposes: To construct a second building on site for a 22,632sf warehouse and 11,290sf canopy addition to an existing warehouse building along with associated site improvements for expansion of an existing building around an existing railroad spur.
Zone- GA Industry
SEQRA – Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

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October 27, 2025

1. JOB# 24-55ABE; West Babylon Manor, Inc.
Location: n/s/o Elmwood Road, 295' west of NYS Route 109, West Babylon
SCTM# - 0100-213-01-005 & 0100-213-01-004.003
Proposes: To subdivide an existing A –Residence zoned parcel into two, in order to maintain an existing single-family dwelling on Lot 1; On Lot 2, rezone to SCMR-Senior Citizen Multiple Residential, in order to construct a garage and merge with an adjacent SCMR complex.
Zone – Senior Citizen Multiple Residence (SCMR) and A Residence
SEQRA – Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved
2. JOB# 25-54DI; Nevada Street Properties, Inc.
Location: e/s/o Teddy Place, 65' s/s/o Sunrise Highway South Service Road, West Babylon
SCTM# - 0100-159-03-027.007 and 0100-159-03-027.008
Proposes: To lift a Covenant and Restriction that limits the lots to “owner-occupied use only”:
Zone – D Residence
Record Extended – Decision Reserved

November 17, 2025

1. JOB # 25-33AF; RAISING CANE’S RESTAURANT, LLC
Location: e/s/o Broadhollow Rd., 1,600’ n/o Southern State Pkwy., Farmingdale
SCTM # 0100-071-01-004.003
Proposes: Demolish existing Houlihan’s restaurant in order to construct a one-story 4,054sf (footprint) Raising Cane’s counter service restaurant with two drive-thru lanes, 72 indoor and 15 outdoor seats, and associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

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December 8, 2025

1. JOB# 25-19A; Dominic Associates, LLC
Location: southerly terminus of Lucon Drive, 796.5' s/o Grand Blvd., Deer Park
SCTM# - 0100-067-01-010.002
Proposes: Applicant proposes to construct two (2) 7,043sf single story industrial buildings, along with associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

2. JOB# 23-44AI; Inter-County Realty, LLC
Location: n/s/o/ Long Island Avenue, approximately 393' e/o Commack Road, Deer Park
SCTM: 0100-045-01-002, 0100-045-01-003, 0100-045-01-005.002, 0100-045-01-009
Proposes: Applicant proposes to construct a 40,041sf (GFA) addition with four (4) new loading docks to an existing 111,477sf (GFA) warehouse building, along with associated site improvements and to lift Town Board Covenants and Restrictions.
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review.
Record Extended – Decision Reserved

December 15, 2025

1. JOB#: 25-17A; Petracca Design
Location: s/s/o Sunrise Highway, approximately 324.69' west of Golding Ave., West Babylon.
Proposes: Applicant proposes to demolish an existing 7,000sf single story building to create additional parking area, as well as interior alterations to an existing 18,471sf three story office building, all in connection with a change of use from office to medical office, along with associated site improvements.
SCTM#: # 0100-156-04-001 and 003.001
Zone: E Business
SEQRA: Type II Action
Record Extended – Decision Reserved

PLANNING BOARD AGENDA
JANUARY 26, 2026

January 5, 2026

1. JOB# 25-39AFE; GC- 2L, LLC.
Location: w/s/o Route 110, 350' s/o Great Neck Rd., Farmingdale
SCTM# - 0100-121.00-01.00-13.001 & 14.002
Proposes: To demolish existing structures to construct a 1,800sf (footprint) one-story restaurant with drive-thru and 30 indoor & 6 outdoor seats, along with associated site improvements
Zone – E Business & B Residence to E Business
SEQRA – Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved

January 12, 2026

1. JOB# 23-38A; AV BX Group LLC
Location: n/w/c/o Wellwood Ave. & Gear Ave., Lindenhurst
SCTM: 0100-125-01-026.001
Proposes: To legally maintain an industrial building for four tenants to include 2 warehouse tenants, a public garage tenant and an automobile sales tenant.
Zone – G Industry
SEQRA – Type II Action
Adjourned to March 2, 2026
2. JOB# 25-23A; Geraci Stone Gallery
Location: n/w/c/o New Highway & Dubon Court, Farmingdale
SCTM: 0100-003-01-004.015
Proposes: To demolish an existing structure in order to construct a 12,213.7sf single story industrial building, along with associated site improvements
Zone – GA Industry
SEQRA – Unlisted Action, Uncoordinated Review
Record Extended – Decision Reserved
3. JOB# 25-46A; Winters 19 Nancy LLC
Location: e/s/o Nancy St., 283' n/o Edison Ave., W. Babylon
SCTM: 0100-078-01-031 & 046
Proposes: Demolish existing building to construct a 28,800sf (footprint) pre-engineered transfer station and 720sf (footprint) scale house and employee office trailer.

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Zone – GB Industry

SEQRA – Unlisted Action, Coordinated Review

Record Extended – Decision Reserved