

PLANNING BOARD AGENDA
MARCH 16, 2026

A. PUBLIC HEARING/SITE PLAN REVIEW/GAS STATION/CONVENIENCE STORE/CAR WASH

1. JOB#: HPLN-23 (25-22AN); Global Montello Group Corp.
Location: w/s/o Straight Path, approximately 185' n/o Edison Avenue, West Babylon.
SCTM: 100-078-02-016
Proposes: To make site alterations to an existing gasoline service station with a convenience store.
Zone: E Business
SEQRA: Type II Action

B. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB#: HPLN-34 (25-05AE); NJC Scrap Metal Recycling of Lindenhurst Inc.
Location: n/w/c/o Bahama Street and Henry Street, Lindenhurst
SCTM: 0100-215-02-072.001
Proposes: To legalize existing buildings and proposed associated site work for a change of use to a scrap metal processing facility.
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review

C. WORK SESSION/CHANGE OF ZONE/REFERRAL TO TOWN BOARD

1. JOB#: HPLN-52 (25-14AE); 1201-1321 Montauk Hwy Corp.
Location: n/e/c/o Merrick Road and St. Ann's Avenue, Copiague
SCTM: 0100-194-03-065.001, 0100-194-03-066, 0100-194-03-067 and 0100-194-03-068.
Proposes: A change of zone from E-Business to MR-Multiple Residence to demolish the existing building on Lot 67 and construct a 2-story apartment building for eight (8) one-bedroom units and interior alterations to the existing mixed-use building to convert space into an additional one-bedroom apartment unit, along with associated site improvements.
Zone – E Business to Multi-Residence
SEQRA – Unlisted Action – Uncoordinated Review

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D. RESOLUTION/CHANGE OF ZONE/REFERRAL TO TOWN BOARD

1. JOB#: HPLN-52 (25-14AE); 1201-1321 Montauk Hwy Corp.
Location: n/e/c/o Merrick Road and St. Ann's Avenue, Copiague
SCTM: 0100-194-03-065.001, 0100-194-03-066, 0100-194-03-067 and
0100-194-03-068.
Proposes: A change of zone from E-Business to MR-Multiple Residence in order
to demolish the existing building on Lot 67 and construct a 2-story apartment
building for eight (8) one-bedroom units and interior alterations to the existing
mixed-use building to convert space into an additional one-bedroom apartment unit,
along with associated site improvements.
Zone – E Business to Multi-Residence
SEQRA – Unlisted Action – Uncoordinated Review

ACCEPTANCE OF MINUTES

March 2, 2026

March 9, 2026

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RESERVED CALENDAR

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

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

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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

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

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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

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

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

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

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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.
Zone – GB Industry
SEQRA – Unlisted Action, Coordinated Review
Record Extended – Decision Reserved

January 26, 2026

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
Record Extended – Decision Reserved

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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
Record Extended – Decision Reserved

3. 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
Record Extended – Decision Reserved

March 2, 2026

1. JOB# 23-38A (HPLN-3); 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
Record Extended – Decision Reserved

2. JOB# 25-32A (HPLN-22); Aromatic Gardens
Location: n/e/c/o Edison Ave. & Eads St., West Babylon
SCTM: 0100-074-02-024.014
Proposes: Interior alterations to an existing 12,013sf warehouse in order to change the use to an adult use cannabis dispensary.
Zone – GB Industry
SEQRA – Type II Action
Record Extended – Decision Reserved

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March 9, 2026

1. JOB# HPLN-19 (25-25A); Wyandanch Realty 7 Inc
 Location: w/s/o Straight Path, 180' n/o Little East Neck Road, Wyandanch
 SCTM: 0100-078-02-058, 0100-078-02-059, 0100-078-02-060 and
 0100-078-02-061
 Proposes: To demolish existing structure to construct a 1,852sf (footprint) free-
 standing Dunkin' with drive-thru lane and 14 interior seats, along with associated
 site improvements.
 Zone – E Business
 SEQRA – Unlisted Action – Uncoordinated Review
 Record Extended – Decision Reserved

2. JOB# 25-14AE; 1201-1321 Montauk Hwy Corp
 Location: n/e/c/o Merrick Road and St. Ann's Avenue, Copiague
 SCTM: 0100-194-03-065.001, 0100-194-03-066, 0100-194-03-067 and
 0100-194-03-068.
 Proposes: A change of zone from E-Business to MR-Multiple Residence to
 construct a 2-story apartment building for eight (8) one-bedroom units and interior
 alterations to the existing mixed-use building to convert space into an additional
 one-bedroom apartment unit, along with associated site improvements.
 Zone – E Business to Multi-Residence
 SEQRA – Unlisted Action – Uncoordinated Review
 Record Extended – Decision Reserved