

PLANNING BOARD AGENDA
MARCH 23, 2026

A. PUBLIC HEARING/MAJOR SUBDIVISION

1. JOB#: HPLN-89 (25-36C); Great Neck Road Holdings, LLC.
Location: w/s/o Great Neck Road, 482.61' s/o Copiague Place, Copiague
SCTM: 0100-179-4-19.001,19.002,19.003,19.004,19.005,19.006,19.007
Proposes: Applicant proposes a major subdivision of overall lot into six lots for six new single-family homes to be built on a cul-de-sac.
Zone – C Residence
SEQRA – Unlisted Action, Coordinated Review

B. INFORMATIONAL HEARING/SITE PLAN REVIEW

1. JOB#: HPLN-100 (25-15A); 325 Marcus Boulevard, LLC.
Location: n/s/o Marcus Blvd., 850' w/o Commack Rd., Deer Park
SCTM: 0100-065-01-011, 012, 014.001
Proposes: Legally maintain outside storage of stone yard materials within rear yard of an existing multi-tenant industrial building.
Zone – GA Industry
SEQRA – Type II Action

C. COMMUNICATIONS

1. Letter dated March 16, 2026 from Nicole Blanda to Pat Halpin and members of the Town of Babylon Planning Board regarding PB Job# HPLN-117 (25-13B); John Porchia, requesting to waive the curbing along proposed Lots 1 and 3.
2. Letter dated March 18, 2026 from Denise Graziano to Nicole Blanda regarding PB Job# HPLN-117 (25-13B); John Porchia, declining the requesting to waive the curbing along proposed Lots 1 and 3.

ACCEPTANCE OF MINUTES

March 16, 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 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

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

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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

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

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

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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

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

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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

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

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March 16, 2026

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
Record Extended – Decision Reserved

2. 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
Record Extended – Decision Reserved