

PLANNING BOARD MINUTES
TOWN OF BABYLON
TOWN HALL
200 EAST SUNRISE HWY, LINDENHURST
MONDAY, JANUARY 26, 2026
7:00 P.M.

PRESENT: PATRICK HALPIN, CHAIRPERSON
GERALD O'NEILL
UMEKO HEALY
JUAN LEON
JULIANNE NOLAN
FRANK SANTOS
DANIEL TRUCHAN III
EDWARD WYNN

ABSENT:

PRESENT: RICHARD CASEY, COUNSEL FOR THE TOWN PLANNING BOARD
MATTHEW ESPOSITO, SENIOR PLANNER
GREG GAXIOLA, ENVIRONMENTAL CONTROL
SANDRA BRICK, SECRETARY

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The Planning Board shall have the right to rely on any information that is presented by the Applicant. If any such information is later found to be inaccurate or incorrect, the Planning Board may determine that any approvals, building permits or other actions previously granted in connection with the application are null and void.

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

Appeared: Christine Fey, Accurate Expediting
286A Belmont Ave., W. Babylon

Mr. Halpin swears in Ms. Fey.

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Mr. Halpin stated have you had the opportunity to review the memo from the Planning Commissioner dated the 21st of January, 2026?

Ms. Fey stated yes.

Mr. Halpin asked, does your client have any conditions, any issues, anything that they would like to bring to the attention of the Board regarding this memorandum?

Ms. Fey stated no, they don't.

Mr. Halpin asked if the Covenant and Restrictions are acceptable to your client?

Ms. Fey stated yes, they are.

Mr. Halpin stated alright, please proceed.

Ms. Fey stated good evening to the Board. The applicant has reviewed the departmental recommendations of conditions, most of which overlap with the previously granted conditions of the ZBA approval and agreed to the recommended conditions. The property in question is a corner lot measuring approximately 160' x 111' with 16,998.75sf situated in the residence c district, nearly 2,000sf more than the required area for two conforming lots in the C zone. It is only the configuration of the overall lot and the position of the existing house which precluded a subdivision without some area variances. A subdivision without any variance relief can only be achieved, by removing and relocating the existing house. Whereas, the proposed subdivision minimizes the relief required without relocating or removing the existing house. The overall property is part of a larger subdivision that dates back to 1908, when large tracts of land were typically subdivided into small 20' wide lots and sold off for development in groups of 2, 3, or 4. Many of these lots were not developed until after the adoption of the zoning code with the result that the overall character of the now fully developed area consists of single-family homes on a broad array of both conforming and non-conforming sized lots. It is clear from the existing development that the overall parcel is comprised of land that was previously subdivided with intent to form two parcels as opposed to one single parcel and that the proposed subdivision is in character with the existing neighborhood. The variances relief for the existing house merely maintains the same side yard and rear yard setbacks that currently exist, and the neighborhood already has many homes on lots of 60' or less.

The proposed subdivision does not require setbacks closer than those that are currently maintained for the existing structures and all minimum setbacks would be maintained for the proposed new house. The ZBA has already issued a negative declaration, as lead agency under STA and granted the necessary variances, having concluded that there were no adverse impacts on the environment or to public interests. The proposed subdivision does not require the addition or extension of new streets or adding any utility or sewage lines in the existing streets. Having addressed all the departmental comments, the site plan as revised provides for on-site drainage to contain surface water run off to the site. We thank you for your time and consideration in this Planning Board application.

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Mr. Halpin stated thank you very much. Do any of the board members have any questions regarding this application?

Board members stated no.

Mr. Halpin stated are we looking at the rendering (referring to the displayed plans). Just so I am clear, the variances have already been approved?

Ms. Fey stated yes.

Mr. Halpin asked if there was anyone from the public that would like to address the Board regarding this application.

A motion was made by Mr. Truchan, seconded by Mr. O'Neill, all members voting to close the hearing and reserve decision.

Mr. Halpin stated this decision has been reserved in order for us to review the feedback we have received this evening and any open site plan issues. The record will remain open for written comments. To follow up on the status of the application or to submit additional written comments, you can contact the Planning Department in either of the following methods:

- In person. The Planning Department is located on the west wing of Babylon Town Hall. Applications, documents and plans are available for inspection between the hours of 9am and 4pm.
- Via phone at 631.957.3103
- Via email at planningcomments@townofbabylonny.gov

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

A motion was made by Mr. Santos, seconded by Ms. Nolan, all members voting to adjourn the public hearing.

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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

Appeared: Gerard Glass, Attorney
72 E. Main Street, Babylon

Appeared: Christopher Labate
460 Hawkins Ave., Ronkonkoma

Mr. Halpin swears in Mr. Labate.

Mr. Glass stated also with us is Anthony News. I don't anticipate he's going to testify. He's the director of operations at the Long Island Mosquito and Tick Control.

Mr. Halpin stated okay, I just got a hand signal from him. If we have a question for him, he will come up.

Mr. Glass stated good evening, Mr. Chairman and Members of the Board. I'll be brief. This is the application of Mosquito Squad. This is a pest control company, as you might guess. It's a franchise, they have five other locations. This is used as their dispatch location and also for their administrative offices.

Mr. Halpin stated hold on for a second. We are just pulling up the memo. Have you had the opportunity to review this memo from Denise Graziano, the Commissioner dated the 8th of December, 2025, regarding any of the issues, with the covenant and restrictions, or anything else that is in the memorandum?

Mr. Glass stated I have.

Mr. Halpin stated are there any issues or concerns?

Mr. Glass stated the only issue is item 17, which we did meet with the Town and the requirement of automatic sprinklers. So, this use is identical to the previous use, that being used for office together with permitted industrial use. There is no change being contemplated to the building. I did meet with Morgan Davis, the Fire Marshal, about this issue and he agreed. There are similar applications I've had like this. This one encompasses no change. It requires in your code a 40% change or alteration. The imposition of the sprinkler requirement is something I know that the Fire Marshal in all do caution tries to impose on most applicants. In this case, it would be a financial burden that the applicant could not afford. They are a tenant at this location. I believe that further conversation with Morgan Davis, will reveal that he is waving that requirement.

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Mr. Halpin stated we will review that with the Fire Commissioner. Please proceed.

Mr. Glass stated this was a building purchased back in February of 2024. When they first went in, they had a little bit of growing pains and there were some cars, that were employee cars that spilled over onto the street. It is the last time there's ever been a complaint about this site. This is a good corporate citizen. They immediately took care of the problem, instructed their employees that they could not park on the street. It did spawn a review by the Town based upon what they thought was a change in the use. It is zoned G Industry. The building is seeded as an industrial use. The former use, was a company called New York Pump, which was pretty much identical to this, offices and some outdoor storage. The outdoor storage part of this is what engenders the requirement that we come in for a new site plan. It's a 15,000sf parcel, 3,500sf warehouse, and a staff. There will be variances relief that's required by the Zoning Board. The outdoor storage is limited to mini-vans and small pickup trucks, that you typically see associated with this type of business, that go out and handle service. It is an exchange. We expect it's going to be about twelve vehicles stored on-site. I know it's an issue for use to deal with the Zoning Board on. There are eight transient spots. The company typically has two employees that are on-site at any given time. With that being said, I would turn the application over to Chris for what planning board's charges and that's what being done to the site.

Appeared: Christopher Labate
460 Hawkins Ave., Ronkonkoma

Mr. Labate stated I am just going to read the whole thing, I am going to repeat some of the stuff, I apologize.

Mr. Halpin stated that's fine.

Mr. Labate stated this project is located in, approximately 1/3 acre, an existing 3,500sf industrial building that's being used for the pest control business. As discussed, it requires outdoor storage for the company vehicles. The property itself is surrounded by residential zoning with G Industrial to the north, which is containing a bus storage lot, as you just saw on the aerial map. This application started with a complaint of the vehicles parked in the street. The client has stopped parking in the street, and since then, there has been no further complaints since then.

Mr. Halpin stated how are they managing that?

Mr. Labate stated from what I understand, the owner has also retained additional parking in Farmingdale. So, between the two of them there hasn't been any issues. I understand there might have been some controversy with the bus, also employees parking out there. I know this is a ZBA matter that we have to require the variance to. I will mention that later. The existing building will be used for office storage for the business and no alterations, as said by the attorney are proposed for the building except for some additional lighting and that's it. The site improvements required for this project are standard in landscaping, drainage requirements and road improvements. There will be additional drainage installed consisting of two 10' x 10'

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drywells to meet the Town code. The existing driveway was encroaching on the neighbor's property to the south. The driveway will be shrunk by 10', given the 5' strip of property back to the adjoining neighbor with a 5' landscape strip on our southerly line, as you can see on the screen, there. We are proposing to relocate the existing utility pole in the driveway 15' to the north with a new proposed apron design. We are proposing a bike rack out front with the removal of all the asphalt in front of the building and replacing it with two street trees, two sweet gums and grass. The existing asphalt snow strip, part of the existing sidewalk area, will also be replaced with concrete to the highway standards. The dumpster itself, in question will be kept indoors except for scheduled pick-up times. We've been working with Planning staff and traffic engineers to meet today's code requirements and they have all been addressed by Planning pending this Town approval. We will also be seeking, again from the ZBA, a parking variance. We are requiring 15 stalls and providing eight. Three of these are for the storage of the vehicles,

the thirteen that we are keeping there, which is kind of a catch-22. It's the same requirement but plus three for that outdoor storage. We felt that this site, kind of fell in the cracks and needed to be updated for a long time. Our client, by leasing the property has stepped up to do so. This time, I would like to answer any questions the Board may have on the site.

Mr. O'Neill stated aside from the site improvements, the elevation of the building, it's kind of a bold blue. Is there anything proposed for the building, itself.

Mr. Labate stated no, I believe that's it. Honestly, the architect in question did the building. He not here today with us. He's not with the firm anymore. But, from what I understand, the building is staying exactly the same, just some additional lighting.

Mr. Glass stated with the exception, that we have spoken to the tenant and they will consider painting and of course signage. It's still got New York Pump sign on it because when they ran into this hurdle, they stopped doing any work and just are operating out there, sort of under the radar. This is not a retail site. They get all their business from the internet and telephone.

Mr. O'Neill stated so they would change the painting, change the color?

Mr. Glass stated they would be willing to paint the building.

Mr. O'Neill stated we would like you to.

Mr. Glass stated they would.

Mr. O'Neill stated okay.

Mr. Halpin stated (to Mr. O'Neill) are you going to go over there and give them the color palette? Maybe some of the neighbors might have an idea.

Mr. Glass stated there are no traffic issues associated with this. No noise, no refuse issues. The

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chemical storage issues were reviewed with Morgan Davis. We gave him a complete list of everything that's stored there. No health department issues. The use is seasonal, to some degree because of the lack of mosquitoes in the cold. It is a broader based pest control business. It doesn't just do mosquitoes, but that is the lion share of it. The hours are not such, that they interfere with the neighbors. So, we are hopeful with the sprinkler requirement aside and winning the zoning board over, we'll come back anytime if there are any complaints.

Mr. Leon stated my question is actually regarding the fire sprinkler system. Is there currently a system in place?

Mr. Glass stated no.

Mr. Leon stated there is no system in place.

Mr. Glass stated no.

Mr. Leon stated okay.

Mr. Glass stated and it's an enormous expense, beyond just site plan expense for a small business. It's upwards of \$75,000 to put a sprinkler system. So that was where they sort of started. They came to me, I met with Morgan Davis or the architect and felt we were comfortable on waving that requirement. I think you'll conclude that at the end that is a requirement that we don't need.

Mr. Leon stated okay. Thank you.

Mr. Wynn stated you stated that all of the chemicals are water-based, there is no oil or any other...

Mr. Glass stated I don't know enough about that. I do know that Morgan Davis has a full array that there it's in compliance with the Health Department requirements. There is no special requirements related to them and I do know there's no flammability issues concern.

Mr. Halpin stated perhaps, you could ask the gentleman from the company to answer that question, so you get a more precise answer.

Appeared: Anthony Nunzig
61 Commerce Blvd., Amityville

Mr. Halpin swears in Mr. Nunzig

Mr. Nunzig stated so, all of our products are non-flammable. They are mostly water based and the only one that has any oils in it is our all-natural product, that has a mixture of essential oils, like cinnamon oil and you know, rosemary oil, thyme oil, things like that.

Mr. Halpin stated so you can use that, instead of that deet stuff.

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Mr. Santos stated you mentioned the time of operation, what is it.

Mr. Glass stated the hours of operation will never exceed 7 to 6. That is the widest expanse. The hours of operation you have contained in your report that we are willing to abide by that.

Mr. Santos stated okay. You said something about the dumpster being indoors, is that correct?

Mr. Labate stated they will keep the dumpster indoors, and it will be pushed outside for scheduled times for pickup.

Mr. Halpin stated on there any other questions?

Board members stated no.

Appeared: Linda White
80 Columbus Blvd., Amityville

Mr. Halpin swears in Ms. White

Ms. White stated I am just finding out about the mosquito company. I inherited a five-generation home that I've been in since a little kid. My concern is, we have children with special needs in the area and elderly people. I'm just finding out that he said mostly water-based. What other chemical are in there? There's certain essential chemical that also attract mosquitoes. Now, when stuff goes air-bound, how does it affect the environment. How would it affect us? My other concerns are the storage of the vehicles. When the vehicles are going to be stored, we are right on the other side of the fence.

Mr. Halpin stated hold on, let's find your house on the map. Where is your house in relation to, is it number 6?

Ms. White stated number 80. Now, we have the fumes from the bus company. Now, we have the fumes that are going to come from the mosquito place and he is talking about storage. So, if he is storing his vehicles there, suppose what does he do with the chemicals when they dispose of the chemicals? What happens to the chemicals on the drainage system? What happens to the chemicals that go into the ground? They are going to be turning on these vehicles and we have more fumes. We are a residential community, not a commercial community. Every time you turn around, we go from a welding place that used to be there, now we are dealing with the mosquitoes. I'm quite sure if your family and loved ones are in there, you would feel the same way. You have to breathe in these. I have lung disease. I can't afford to be exposed to all of this; you know. We have people in our community that are generational homes that could not come tonight because of the snow. So, they don't even get a chance to voice their concerns because they can't be here, you know. So, on behalf of them, we're trying to speak out on them. Again, this stuff is air-bound. What else? What else? What else? There used to be atomic oil company run by Mr. Arvon, who their company was right across the street from this blue

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building. It was an oil company that used to have their trucks there. They could no longer store their trucks there. So, he had to run his company, his office out of his house and store his trucks somewhere else. What gives them the right to come in and just store their trucks? And lastly, Pastor Allen, his church is also on the other side of the fence, Ephesus Church. He is not able to be here.

Mr. Halpin stated where is the church (looking at the map). Okay.

Ms. White stated he is not able to be here because he's stranded in North Carolina. So, I'm talking also on his behalf. So again, my complaint is what are they going to do with these chemicals? How going forward? And, how is it going to expose to us? Because like I said we go from a welding company to mosquito company. And, right in the corner between that blue building and the bus company, there is a power line. A power line that is in the ground. It's

right there in the corner. I submitted photos of it, when I came to complain about the company and if they have all those chemicals and the bus and all that, what's going to happen to the power line? We have homes there. That's it.

Mr. Halpin stated okay, your questions have been noted for the record. We will ask them follow up. Are there any one else from the public that would like to address the Board?

Appeared: Tracy Brown-Smith
7 Saint John Street, Amityville

Mr. Halpin swears in Ms. Smith

Ms. Smith stated good evening. My concern is, I don't understand, if this is a residential area, why are all of these factories coming in? You got the bus company; you're going to have their company. This is a residential area. We have kids. My mother is 90 years old. I would love for her to live her last days, whatever God say, without inhaling all these fumes. I live at 7 St. John, I have a nice front porch that my mother loves to sit on from 9 in the morning until the sun go down, if I let her. There is no reason why we should have these fumes in our area. I'm right next to the church, between the bus company and their fumes and where they want to put their business. My question is, is any of their other mosquito places in residential areas? That's the first question I have. And my second one is, why our neighborhood? There's no reason and I don't think it's fair. All right, the bus company, we had back and forth in here with them. Back and forth. Back and forth. You talking about, you're going to have drainage. Only thing going drainage is bad waste. To my understanding, that's what go drainage, bad waste. And, it's not fair, because I know, even if its water based, some water based is going to be a smell. Especially in the summertime, it's going to be a smell. Everybody in their right mind, know it's going to be a smell. When you put bad waste in a drain, some of it might not even go in the drain. Maybe the drain is too full. Some leaks out. What is going to prevent the smell coming in our area, our residential area? I've been in that house, that I'm living in since 2005. I am not planning on moving nowhere until the Lord say so. And that's the same as my mother. And, I don't think it's fair for her to sit here and have to smell the bus company and now this mosquito smell that

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will be coming. That's all I have. Thank you for listening.

Mr. Halpin stated thank you for coming out this evening. Is there anyone else that would like to address the Board regarding this application?

Ms. White stated how is this also going to affect our water quality, with the drainage? You know, you sit here and think of all these things and it's like a constant wheel going on and we feel threatened. Our livelihoods are threatened. Our health is threatened. And, like I said, we have kids in that area. We have elderly people in the area and the more and more this happens, every time we turn around, we are dealing with something else. So, not only are we dealing with something that's going to potentially leak into the ground, we're going to be experiencing something that could potentially get into our water?

Mr. Halpin stated okay, thank you very much. Is there anyone else who hasn't spoken that would like to address the Board? Okay. Council, why don't you come on up? Mr. Glass, you have heard the concerns from the nearby residents. Could you address them, please?

Mr. Glass stated certainly. So, in terms of the vehicles, they are not diesels. There are regular small minivans and small pickup trucks, they use. No chemical goes into the groundwater. No chemicals are going into those drains. Those are for water, for on-site drainage of rainwater. The zoning is industrial, it's difficult when you marry industrial next to residential, but that's what the zoning here is.

Mr. Halpin stated what is the history of the zoning? Do you know?

Mr. Glass stated as far as I know, it's been zoned industrial for, you know, forever. But I will say this, this is probably one of the more benign uses that you could propose for this type of facility. I think that your restrictions prohibit any idling. I can understand being next to the bus terminal, whereas you know bus storage facility that they would emit odors. I will say one other thing just in passing.

Mr. Halpin stated do you object to the no idling requirement?

Mr. Glass stated no.

Mr. Halpin stated okay.

Mr. Glass stated no objection at all. They come and they go. That the proposal. I think at cap it's going to be 12 vehicles. So, 12 vehicles come, go. You know, many uses in this zone, are much more intense. I think this use, is one of the more benign uses, passive usage for this location.

Mr. Halpin stated sir, do you want to add something regarding the concerns about the internal drainage? The external drainage? Is there anything that you.

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Mr. Labate stated well no. I was just gonna bring the client back up just to say, maybe a little bit better about the chemicals and as far as the drainage that the woman was concerned about.

Mr. Halpin stated you have to speak into the microphone.

Mr. Labate stated as far as the drainage that she was worried about.

Mr. Halpin stated I'm sorry can you start from the beginning.

Mr. Labate stated I would like the client to come up, maybe explain a little bit better how they handle their chemicals and everything. As far as the drainage that I spoke about, that's just for standard rain water and storm water runoff. So, as far as the handling of anything coming into

the groundwater or seepage or the well-water she was concerned about, I'd would like the client to come up and just explain

Mr. Halpin stated is there any possibility that anything in storage could end up getting out of the building and into the rainwater?

Mr. Labate stated we feel it's not going to, but I'd like the client to explain a little bit.

Mr. Halpin stated okay.

Mr. Nunzig stated our products are kept inside of a chemical cage inside the warehouse. They are kept in one-gallon bottles. The guys come in; we stagger their start times from 7 to 8 a.m. They come in, they grab their route for the day, they grab their product that goes in the toolbox on their Chevy Colorado, and then they head out on their route.

Mr. Halpin stated just walk us through the containers. Are they mixing? By the way, can you describe exactly what happens?

Mr. Nunzig stated sure. The trucks themselves have between 50 gallon and 100-gallon water tanks on them, which is strictly just water. They also have locked toolboxes on the back of the trucks. So, the guys come in, in the morning, they grab their bottles of product. It's straight product. It's not mixed.

Mr. Halpin stated it's a concentrate?

Mr. Nunzig stated yes, a concentrate bottle. Yes. It goes in their toolbox. They grab their route and they head out on their route and they hand mix the products into their backpack blowers at the client's properties, depending on how large the property is, how much they think they are going to need.

Mr. Halpin stated you got any questions?

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Mr. Wynn stated there is no mixing on site?

Mr. Nunzig stated no mixing on site.

Mr. Wynn stated none, whatsoever?

Mr. Nunzig stated nope.

Mr. Wynn stated so, you don't have any waste on site?

Mr. Nunzig stated nope and all of our products come in big 50-gallon drums. They go on spill containers inside of our chemical cage in case they ever leak. They go into there's sitting on top of a big spill. We call it a spill kit that catches any product that might drip into it.

Mr. Halpin stated can you describe that spill kit more precisely?

Mr. Nunzig stated sure, picture the size of like a pallet kind of raised up about the same height, a handful of inches, and it's like a grid on top. So, if any product leaks or drips down the side of the barrels, it goes into that storage container. And then we take that storage container and we would tip into a backpack. And, then when the guys go to their first house, second house, whatever it may be, they'd use that product so it gets, you know, dispersed to the customer's property.

Mr. Halpin stated okay. Talk about the fumes, even if you are just thinking as they're going from the 55-gallon drum to the gallon, or whatever the container is that they're taking out on the road, which they will mix. Whatever the conditions are that they're going to address.

Mr. Nunzig stated yes, so it's minimal fumes because, like I said they are in those 50-gallon drums. We put like a hand crank in the drum. We crank it into the bottles. We take that hand crank out. We wash I through bucket of water and then we screw the cap back on the 55-gallon drum. So, a; it doesn't spill and b; very fumes are coming out. All inside of our chem cage, inside of our warehouse, on top of those spill kits.

Mr. Halpin stated is that within the southwest sewer district in the event something gets flushed down the drain?

Mr. Labate stated this is in the sewer district.

Mr. Nunzig stated I'm not sure.

Mr. Halpin stated I should know this. Is this north of southern state parkway?

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Mr. Labate stated it is south of southern state parkway. It's in the sewer district.

Mr. Halpin stated so in the event of anything, let's say you have a slop sink and you're cleaning something; it would go into the sewer system.

Mr. Labate stated well, I don't understand that the client has a slop sink. He was explaining that he has a clean unit.

Mr. Halpin stated no, I am asking a different question. So, you mention that you have that pump, which is a hand pump. They are very precise about what they're drawing out of there. Obviously, those products are not inexpensive. When that pump gets cleaned, let's say between different chemicals, where does the water go that you're cleaning it with?

Mr. Nunzig stated absolutely, we have one pump for each barrel because they are different barrels. We don't want to cross contaminate. So, some are natural, some are, you know the chemicals and the way we wash them is we take it out of the drum and, we put it in a bucket of water and then we crank that water into either a backpack or another bucket that we then drain into the backpack to get dispersed onto customer's properties when we do their treatments. And

the same goes for if we ever empty a bottle, the DEC requires us to do what's called a triple wash. We do the same thing. Fill up the bottle with water, pour it into a backpack, fill it up with water, pour it into a backpack three times before cutting a hole in it and disposing of the bottle. All according to the DEC.

Mr. Truchan stated so, just out of curiosity, this is a franchise?

Mr. Nunzig stated it is, yes.

Mr. Truchan stated and so what's the area you are allowed to cover? Are there any restrictions?

Mr. Nunzig stated this location we purchased; you know it by territory. I say, roughly Queens, like Astoria, kind of, out to Montauk, we own the entire island.

Mr. Truchan stated and those 12 or whatever vehicles, will be servicing that area.

Mr. Nunzig stated yes.

Mr. Truchan stated perfect.

Mr. Nunzig stated it's ah, I don't want to mislead you. It's more than 12 vehicles. That's what we keep on site. We have off-site storage because we ran into these issues with the Town. So now, 10 to 12, are kept at an off-site prime storage, right off Broad Hollow Road or 110, whatever you want to call it. So, 10-12 trucks are there, 10-12 are at location.

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Mr. Truchan stated will any of those other 10-12 trucks that are off-site be coming to this to do their mixing?

Mr. Nunzig stated yes, the guys in the morning, pick up their truck, they leave their car there, they drive it to the warehouse, 10-15 minutes, fill up their backpack, grab their product, grab their route and head on their way.

Mr. Truchan stated thank you

Mr. Halpin stated thank you very much.

Mr. Nunzig stated I also have one more point. She asked about other locations in residential areas. We have five offices. Our Wallington, New Jersey office is in residential area and our Norwalk office, our main office up in the Connecticut is also in a residential zone.

Mr. Halpin stated okay.

Mr. Wynn stated can you give an example of any of the chemicals that you are using? Do you have any caustic chemicals that you're using at all?

Mr. Nunzig stated what kind of chemicals?

Mr. Wynn stated caustic chemicals.

Mr. Nunzig stated I am not sure what that means, so...

Mr. O'Neill stated like an acid.

Mr. Wynn stated a chemical that would burn you.

Mr. Nunzig stated so, they are all approved by the EPA and the...

Mr. Wynn stated no things like that.

Mr. Nunzig stated no, nothing like that. And pesticides are classified in three settings. Either warning, danger or caution. We use the lowest grade.

Mr. Halpin stated I got one question, since Ed brought it up. Do you use chlordane?

Mr. Nunzig stated no, we do not. I don't know what that is, so I am going to assume no. is that like agent orange back in the day.

Mr. Halpin stated let me tell you what it is. When I was a state assemblyman, a long time ago, they used to use chlordane to kill termites. It was incredibly toxic.

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Mr. Nunzig stated we just into the termite game.

Mr. Halpin stated it was incredibly toxic, to the point, where a house in North Babylon was contaminated because the exterminator put too much in there. I put in a bill to ban chlordane. The state department of environmental conservation took action on their own to ban chlordane.

Mr. Nunzig stated good.

Mr. Halpin stated so the reason, why you are getting back in the termite business, is because what you're using now kills termites, but not nearly as effective of chlordane. And I had to explain to exterminators, yes chlordane works, but if you screw up, that house is contaminated and the people living there are subject to cancer causing drugs. To the concern that some of the residents raise.

Mr. Nunzig stated yeah, absolutely.

Mr. Halpin stated so the state banned chlordane.

Mr. Nunzig stated so, good. I answered that one correctly.

Mr. Halpin stated so the reason why repeat business is because the state banned chlordane.
Mr. Nunzig stated good.

Mr. Halpin stated and I had to explain that to the exterminators. And finally, years later, the head of the association for all the exterminators on Long Island came up to thank me. He said, I have never had more business. Now, in all seriousness, because the point of it all, is that there was a time when very toxic chemicals were being used and if they were misapplied, people were in real danger.

Mr. Nunzig stated yeah.

Mr. Halpin stated so I am happy to hear that the state continues to enforce chlordane because if you had it there, you would be in big trouble.

Mr. Nunzig stated yeah. No, absolutely not.

A motion was made by Mr. O'Neill, seconded by Mr. Leon, all members voting to close the hearing and reserve decision.

Mr. Halpin stated this decision has been reserved in order for us to review the feedback we have received this evening and any open site plan issues. The record will remain open for written comments. To follow up on the status of the application or to submit additional written comments, you can contact the Planning Department in either of the following methods:

PLANNING BOARD MINUTES

- In person. The Planning Department is located on the west wing of Babylon Town Hall. Applications, documents and plans are available for inspection between the hours of 9am and 4pm.
- Via phone at 631.957.3103
- Via email at planningcomments@townofbabylonny.gov

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

Appeared: Carlos Munoz
TOC Architects
1200 Vets Hwy, Suite 120
Hauppauge, NY

Mr. Halpin swears in Mr. Munoz

Mr. Halpin stated hold on, do you feel bound by that code.

Mr. Munoz stated no, I am pretty cozy. It was pretty cold outside.

Mr. Halpin stated as you know the Planning Commissioner submitted a memorandum regarding this application.

Mr. Munoz stated yes.

Mr. Halpin stated did you have an opportunity to review that with your client. Are there any issues? Any concerns? Anything you would like to bring to the attention of the Board regarding that memorandum.

Mr. Munoz stated no issues.

Mr. Halpin stated and no concerns about any of the covenant and restrictions?

Mr. Munoz stated no.

Mr. Halpin stated okay, please proceed.

PLANNING BOARD MINUTES

Mr. Munoz stated so, the owner owns two properties, two lots on 29th Street. One of the lots is 50'x100' and the other one is 100'x100'. We are proposing to move the property line between the two lot to be able to one; to be able to comply with the zoning requirement in that area, residential C, 7,500sf lots for a residence to be developed. By moving it 25', we get exactly two 75'x100 lots. By the second case that you guys had, I guess it makes sense that they had these properties sold as parcels of 25' sections. I'm guessing somebody bought two parcels of there were three parcels and now it makes sense based on that history. We have been going back and forth with the Town of Babylon regarding some comments from Building back in October 21, Engineering, Environmental, Fire Prevention. We have answered all those comments and now they seem to be satisfied with the responses. We had to change the house because at one point, they were identical homes, just mirrored, but now we changed the floor plan to be different.

Mr. Halpin stated let's look at each house.

Mr. Munoz stated sure.

Mr. Halpin stated all right, describe what we're looking at. You see it up above us?

Mr. Munoz stated yes, so that one is lot one, it's 2,300sf house, with a one car garage. Just a small portico entrance typical for the area. There's only four bedrooms. It's a four-bedroom house with a living room, family room, and a dining room. It's an unfinished basement. It's under a thirty-foot height requirement. There is no variance required for any of the two houses that we are proposing. And again, they are typical for the area, vinyl siding, asphalt shingles, whatever matches the area. Nothing too above, you know, that doesn't belong in that area.

Mr. Halpin stated okay, let's go to the next house.

Mr. Munoz stated similar as far as the program as the first house, you know, just the colors are a little different. We tried to play around with the designs, just a little different, just to make sure that they are different from the other one.

Mr. Halpin stated you know what that's about? We don't want houses to look like Levittown.

Mr. Munoz stated I know. I know.

Mr. Halpin stated where everything was the same, cookie cutter, cookie cutter.

Mr. Munoz stated no, but now Levittown is changing completely.

Mr. Halpin stated and I grew up in part of Babylon Town, that once had a farm that they turned it into a Levittown type house. But on the other hand, if you go there now, those houses are selling for half million dollars. That was a long time ago.

Mr. Munoz stated yes.

PLANNING BOARD MINUTES

Mr. Halpin stated okay, so please...

Mr. Munoz stated same program, four bedrooms, living room, dining room, family room, but the layout is a little different than the other one. There's really not so much you can do with a 2,300sf house. We think we changed it enough so they look different enough. Not only mirror them, but also changed the façade, the way it looks. Also, the colors help a lot to drastically change them, also put them apart. We are putting driveways in between them so moving them even further from each other. So, it kind of helps with not looking like you're in a development area. We have partial plan approval from Suffolk County Department of Health. They are just pending on your thoughts and whenever we get approval from Planning Board. They will be able to approve and give us a permit on the Department of Health.

Mr. Halpin asks the Board, are there any questions? So, no variances?

Mr. Munoz stated no variances required.

Mr. Santos stated I notice it has a basement.

Mr. Munoz stated yes, they are unfinished.

Mr. Santos stated any entrance from the outside?

Mr. Munoz stated we have an egress window well as required by New York State but don't have stairs going to the basement.

Mr. Santos stated thank you.

Mr. Halpin stated so you are required to have an escape through a window?

Mr. Munoz stated you are required. All new basements are required to have escape.

Mr. Halpin stated you don't want to be trapped in there.

Mr. Munoz stated yes.

Mr. Halpin stated okay. Is there anything you would like to add?

Mr. Munoz stated no.

Mr. Halpin stated is there anyone here from the public that would like to address the Board regarding this application.

A motion was made by Mr. O'Neill, seconded by Mr. Santos, all members voting to close the hearing and reserve decision.

PLANNING BOARD MINUTES

Mr. Halpin stated this decision has been reserved in order for us to review the feedback we have received this evening and any open site plan issues. The record will remain open for written comments. To follow up on the status of the application or to submit additional written comments, you can contact the Planning Department in either of the following methods:

- In person. The Planning Department is located on the west wing of Babylon Town Hall. Applications, documents and plans are available for inspection between the hours of 9am and 4pm.
- Via phone at 631.957.3103
- Via email at planningcomments@townofbabylonny.gov

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

A motion was made by Mr. Leon, seconded by Ms. Nolan, all members voting to approve the application.

PLANNING BOARD MINUTES

RESOLUTION NO. 2026-010
REFERRAL TO THE TOWN BOARD
FOR A CHANGE OF ZONE
GC-2L LLC
P.B. JOB NO. 25-39AFE
MONDAY, JANUARY 26, 2026

WHEREAS, pursuant to the code of the Town of Babylon, Chapter 213, Article IV, Sections 30 – 35 a formal application for a change of zone from E-Business and B-Residence to E Business has been submitted to the Planning Board of the Town of Babylon for review and referral to the Town Board and a \$2,700.00 has been paid;

WHEREAS, pursuant to the Code of the Town of Babylon, Chapter 186, Sections 1-17, a formal application for site plan review has been submitted to the Planning Board and a \$1,650.00 fee has been paid; and

WHEREAS, to rezone the subject parcel from B-Residence to E-Business and 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.; and

WHEREAS, more specifically the subject parcel to be rezoned is located on the west side of Route 110, 350' south of Great Neck Road, in the hamlet of Farmingdale, and is identified by Suffolk County Tax Map No. 0100-121-01-013.001 & 0100-121-01-14.002; and

WHEREAS, a informational/public hearing was held on said site plan application at Babylon Town Hall in Lindenhurst, New York on January 5, 2026; and

WHEREAS, the Planning Board has reviewed the revised site plan, dated November 26, 2025, and requirements and recommendations of Highway, Engineering, Building, Fire Prevention, Environmental Control, Traffic Safety and Planning at the meetings of January 5, 2026 and January 26, 2026;

NOW, THEREFORE, be it

RESOLVED, that the Planning Board hereby refers to the Town Board the application of GC-2L LLC PB Job No. 25-39AFE, for a change of zone from E Business and B Residence to E Business be reviewed; and

AND FURTHER BE IT,

RESOLVED that the Planning Board hereby recommends the following conditions of granting be adopted;

PLANNING BOARD MINUTES

RESOLVED, that this application would be subject to the following conditions:

1. Subject to final site plan approval from the Planning Board.
2. Subject to ZBA approval for any associated variances.
3. If the use or construction as contemplated herein, is not commenced within three (3) years of the date of the site plan approval resolution from the Planning Board, the zoning of the subject premises shall revert back to B-Residence and this resolution will be of no further force or effect.

VOTES: (7) AYES: (7) NAYS: (0) ABSTAINED (0)

Patrick Halpin	X
Edward Wynn	X
Julianne Nolan	X
Gerald O'Neill	X
Daniel Truchan	X
Frank Santos	X
Juan Leon	X

The resolution was thereupon declared duly adopted.
Dated January 26, 2026 Town of Babylon New York.

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

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

PLANNING BOARD MINUTES

A motion was made by Mr. Truchan, seconded by Mr. Santos, all members voting to approve the application.

RESOLUTION NO. 2026-011
APPROVING MODIFICATION OF APPROVED SITE PLAN
SPARK CAR WASH, LLC
JOB # 24-11A
MONDAY, JANUARY 26, 2026

WHEREAS, pursuant to the Code of the Town of Babylon, Chapter 186, Sections 1-17, a formal application for site plan review, entitled, Spark Car Wash, LLC, was submitted to the Planning Board of the Town of Babylon, on February 1, 2024 and an application fee of \$ 650.00 was paid; and

WHEREAS, said proposed site development, to demolish an existing 3,081sf two story building in order to construct a 4,879sf two story car wash along with associated site improvements. The development is located on the south side of W. Montauk Highway, 100' west of Fleets Point Drive in the hamlet of West Babylon, and is identified by Suffolk County Tax Map No. 0100-223-02-002, and

WHEREAS, two public hearings were held on said site plan application at Babylon Town Hall in Lindenhurst, New York on November 18, 2024 and May 5, 2025; and

WHEREAS, a Negative Declaration was adopted by the Planning Board on July 28, 2025 by Resolution No. 2025-070 and it has been determined that the Negative Declaration does not require amending; and

WHEREAS, the site plan review was approved by the Planning Board on July 28, 2025 by Resolution No.2025-071; and

WHEREAS, the applicant has submitted a revised site plan prepared by Dale E. Koch, Licensed Professional Engineer, License No. 089418-1, dated January 16, 2026 (revised) which reflect the following changes to the approved site plan:

To install a manual swing gate at the existing cross access area, and to install off site signage.

WHEREAS, the Commissioner of Planning and Development has reviewed said submission and has found it to be acceptable;

PLANNING BOARD MINUTES

NOW, THEREFORE, be it

RESOLVED, that the application of Spark Car Wash, LLC for approval of said revised site plan prepared by Dale E. Koch, Licensed Professional Engineer, License No. 089418-1, dated January 16, 2026 (revised) be approved.

VOTES: (7) AYES: (7) NAYS: (0) ABSTAINED (0)

Patrick Halpin	X
Edward Wynn	X
Julie Nolan	X
Michael Cafaro	X
Gerald O’Neill	X
Daniel Truchan	X
Frank Santos	X

The resolution was thereupon declared duly adopted.
Dated January 26, 2026 Town of Babylon New York.

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

A motion was made by Ms. Nolan, seconded by Mr. O’Neill, all members voting to approve the application.

PLANNING BOARD MINUTES

RESOLUTION NO. 2026-012
TO CORRECT SCRIVENER'S ERROR
OAK STREET REALTY, LLC.
P.B. JOB NO. 24-17AB
MONDAY, JANUARY 26, 2026

WHEREAS, pursuant to the Code of the Town of Babylon, Chapter 186, Sections 1-17, a formal application for site plan review, entitled, Oak Street Realty, Inc., was submitted to the Planning Board of the Town of Babylon, on March 14, 2024 and an application fee of \$ 700.00 was paid; and

WHEREAS, pursuant to Town Law, Article 16, Section 276, a formal application for the approval for subdivision, entitled, Oak Street Realty, Inc., was submitted to the Planning Board of the Town of Babylon on March 14, 2024, and an application fee of \$ 1,000.00 was paid; and

WHEREAS, said proposed site development, to maintain an existing two-story mixed-use building, as well as a single-family home as part of a subdivision of four lots into two, along with associated site improvements. The development is located on the northwest side of Little East Neck Road and 9th Street in the hamlet of West Babylon, and is identified by Suffolk County Tax Map No. 0100-137-02-051.001, 0100-137-02-051.003, 0100-137-02-052.001 and 0100-137-02-053.000; and

WHEREAS, a public hearing was held on said site plan and subdivision application at Babylon Town Hall in Lindenhurst, New York on June 9, 2025; and

WHEREAS, Resolution No. 2025-141 approved said site plan/subdivision on December 15, 2025 and imposed certain conditions and covenants and restrictions; and

WHEREAS, the conditions and covenant and restrictions imposed by Resolution No. 2025-141 were imposed on the incorrect lots: Proposed Lot 1 was incorrectly listed as the mixed use building, when it is in fact the single family dwelling and vice versa; and

WHEREAS, Resolution No. 2025-141 shall be amended and read:

Conditions for Lot 1 (Single Family Dwelling):

1. Subject to SCPC referral.
2. Subject to ZBA approval for any associated variances.
3. Subject to SCDPW Sewer Office approval.
4. The applicant shall record new deeds in accordance with the subdivision prior to issuance of a Certificate of Occupancy.
5. Town of Babylon Engineering to determine if street trees of 2.5" – 3" diameter are to be planted every 30 feet.

PLANNING BOARD MINUTES

6. Sewer district connection required and water saving plumbing fixtures are required.
7. The developer must adhere to the standard offsite requirements imposed by the Highway Division, Department of Public Works.
8. Recreation fee of \$2,500 is required.
9. Address number to be placed in a position visible from the street.
10. Preserve natural vegetation to the greatest extent practicable.
11. Any tree removal must be performed by individuals certified to work in the Asian Long Horned Beetle quarantine area.

Conditions for Lot 2 (Mixed Use Building):

1. Subject to SCPC referral.
2. Subject to ZBA approval for any associated variances.
3. Subject to SCDPW Sewer Office approval.
4. Subject to the requirements of Highway, Engineering, and the Fire Marshall.
5. Owner/applicant shall comply with the Town of Babylon Stormwater Code (Chapter 189).
 - a. An Industrial Agreement must be signed.
 - b. Stormwater application fee must be submitted.
 - c. Contain all stormwater runoff on-site to Engineering requirements.
6. A rodent control plan will be implemented prior to construction in order to remove rodent populations from the site. Additionally, the adjacent landowners will be notified prior to the commencement of construction.
7. Fugitive dust generation shall be controlled by appropriate means such as watering.
8. Address number, building number, or approved building identification to be placed in a position visible from the street.
9. Fire and smoke detection systems and carbon monoxide detectors should be installed in accordance with NFPA 72.
10. As a minimum measure to reduce noise levels, applicant/owner to install sound insulation panels around all air-conditioning units, chillers, refrigeration units and sound insulation blankets around all air-handling units if required by the Town.
11. Construction will be conducted between the hours of 7am and 8pm on weekdays and between the hours of 9am and 4pm on Saturdays. No exterior construction will be permitted on Sundays, only interior construction. Construction activities on site shall be in strict conformance with Chapter 156-9D of the Noise Code of the Town of Babylon.
12. Sewer district connection is required and water saving plumbing fixtures to be utilized.
13. The location of new transformers and water service devices shall be approved by the Town of Babylon Planning Department prior to installation and shall not be located adjacent to any roadways.
14. Owner to contribute to the fund for the installation and maintenance of emergency vehicle optical pre-emption equipment on traffic signals in the area. Estimated cost to be \$1,500.00.
15. During construction, owner/applicant is responsible to sweep access streets and keep the roadways free of dirt and mud.
16. All regulatory warning signs are to adhere to the Manual of Uniform Traffic Control Devices for Streets and Highways Specifications. All signs must also be fabricated using high-intensity retro reflective sheeting.

PLANNING BOARD MINUTES

- 17.
18. Any site signage proposed must be located so as to not adversely impact site plan functionality and is subject to further review by the Town of Babylon Planning Department. Upon filing proposed sign package with sign inspector, applicant shall simultaneously submit a copy to the Planning Department for review of location and suitability of proposed signage. Should proposed signage conflict with approved site plan, the Commissioner of the Planning Department reserves the right to require the applicant to file for a site plan modification.
19. No temporary signage, flags, etc. All signage shall be reviewed and approved by the Town of Babylon sign inspector.
20. Because of the deficiency in parking, if substantiated complaints regarding spillover parking or parking in areas not designated for parking are received by the Planning Department, the Commissioner of the Town of Babylon Planning Department shall notify the property owner by certified mail to rectify any such parking problems. If the property owner fails to correct said overflow parking issue after thirty (30) days from the date of such mailing, the Planning Board reserves the right, after a duly noticed public hearing, to impose additional conditions of site plan approval including, but not limited to: requiring the property owner to lease unoccupied and/or unused off-site parking spaces to lawfully accommodate overflow parking and/or to obtain use of additional parking spaces by means of a cross-access agreement. Such additional condition(s) of approval shall relate to parking only and shall not be unreasonably imposed. The property owner shall have the opportunity to implement the above item or prepare and/or implement a spillover parking plan for peak parking periods acceptable to the Commissioner of Planning and Development prior to having a public hearing before the Planning Board.

Covenants and Restrictions for Lot 1 (Single Family Dwelling):

1. Dwelling to be maintained as a single family dwelling.
2. The planting of bamboo is strictly prohibited; said condition must be noted on the front of the Certificate of Occupancy.
3. No side yard decks.
4. No second story decks.
5. No outdoor stairs to second story.

Covenants and Restrictions for Lot 2 (Mixed Use Building):

1. No exterior-mounted steel security gates or shutters permitted. Only interior-mounted mesh type security gates permitted.
2. All site lighting to be contained on site and must conform to dark-sky lighting regulations.
3. No outdoor speakers or paging systems.
4. The owner/developer is responsible for maintaining all site development improvements including, but not limited to, the following: fire and smoke detection system, automatic fire sprinkler system, building, drainage, curbs, sidewalks, fencing, asphalt, landscaping, etc.

PLANNING BOARD MINUTES

5. Owner/applicant shall comply with all NYS regulations for handicapped accessibility including, but not limited to, handicapped ramps and handicapped parking spaces.
6. All noise generating equipment on-site including, but not limited to, heating ventilation and air conditioning (HVAC), chillers, refrigeration units, and compressors shall operate in conformance with Chapter 156 Town of Babylon Noise Code. In the event that any such equipment exceeds Chapter 156 standards immediate steps shall be taken to mitigate those noise levels.
7. All buildings, structures, signs, fences, and landscaping shall be maintained in accordance with all applicable codes and ordinances of the Town of Babylon, and violations thereof may be prosecuted and enforced in the same manner as provided therein.
8. No further development of the site without Planning Board approval.
9. No truck idling is permitted at any time.
10. All refuse shall be contained within the perimeter and height of the refuse enclosure as approved by the site plan.
11. Maintenance access shall be in accordance with Section 189-9 of the Code of the Town of Babylon. The Town of Babylon shall be provided with access to the stormwater infrastructure at reasonable times for periodic inspection by the Town of Babylon and its officers to ensure that the infrastructure is maintained in proper working condition to meet design standards and any other provisions established by Chapter 189. This agreement shall be binding on all subsequent landowners.
12. Maintenance after construction shall be in accordance Section 189-9 of the Code of the Town of Babylon. Stormwater management practices installed in accordance with Chapter

189 shall be operated and maintained to ensure that the goals of Chapter 189 are fully achieved. Proper operation and maintenance includes, at minimum, the following:

- a. A preventive/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by the owner or operator to achieve the goals of Chapter 189. A written record of stormwater management system maintenance activities shall be established and maintained on site and be available for review by the Town of Babylon upon request.
 - b. Written procedures for operation and maintenance and training new maintenance personnel shall be prepared and maintained on site and will be available for review by the Town of Babylon upon request.
 - c. Discharges from SMPs shall not exceed design criteria or contribute to water quality standard violations in accordance with §189-8B of the Code of the Town of Babylon.
13. Upon completion of construction, any stormwater control structures impacted during construction shall be cleaned by the owner or operator. Routine maintenance of stormwater infrastructure on the site will include the following:
 - a. Monitoring of drainage inlets (catch basins) will be completed routinely, particularly after larger storm events and must be kept free from obstruction by leaves, trash, and other debris.
 - b. Drainage grates must be kept free from obstruction by leaves, trash, and other debris.

PLANNING BOARD MINUTES

- c. Drainage structures shall be inspected annually to determine if sediment removal is necessary to ensure that the drainage structures are properly functioning and that they permit adequate conveyance throughout the system. If applicable, the manufacturer’s specifications for maintenance procedures and frequency must be strictly followed.
 - d. The drainage structures must be routinely monitored for the removal of surface sediment and trash.
 - e. Street sweeping of the parking areas shall be conduct at least four times annually to remove sediment that may impact the drainage infrastructure and additionally, as necessary due to storm events.
 - f. The grounds and parking area shall be inspected for litter monthly and any litter shall be removed as necessary.
14. The entire building is to have a fully automatic fire sprinkler system installed pursuant to NFPA 13 and Section 213-235 of the Town Zoning Code and as required by the Fire Marshal.
 15. The Town of Babylon is not responsible for any damage to the curbs or light poles on site in connection with solid waste pick up.
 16. There shall be no outdoor events on the premises.
 17. All delivery vehicles servicing this location must be contained on-site so as to not impede pedestrian or vehicular traffic off-site.
 18. By virtue of this site plan approval, SCTM# 0100-137-02-051.001, 051.003, 052.001, and part of 53.000 are effectively merged. No parcel shall operate independent of the other parcel(s), since they only function conjointly as one contiguous site.
 19. The owner/operator is responsible for the implementation of pest control measures, which may include but not be limited to, retaining the services of a licensed exterminator, in order to prevent pest infestation on site or dispersion into surrounding areas.

NOW, THEREFORE, be it

RESOLVED that the Planning Board hereby APPROVES the aforementioned amendment to Resolution No. 2025-141.

VOTES: (7) AYES: (7) NAYS: (0) ABSTAINED (0)

Patrick Halpin	X
Edward Wynn	X
Julianne Nolan	X
Gerald O’Neill	X
Daniel Truchan	X
Frank Santos	X
Juan Leon	X

The resolution was thereupon declared duly adopted.
 Dated January 26, 2026 Town of Babylon New York.

PLANNING BOARD MINUTES

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.

Read and Filed

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.

A motion was made by Mr. Truchan, seconded by Mr. Leon, all members voting to approve the extension of time.

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.

Read and Filed

4. Letter dated January 13, 2026 from Nicole Blanda to Denise Graziano regarding PB JOB# 24-22B; Edward Ratuszny requesting third extension of time.

A motion was made by Mr. Truchan, seconded by Mr. Wynn, all members voting to approve the 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.

Read and Filed

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.

A motion was made by Mr. Truchan, seconded by Mr. O'Neill, all members voting to approve the extension of time.

PLANNING BOARD MINUTES

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.

Read and Filed

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.

A motion was made by Mr. O'Neill, seconded by Mr. Wynn, members voting to approve the extension of time. Mr. Truchan votes nay.

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.

Read and Filed

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

A motion was made by Ms. Nolan, seconded by Mr. Santos, members voting to approve the extension of time. Mr. Truchan votes nay

ACCEPTANCE OF MINUTES

January 12, 2026- pending
January 19, 2025- pending

PLANNING BOARD MINUTES

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

PLANNING BOARD MINUTES

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

PLANNING BOARD MINUTES

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

PLANNING BOARD MINUTES

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

October 27, 2025

PLANNING BOARD MINUTES

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

A motion was made by Ms. Nolan, seconded by Mr. Truchan, all members voting to close the record.

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

December 8, 2025

PLANNING BOARD MINUTES

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

A motion was made by Mr. Leon, seconded by Mr. O'Neill, all members voting to close the record.

January 5, 2026

PLANNING BOARD MINUTES

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

ADDENDUM

PLANNING BOARD MINUTES

A. WORK SESSION/SITE PLAN REVIEW/MINOR SUBDIVISION/CHANGE OF ZONE

1. JOB# 24-55ABE; West Babylon Manor, Inc.
Location: n/s/o Elmwood Rd., 295' w/o NYS Route 109, West Babylon.
SCTM# 0100-213-01-005 & 004.003
Proposes: To subdivide an existing A Residence zoned parcel into two, in order to maintain an existing single-family dwelling on lot one. On lot two rezone to SCMR in order to construct a garage and merge with an adjacent SCMR complex.
Zone - SCMR & A Residence
SEQRA – Unlisted Action, Uncoordinated Review.

Record Closed

B. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/MINOR SUBDIVISION/CHANGE OF ZONE

1. JOB# 24-55ABE; West Babylon Manor, Inc.
Location: n/s/o Elmwood Rd., 295' w/o NYS Route 109, West Babylon.
SCTM# 0100-213-01-005 & 004.003
Proposes: To subdivide an existing A Residence zoned parcel into two, in order to maintain an existing single-family dwelling on lot one. On lot two rezone to SCMR in order to construct a garage and merge with an adjacent SCMR complex.
Zone - SCMR & A Residence
SEQRA – Unlisted Action, Uncoordinated Review.

A motion was made by Mr. Wynn, seconded by Mr. O'Neill, all members voting to approve the application.

RESOLUTION NO. 2026-013
DETERMINING THAT PLANNING BOARD JOB NO. 24-55ABE
WEST BABYLON MANOR, INC.
WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT
MONDAY, JANUARY 26, 2026

WHEREAS, the Planning Board of the Town of Babylon hereby declares its intent to be the lead agency for the application of West Babylon Manor, Inc., located on the north side of Elmwood Road, 295' west of New York State Route 109 in the hamlet of West Babylon, identified by Suffolk County Tax Map No. 0100-213-01-005 and 213-01-004.003 in accordance with the

PLANNING BOARD MINUTES

State Environmental Quality Review Act (SEQRA) and the Town of Babylon Environmental Quality Review Act (TOBEQRA); and

WHEREAS, the Department of Environmental Control is assisting the Planning Board in fulfilling its responsibilities under SEQRA and TOBEQRA; and

WHEREAS, in accordance with the requirements of 6NYCRR Sections 617.6 and 617.7, and Sections 114-6 and 114-7 of Chapter 114 of the Code of the Town of Babylon, the Department of Environmental Control has reviewed the Environmental Assessment Form with respect to the site plan, prepared by Christopher Thomas Labate, Licensed Professional Engineer, License No. 088475, dated September 22, 2025; and

WHEREAS, based upon review of the information submitted, the Department of Environmental Control has recommended a NEGATIVE DECLARATION be adopted; and

WHEREAS, the Planning Board has reviewed the available information and the recommendation of the Department of Environmental Control; and

WHEREAS, that the Planning Board classifies the action as an Unlisted Action with an Uncoordinated Review having been conducted; and

WHEREAS, that the Planning Board hereby independently determines the following:

1. The proposal will not result in additional residential units or density.
2. The proposal will not result in a substantial adverse change to air quality, water quality, noise, traffic, or community character.
3. The project site does not contain any sensitive environmental resources.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board as lead agency hereby determines that the proposal by West Babylon Manor, Inc. will not have a significant adverse impact on the environment.

AND FURTHER, be it

RESOLVED, that based upon the foregoing determination, the Planning Board of the Town of Babylon hereby adopts a NEGATIVE DECLARATION, as required by the SEQRA AND TOBEQRA.

VOTES: (7)

AYES: (7)

NAYS: (0)

ABSTAINED (0)

Patrick Halpin
Edward Wynn

X
X

PLANNING BOARD MINUTES

Julianne Nolan	X
Gerald O’Neill	X
Daniel Truchan	X
Frank Santos	X
Juan Leon	X

The resolution was thereupon declared duly adopted.
Dated January 26, 2026 Town of Babylon New York.

C. RESOLUTION/SITE PLAN REVIEW/MINOR SUBDIVISION/CHANGE OF ZONE

- 1. JOB# 24-55ABE; West Babylon Manor, Inc.
 Location: n/s/o Elmwood Rd., 295’ w/o NYS Route 109, West Babylon.
 SCTM# 0100-213-01-005 & 004.003
 Proposes: To subdivide an existing A Residence zoned parcel into two, in order to maintain an existing single-family dwelling on lot one. On lot two rezone to SCMR in order to construct a garage and merge with an adjacent SCMR complex.
 Zone - SCMR & A Residence
 SEQRA – Unlisted Action, Uncoordinated Review.

A motion was made by Mr. Santos, seconded by Mr. Truchan, all members voting to approve application.

RESOLUTION NO. 2026-014
 APPROVAL OF SITE PLAN
 AND APPROVAL OF SUBDIVISION
 WEST BABYLON MANOR, INC.
 P.B. JOB NO. 24-55ABE
 MONDAY, JANUARY 26, 2026

WHEREAS, pursuant to the Code of the Town of Babylon, Chapter 186, Sections 1-17, a formal application for site plan review, entitled, West Babylon Manor, Inc., was submitted to the Planning Board of the Town of Babylon, on October 3, 2024 and an application fee of \$ 1,950.00 was paid; and

WHEREAS, pursuant to Town Law, Article 16, Section 276, a formal application for the approval of the subdivision, entitled West Babylon Manor, Inc., was submitted to the Planning Board of the Town of Babylon on January 6, 2026, and an application fee of \$ 1000.00 was paid; and

PLANNING BOARD MINUTES

WHEREAS, said proposed site development is to subdivide an existing A Residence zoned parcel into two, in order to maintain an existing single-family dwelling on lot one; and on lot two rezone to SCMR in order to construct a garage and merge with an adjacent SCMR complex. The development is located on the north side of Elmwood Road, 295' west of New York State Route 109 in the hamlet of West Babylon, and is identified by Suffolk County Tax Map No. 0100-213-01-005 and 213-01-004.003, and

WHEREAS, a public hearing was held on said site plan and subdivision application at Babylon Town Hall in Lindenhurst, New York on October 20, 2025; and

WHEREAS, upon the recommendation of the Department of Environmental Control, it has been determined that in accordance with the State Environmental Quality Review Act (SEQRA) and the Town of Babylon Environmental Quality Review Act (TOBEQRA), the proposed action is an Unlisted Action, Uncoordinated Review and a Negative Declaration was adopted by the Planning Board on January 26, 2026 by Resolution No. 2026-013; and

WHEREAS, the Planning Board has reviewed the site plan, subdivision and requirements and recommendations of the Department of Public Works, Divisions of Engineering, Building, Environmental Control, Fire Prevention, Traffic Safety and the Department of Planning and Development at the meetings of October 10, 2025, and January 26, 2026; and

WHEREAS, upon the referral of the Planning Department, a Change of Zone was granted and adopted by the Town Board on January 14, 2026 by Resolution No. 90; and

WHEREAS, the property must be maintained pursuant to Babylon Town Code Section 213-367, Property Maintenance, and Signs, Article XXXIII must be complied with;

NOW, THEREFORE, be it

RESOLVED that the application of West Babylon Manor, Inc., for approval of the site plan prepared by Christopher Thomas Labate, Licensed Professional Engineer, License No. 088475 dated September 22, 2025, is hereby APPROVED; and

NOW, THEREFORE, be it

FURTHER RESOLVED that the application of West Babylon Manor, Inc., for approval of the subdivision prepared by Russell H. Lewis, Licensed Land Surveyor, License No. 050256 dated October 3, 2024 is hereby, APPROVED; and that the applicant shall record new deeds in accordance with the subdivision and that the applicant be advised that a building permit must be obtained within one hundred and eighty (180) days of FINAL approval and that the Chairperson of the Planning Board be authorized to endorse approval on said subdivision plat subject to the following conditions;

The following declaration of COVENANTS and RESTRICTIONS must be filed in the Suffolk County Clerk's Office:

PLANNING BOARD MINUTES

Covenants and Restrictions for Remainder of Lot 5 (Existing single-family dwelling to remain):

1. Single family dwelling only;
2. No further subdivision of the lot;
3. No accessory apartments;
4. The planting of bamboo is strictly prohibited; said condition must be noted on the front of the Certificate of Occupancy.

Covenants and Restrictions for Lot 4.003 (Expanded SCMR Lot):

1. All site lighting to be contained on site and must conform to dark-sky lighting regulations.
2. The owner/developer is responsible for maintaining all applicable site development improvements including, but not limited to, the following: fire and smoke detection system, automatic fire sprinkler system, building, drainage, curbs, sidewalks, fencing, asphalt, landscaping, etc.
3. Owner/applicant shall comply with all NYS regulations for handicapped accessibility including, but not limited to, handicapped ramps and handicapped parking spaces.
4. All noise generating equipment on-site including, but not limited to, heating ventilation and air conditioning (HVAC), chillers, refrigeration units, and compressors shall operate in conformance with Chapter 156 Town of Babylon Noise Code. In the event that any such equipment exceeds Chapter 156 standards immediate steps shall be taken to mitigate those noise levels.
5. All buildings, structures, signs, fences, and landscaping shall be maintained in accordance with all applicable codes and ordinances of the Town of Babylon, and violations thereof may be prosecuted and enforced in the same manner as provided therein.
6. No further development of the site without Planning Board approval.
7. All refuse shall be contained within the perimeter and height of the refuse enclosure as approved by the site plan.
8. Maintenance access shall be in accordance with Section 189-9 of the Code of the Town of Babylon. The Town of Babylon shall be provided with access to the stormwater infrastructure at reasonable times for periodic inspection by the Town of Babylon and its officers to ensure that the infrastructure is maintained in proper working condition to meet design standards and any other provisions established by Chapter 189. This agreement shall be binding on all subsequent landowners.
9. Maintenance after construction shall be in accordance Section 189-9 of the Code of the Town of Babylon. Stormwater management practices installed in accordance with
10. Chapter 189 shall be operated and maintained to ensure that the goals of Chapter 189 are fully achieved. Proper operation and maintenance includes, at minimum, the following:
 - a. A preventive/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by

PLANNING BOARD MINUTES

the owner or operator to achieve the goals of Chapter 189. A written record of stormwater management system maintenance activities shall be established and maintained on site and be available for review by the Town of Babylon upon request.

- b. Written procedures for operation and maintenance and training new maintenance personnel shall be prepared and maintained on site and will be available for review by the Town of Babylon upon request.
 - c. Discharges from SMPs shall not exceed design criteria or contribute to water quality standard violations in accordance with §189-8B of the Code of the Town of Babylon.
11. Upon completion of construction, any stormwater control structures impacted during construction shall be cleaned by the owner or operator. Routine maintenance of stormwater infrastructure on the site will include the following:
- a. Monitoring of drainage inlets (catch basins) will be completed routinely, particularly after larger storm events and must be kept free from obstruction by leaves, trash, and other debris.
 - b. Drainage grates must be kept free from obstruction by leaves, trash, and other debris.
 - c. Drainage structures shall be inspected annually to determine if sediment removal is necessary to ensure that the drainage structures are properly functioning and that they permit adequate conveyance throughout the system. If applicable, the manufacturer's specifications for maintenance procedures and frequency must be strictly followed.
 - d. The drainage structures must be routinely monitored for the removal of surface sediment and trash.
 - e. Street sweeping of the parking areas shall be conducted at least four times annually to remove sediment that may impact the drainage infrastructure and additionally, as necessary due to storm events.
 - f. The grounds and parking area shall be inspected for litter monthly and any litter shall be removed as necessary.
12. The Town of Babylon is not responsible for any damage to the curbs or light poles on site in connection with solid waste pick up.
13. By virtue of this site plan approval, SCTM # 0100-213-01-004.003 & the portion of 0100-213-01-005 that is to be rezoned, are effectively merged. No parcel shall operate independent of the other parcel, since they only function conjointly as one contiguous site.

RESOLVED, that the approval of this site plan and subdivision are subject to the following conditions:

PLANNING BOARD MINUTES

Conditions for Remainder of Lot 5 (Existing single-family dwelling to remain):

1. Subject to the applicant obtaining a certificate of occupancy for the existing dwelling;
2. Subject to Zoning Board of Appeals approval for any associated variances;
3. Subject to SCPC referral;
4. Sewer district and water saving plumbing fixtures to be utilized;
5. Recreation fee of \$2,500 is required;
6. Address number to be placed in a position visible from the street;
7. Owner/applicant shall comply with the Town of Babylon Stormwater Code (Chapter 189);
8. Subject to Highway Engineering and Engineering requirements.

Conditions for Lot 4.003 (Expanded SCMR Lot):

1. Subject to ZBA approval for any associated variances.
2. Subject to SCPC referral.
3. Owner/applicant shall comply with the Town of Babylon Stormwater Code (Chapter 189).
 - a. An Industrial Agreement must be signed.
 - b. Stormwater application fee must be submitted.
 - c. Contain all stormwater runoff on-site to Engineering requirements.
4. Fire and smoke detection systems and carbon monoxide detectors should be installed in accordance with NFPA 72.
5. Address number, building number, or approved building identification to be placed in a position visible from the street.
6. As a minimum measure to reduce noise levels, applicant/owner to install sound insulation panels around all air-conditioning units, chillers, refrigeration units and sound insulation blankets around all air-handling units if required by the Town.
7. During construction, owner/applicant is responsible to sweep access streets and keep the roadways free of dirt and mud.
8. Sewer district and water saving plumbing fixtures to be utilized.
9. All regulatory warning signs are to adhere to the Manual of Uniform Traffic Control Devices for Streets and Highways Specifications. All signs must also be fabricated using high-intensity retro reflective sheeting.

10. Construction will be conducted between the hours of 7am and 8pm on weekdays and between the hours of 9am and 4pm on Saturdays. No exterior construction will be permitted on Sundays, only interior construction. Construction activities on site shall be in strict conformance with Chapter 156-9D of the Noise Code of the Town of Babylon.

PLANNING BOARD MINUTES

- 11. Subject to the requirements of Highway, Engineering, and the Fire Marshall.
- 12. SCTM # 0100-213-01-004.003 & the portion of 0100-213-01-005 that is to be rezoned, shall be merged.

VOTES: (7) AYES: (7) NAYS: (0) ABSTAINED (0)

Patrick Halpin	X
Edward Wynn	X
Julianne Nolan	X
Gerald O’Neill	X
Daniel Truchan	X
Frank Santos	X
Juan Leon	X

The resolution was thereupon declared duly adopted.
Dated January 26, 2026 Town of Babylon New York.

D. WORK SESSION/SITE PLAN REVIEW

- 1. JOB# 25-17A; Petracca Design and Engineering, P.C.
 Location: s/s/o Sunrise Hwy., 324.69’ w/o Golding Ave., W. Babylon
 SCTM#: 0100-156-04-001 & 003.001
 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 building in order to change the use from office to medical office.
 Zone – E Business
 SEQRA – Unlisted Action, Uncoordinated Review

Record Closed

E. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW

- 1. JOB# 25-17A; Petracca Design and Engineering, P.C.

PLANNING BOARD MINUTES

Location: s/s/o Sunrise Hwy., 324.69' w/o Golding Ave., W. Babylon

SCTM#: 0100-156-04-001 & 003.001

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 building in order to change the use from office to medical office.

Zone – E Business

SEQRA – Unlisted Action, Uncoordinated Review

A motion was made by Mr. Wynn, seconded by Mr. Leon, all members voting to approve the application.

RESOLUTION NO. 2026-015

DETERMINING THAT PLANNING BOARD JOB NO. 25-17A

PETRACCA DESIGN & ENGINEERING, P.C.

WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT

MONDAY, JANUARY 26, 2026

WHEREAS, the Planning Board of the Town of Babylon hereby declares its intent to be the lead agency for the application of Petracca Design & Engineering, P.C., located on the south side of Sunrise Highway, 324.69' west of Golding Avenue in the hamlet of West Babylon, identified by Suffolk County Tax Map No. 0100-156.00-04.00-001.000 and 0100-156.00-04.00-003.001 in accordance with the State Environmental Quality Review Act (SEQRA) and the Town of Babylon Environmental Quality Review Act (TOBEQRA); and

WHEREAS, the Department of Environmental Control is assisting the Planning Board in fulfilling its responsibilities under SEQRA and TOBEQRA; and

WHEREAS, in accordance with the requirements of 6NYCRR Sections 617.6 and 617.7, and Sections 114-6 and 114-7 of Chapter 114 of the Code of the Town of Babylon, the Department of Environmental Control has reviewed the Environmental Assessment Form with respect to the site plan, prepared by Thomas John Petracca, Licensed Professional Engineer, License No. 065100, dated January 14, 2026; and

WHEREAS, based upon review of the information submitted, the Department of Environmental Control has recommended a NEGATIVE DECLARATION be adopted; and

WHEREAS, the Planning Board has reviewed the available information and the recommendation of the Department of Environmental Control; and

WHEREAS, that the Planning Board classifies the action as an Unlisted Action with an Uncoordinated Review having been conducted; and

WHEREAS, that the Planning Board hereby independently determines the following:

PLANNING BOARD MINUTES

1. The project will not result in an adverse change in existing air quality.
2. The project will not result in a substantial adverse change in existing ground or surface water quality or quantity.
3. The project will not result in substantial adverse change in traffic or noise levels.
4. The project will not result in a substantial increase in solid waste production.
5. The project will not result in a substantial increase in drainage problems.
6. The project will not create a major change in the use of either the quantity or type of energy.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board as lead agency hereby determines that the proposal by Petracca Design & Engineering, P.C. will not have a significant adverse impact on the environment.

AND FURTHER, be it

RESOLVED, that based upon the foregoing determination, the Planning Board of the Town of Babylon hereby adopts a NEGATIVE DECLARATION, as required by the SEQRA AND TOBEQRA.

VOTES: (7) AYES: (7) NAYS: (0) ABSTAINED (0)

Patrick Halpin	X
Edward Wynn	X
Julianne Nolan	X
Gerald O'Neill	X
Daniel Truchan	X
Frank Santos	X
Juan Leon	X

The resolution was thereupon declared duly adopted.
Dated January 26, 2026 Town of Babylon New York.

F. RESOLUTION/SITE PLAN REVIEW

1. JOB# 25-17A; Petracca Design and Engineering, P.C.
Location: s/s/o Sunrise Hwy., 324.69' w/o Golding Ave., W. Babylon

PLANNING BOARD MINUTES

SCTM#: 0100-156-04-001 & 003.001

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 building in order to change the use from office to medical office.

Zone – E Business

SEQRA – Unlisted Action, Uncoordinated Review

A motion was made by Mr. Santos, seconded by Mr. Truchan, all members voting to approve the application.

RESOLUTION NO. 2026-016
APPROVAL OF SITE PLAN
PETRACCA DESIGN & ENGINEERING, P.C.
P.B. JOB NO. 25-17A
MONDAY, JANUARY 26, 2026

WHEREAS, pursuant to the Code of the Town of Babylon, Chapter 186, Sections 1-17, a formal application for site plan review, entitled, Petracca Design & Engineering, P.C., was submitted to the Planning Board of the Town of Babylon, on April 4, 2025 and an application fee of \$800.00 was paid; and

WHEREAS, said proposed site development, 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, is located on the south side of Sunrise Highway, approx. 324.69' west of Golding Avenue in the hamlet of West Babylon, and is identified by Suffolk County Tax Map No. 0100-156.00-04.00-001.000 and 0100-156.00-04.00-003.001, and

WHEREAS, a public hearing was held on said site plan application at Babylon Town Hall in Lindenhurst, New York on December 15, 2025; and

WHEREAS, upon the recommendation of the Department of Environmental Control, it has been determined that in accordance with the State Environmental Quality Review Act (SEQRA) and the Town of Babylon Environmental Quality Review Act (TOBEQRA), the proposed action is an Unlisted Action, Uncoordinated Review and a Negative Declaration was adopted by the Planning Board on January 26, 2026 by Resolution No. 2026-015; and

WHEREAS, the Planning Board has reviewed the site plan and requirements and recommendations of the Department of Public Works, Divisions of Engineering, Building, Environmental Control, Fire Prevention, Traffic Safety and the Department of Planning and Development at the meetings of December 15, 2025, and January 26, 2026; and

PLANNING BOARD MINUTES

WHEREAS, the property must be maintained pursuant to Babylon Town Code Section 213-367, Property Maintenance, and Signs, Article XXXIII must be complied with;

NOW, THEREFORE, be it

RESOLVED that the application of Petracca Design & Engineering, P.C., for approval of the site plan prepared by Thomas John Petracca, Licensed Professional Engineer, License No. 065100 dated January 14, 2026, is hereby APPROVED and that the applicant be advised that a building permit must be

obtained within one hundred and eighty (180) days of FINAL approval and that the Chairperson of the Planning Board be authorized to endorse approval on said site plan subject to the following conditions;

The following declaration of COVENANTS and RESTRICTIONS must be filed in the Suffolk County Clerk's Office:

1. No exterior-mounted steel security gates or shutters permitted. Only interior-mounted mesh type security gates permitted.
2. The applicant/owner agrees to policing the entire site for all non-contained or "free blowing" trade waste debris, which shall be removed from the subject property at 8am and 5pm daily.
3. All delivery vehicles servicing this location must be contained on-site so as to not impede pedestrian or vehicular traffic off-site.
4. All site lighting to be contained on site and must conform to dark-sky lighting regulations.
5. No outdoor speakers or paging systems.
6. The owner/developer is responsible for maintaining all site development improvements including, but not limited to, the following: fire and smoke detection system, automatic fire sprinkler system, building, drainage, curbs, sidewalks, fencing, asphalt, landscaping, etc.
7. Owner/applicant shall comply with all NYS regulations for handicapped accessibility including, but not limited to, handicapped ramps and handicapped parking spaces.
8. All noise generating equipment on-site including, but not limited to, heating ventilation and air conditioning (HVAC), chillers, refrigeration units, and compressors shall operate in conformance with Chapter 156 Town of Babylon Noise Code. In the event that any such equipment exceeds Chapter 156 standards immediate steps shall be taken to mitigate those noise levels.
9. All buildings, structures, signs, fences, and landscaping shall be maintained in accordance with all applicable codes and ordinances of the Town of Babylon, and violations thereof may be prosecuted and enforced in the same manner as provided therein.

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10. No further development of the site without Planning Board approval.
11. No truck idling is permitted at any time. Owner to post signs “No idling of Engines No Exceptions.”
12. All refuse shall be contained within the perimeter and height of the refuse enclosure as approved by the site plan.
13. Maintenance access shall be in accordance with Section 189-9 of the Code of the Town of Babylon. The Town of Babylon shall be provided with access to the stormwater infrastructure at reasonable times for periodic inspection by the Town of Babylon and its officers to ensure that the infrastructure is maintained in proper working condition to meet design standards and any other provisions established by Chapter 189. This agreement shall be binding on all subsequent landowners.
14. Maintenance after construction shall be in accordance Section 189-9 of the Code of the Town of Babylon. Stormwater management practices installed in accordance with Chapter 189 shall be operated and maintained to ensure that the goals of Chapter 189 are fully achieved. Proper operation and maintenance includes, at minimum, the following:
 - a. A preventive/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by the owner or operator to achieve the goals of Chapter 189. A written record of stormwater management system maintenance activities shall be established and maintained on site and be available for review by the Town of Babylon upon request.
 - b. Written procedures for operation and maintenance and training new maintenance personnel shall be prepared and maintained on site and will be available for review by the Town of Babylon upon request.
 - c. Discharges from SMPs shall not exceed design criteria or contribute to water quality standard violations in accordance with §189-8B of the Code of the Town of Babylon.
15. Upon completion of construction, any stormwater control structures impacted during construction shall be cleaned by the owner or operator. Routine maintenance of stormwater infrastructure on the site will include the following:
 - a. Monitoring of drainage inlets (catch basins) will be completed routinely, particularly after larger storm events and must be kept free from obstruction by leaves, trash, and other debris.
 - b. Drainage grates must be kept free from obstruction by leaves, trash, and other debris.
 - c. Drainage structures shall be inspected annually to determine if sediment removal is necessary to ensure that the drainage structures are properly functioning and that they permit adequate conveyance throughout the system. If applicable, the manufacturer’s specifications for maintenance procedures and frequency must be strictly followed.
 - d. The drainage structures must be routinely monitored for the removal of surface sediment and trash.
 - e. Street sweeping of the parking areas shall be conduct at least four times annually to remove sediment that may impact the drainage infrastructure and additionally,

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as necessary due to storm events.

- f. The grounds and parking area shall be inspected for litter monthly and any litter shall be removed as necessary.
16. Any site signage proposed must be located so as to not adversely impact site plan functionality and is subject to further review by the Town of Babylon Planning Department. Upon filing proposed sign package with sign inspector, applicant shall simultaneously submit a copy to the Planning Department for review of location and suitability of proposed signage. Should proposed signage conflict with approved site plan, the Commissioner of the Planning Department reserves the right to require the applicant to file for a site plan modification.
17. The entire building is to have a fully automatic fire sprinkler system installed pursuant to NFPA 13 and Section 213-235 of the Town Zoning Code and as required by the Fire Marshal.
18. The Town of Babylon is not responsible for any damage to the curbs or light poles on site in connection with solid waste pick up.
19. It is the responsibility of the property owner to maintain the area along Fuller Avenue that shall include but is not limited to any garbage, rubbish, refuse, trash, litter or any other type of debris which may accumulate on the premises and shall keep all landscaped areas neat and maintained.

RESOLVED, that the approval of this site plan is subject to the following conditions:

12. Subject to SCPC referral.
13. Subject to NYSDOT approval for any work conducted in the NYS ROW.
14. Subject to SCDPW Sewer Office approval.
15. Subject to NYSDEC Freshwater Wetlands Permit or letter of no jurisdiction for proposal.
16. Subject to the requirements of Engineering, Highway Engineering, and Fire Marshal.
17. Owner/applicant shall comply with the Town of Babylon Stormwater Code (Chapter 189).
 - a. An Industrial Agreement must be signed.
 - b. Stormwater application fee must be submitted.
 - c. Contain all stormwater runoff on-site to Engineering requirements.
18. A rodent control plan will be implemented prior to construction in order to remove rodent populations from the site. Additionally, the adjacent landowners will be notified prior to the commencement of construction.
19. Fugitive dust generation shall be controlled by appropriate means such as watering.
20. During construction, owner/applicant is responsible to sweep access streets and keep the roadways free of dirt and mud.
21. Fire and smoke detection systems and carbon monoxide detectors should be installed in accordance with NFPA 72.
22. Address number, building number, or approved building identification to be placed in a position visible from the street.
23. As a minimum measure to reduce noise levels, applicant/owner to install sound insulation panels around all air-conditioning units, chillers, refrigeration units and sound insulation

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- blankets around all air-handling units if required by the Town.
- 24. The location of new transformers and water service devices shall be approved by the Town of Babylon Planning Department prior to installation and shall not be located adjacent to any roadways.
- 25. Sewer district connection is required and water saving plumbing fixtures to be utilized.
- 26. All regulatory warning signs are to adhere to the Manual of Uniform Traffic Control Devices for Streets and Highways Specifications. All signs must also be fabricated using high-intensity retro reflective sheeting.
- 27. Owner to contribute to the fund for the installation and maintenance of emergency vehicle optical pre-emption equipment on traffic signals in the area. Estimated cost to be \$2,000.00.
- 28. Construction will be conducted between the hours of 7am and 8pm on weekdays and between the hours of 9am and 4pm on Saturdays. No exterior construction will be permitted on Sundays, only interior construction. Construction activities on site shall be in strict conformance with Chapter 156-9D of the Noise Code of the Town of Babylon.
- 29. An automatic/manual fire detection/notification system shall be installed.
- 30. All fire protection systems to be interconnected and electronically monitored.
- 31. Any regulated medical waste must be properly disposed in accordance with NYSDEC.
- 32. Parking calculations and parking variances are based, in part, on the number of medical office employees as indicated on the site plan. Discrepancies between the approved number of employees and the actual number of employees on-site when the medical use is eventually operating, may result in the revocation of site plan approval if a parking problem should arise and not be adequately rectified. Further, the Planning Board’s review of parking and the Zoning Board of Appeals’ review of parking variances, are independent of one another and approval from one board does not constitute an approval from the other. Should a parking variance be granted by the Zoning Board, the Planning Board reserves the right to review the parking regarding site plan circulation and overall site operation and function.
- 33. ADA signage proposed within the ADA parking area shall be installed in concrete bollards, and at the discretion of the Town of Babylon Engineering Division.
- 34. ADA Van accessible signage shall be installed at all accessible van parking stalls, and at the discretion of the Town of Babylon Engineering Division.

VOTES: (7) AYES: (7) NAYS: (0) ABSTAINED (0)

Patrick Halpin	X
Edward Wynn	X

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Julianne Nolan	X
Gerald O’Neill	X
Daniel Truchan	X
Frank Santos	X
Juan Leon	X

The resolution was thereupon declared duly adopted.
Dated January 26, 2026 Town of Babylon New York.

G. ARCHITECTURAL REVIEW

- 1. APPLICATION # 153196; LAND D HOUSING, LLC.
CONSTRUCTION OF A NEW HOUSE
SCTM: 0100-080-01-097

A motion was made by Mr. Wynn, seconded by Mr. O’Neill, all members voting to approve the architectural review.

- 2. APPLICATION # 153496; JOSE MERCADO
EXPANSION OF AN EXISTING HOUSE
SCTM: 0100-009-02-004

A motion was made by Mr. Leon, seconded by Ms. Nolan, all members voting to approve the architectural review.

- 3. APPLICATION # 151361; NATALY FUENTES
EXPANSION OF AN EXISTING HOUSE
SCTM: 0100-136-03-103

A motion was made by Mr. Truchan, seconded by Mr. Santos, all members voting to approve the architectural review.

- 4. APPLICATION # 137043; JOMAR PIMENTEL
AMENDMENT TO APPROVAL OF HOUSE PLAN
SCTM: 0100-23-01-030

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A motion was made by Ms. Nolan, seconded by Mr. Wynn, all members voting to approve the architectural review.

There being no further business to appear before the Board, a motion was made by Ms. Nolan seconded by Mr. Truchan, all members present voting aye, to adjourn the meeting at 8:10 p.m.