

A Regular Meeting of the Town Board, Town of Babylon, was held at the Town Hall, 200 East Sunrise Highway, Lindenhurst, NY, and streamed live over the internet at the Town of Babylon YouTube channel - <https://bit.ly/3aNSG2P>, on Wednesday, the 25th day of February, 2026 at 3:00 p.m. prevailing time.

Supervisor Schaffer called the meeting to order with a salute to the flag.

Supervisor Schaffer: Please remain standing for a moment of silence and I'd ask you keeping your thoughts and prayers the brave servicemen and women serving our country both here and abroad.

Thank you, please be seated.

The Town Clerk called the roll:

Councilman Manetta	Present
Councilman Martinez	Excused Absence
Councilman McSweeney	Present
Councilman Gregory	Present
Supervisor Schaffer	Present

- PUBLIC HEARING IN REFERENCE TO AMENDING CHAPTER 3, ARTICLE II, SECTION 3-4 OF THE TOWN OF BABYLON UNIFORM CODE OF TRAFFIC ORDINANCES**
- PUBLIC HEARING IN REFERENCE TO AMENDING THE CODE OF THE TOWN OF BABYLON, CHAPTER 195 (TAXATION), ARTICLE IV (VETERANS TAX EXEMPTION)**
- PUBLIC HEARING IN REFERENCE TO THE COASTAL EROSION HAZARD AREA VARIANCE OF THE OAK ISLAND BEACH ASSOCIATION, THE FAIRWAY, OAK BEACH, SCTM NO. 0100-243.00-01.00-153.000**
- PUBLIC HEARING ON THE REZONING APPLICATION OF GC-2L, LLC. (PB JOB #25-39AFE) FOR THE PREMISES IDENTIFIED AS SCTM#: 0100-121-01-13.001 & 14.002 LOCATED ON THE W/S/O ROUTE 110, 350' S/O GREAT NECK ROAD, FARMINGDALE**

**RESOLUTION NO. 158 FEBRUARY 25, 2026
ACCEPTING TOWN BOARD MINUTES**

BE IT RESOLVED, by the Town Board of the Town of Babylon that the minutes of the following Town Board Meeting be and the same are hereby accepted:

February 11, 2026

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 159 FEBRUARY 25, 2026
RESCINDING RESOLUTION NO.756 OF NOVEMBER 19, 2025
AWARDING BID NO. 25G103 SUPPLY OF MULCH**

WHEREAS, Bid No.25G103 – Supply of Mulch was awarded to B & B Maintenance Services Incorporated, pursuant to Resolution No. 756 of November 19, 2025; and

WHEREAS, due to a clerical error, Resolution No. 756 incorrectly awarded the contract.

NOW, THEREFORE, be it

RESOLVED, Resolution No. 756 of November 19, 2025 Awarding Bid No. 25G106 be and is hereby rescinded.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 160 FEBRUARY 25, 2026
RESCINDING THE AWARD OF BID NO. 25G107 CONTROLLED DEMOLITION OF
361 EASTERN PARKWAY, EAST FARMINGDALE**

WHEREAS, Bid No. 25G107, Controlled Demolition of 361 Eastern Parkwas, East Farmingdale was awarded to Watral Bros. Inc. pursuant to Resolution No. 839 of December 17, 2025; and

WHEREAS, the demolition of said property has been performed by the property owner; and

WHEREAS, the Commissioner of General Services recommends rescinding the award of Bid 25G107 as the work has been completed by the property owner.

NOW, THEREFORE, be it

RESOLVED, that based upon the recommendation of the Commissioner of General Services, the award of Bid No 25G107 to Watral Bros. Inc. Viacom Infinity, Inc. be and is hereby rescinded in its entirety.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 161 FEBRUARY 25, 2026
AUTHORIZING A CONTRACT WITH METAMORPHOSIS, LMSW, P.C.**

WHEREAS, a proposal to provide Wellness Services was solicited from Metamorphosis, LMSW.P.C.; and

WHEREAS, the Professional Consultant Evaluation Committee convened on February 11, 2026 with the Deputy Supervisor, Chief of Staff, Town Attorney, Comptroller, the Commissioner of the Department of Public Works, the Commissioner of General Services and the Commissioner of Planning & Development in attendance to review the aforementioned proposal; and

WHEREAS, after a thorough review of the proposal, the Committee recommends awarding a contract to Metamorphosis LMSWA, P.C. at a rate of TWO HUNDRED FIFTY (\$250.00) DOLLARS PER SESSION, for a total contract amount not to exceed SIX THOUSAND (\$6,000.00) DOLLARS per SIX (6) MONTH period.

NOW, THEREFORE, be it

RESOLVED, that based upon the recommendation of the Professional Consultant Evaluation Committee, the Supervisor be and he is hereby authorized to execute a contract with Metamorphosis LMSWA, P.C. at a rate of TWO HUNDRED FIFTY (\$250.00) DOLLARS PER SESSION, for a total contract amount not to exceed SIX THOUSAND (\$6,000.00) DOLLARS per SIX (6) MONTH period and that said contract shall be subject to the approval of the Town Attorney as to form and content; and be it further

RESOLVED, that said contract may be extended for one (1) additional six (6) month period at the discretion of the Supervisor's office.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

February 25, 2026 Minutes

**RESOLUTION NO. 162 FEBRUARY 25, 2026
AUTHORIZING A CONTRACT WITH MINDYBODY, INC.**

WHEREAS, a proposal for Scheduling software was solicited from Mindbody, Inc.

WHEREAS, the Professional Consultant Evaluation Committee convened on February 11, 2026 with the Deputy Supervisor, Chief of Staff, Comptroller, Town Attorney, the Commissioner of General Services, the Commissioner of the Dept. of Public Works and the Commissioner of Planning & Development in attendance to review the aforementioned proposal; and

WHEREAS, after a thorough review of the proposal, the Committee recommends the award of a one (1) year contract at a rate of TWO HUNDRED NINETY-NINE (\$299.00) DOLLARS PER MONTH PER LOCATION.

NOW, THEREFORE, be it

RESOLVED, that based upon the recommendation of the Professional Consultant Evaluation Committee, the Supervisor be and he is hereby authorized to execute a one (1) year contract with Mindbody, Inc. at a rate of TWO HUNDRED NINETY-NINE (\$299.00) DOLLARS PER MONTH PER LOCATION and that said contract shall be subject to the approval of the Town Attorney as to form and content; and be it further

RESOLVED, that said contract may be extended for two (2) additional one (1) year periods at the discretion of the Comptroller.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 163 FEBRUARY 25, 2026
AUTHORIZING CONTRACT WITH AUSTIN INTERIORS, INC.
FOR BID NO. 24G79 FAÇADE IMPROVEMENTS AT 455 ALBANY AVENUE, AMITYVILLE,
AS COMPLETE AND ACCEPTABLE**

WHEREAS, Bid No. 24G79, Façade Improvements at 455 Albany Avenue, Amityville was awarded to Austin Interiors, Inc. for a total contract amount of ONE MILLION, ONE HUNDRED NINETY-SEVEN THOUSAND (\$1,197,000.00) DOLLARS pursuant to Resolution 854 of November 14, 2024; and

WHEREAS, Change Order No. 1 was approved pursuant to Resolution No. 374 of May 21, 2025 which resulted in no change to the contract amount; and

WHEREAS, Change Order No. 2 was approved pursuant to Resolution No. 457 of July 9, 2025 increasing the contract amount to ONE MILLION, TWO HUNDRED FIFTY-NINE THOUSAND, FOUR HUNDRED EIGHTY-FOUR DOLLARS AND 25/100 (\$1,259,484.25) DOLLARS; and

WHEREAS, Change Order Nos. 3 & 4 were approved pursuant to Resolution No. 641 of October 8, 2025, increasing the contract amount to ONE MILLION, FOUR HUNDRED THIRTEEN THOUSAND, TWENTY-ONE DOLLARS AND 55/100 (\$1,413,021.55) DOLLARS; and

WHEREAS, the Commissioner of General Services, the Commissioner of the Department of Public Works and Nelson + Pope have deemed all work performed by Austin Interiors, Inc. pursuant to Bid No. 24G79 is complete and acceptable

NOW THEREFORE, be it

RESOLVED, that based upon the recommendations of the Commissioner of General Services, the Commissioner of the Department of Public Works and Nelson + Pope, all work performed by Austin Interiors pursuant to Bid No. 24G79 be and is hereby accepted as satisfactorily complete at a final contract amount of ONE MILLION, FOUR HUNDRED THIRTEEN THOUSAND, TWENTY-ONE DOLLARS AND 55/100 (\$1,413,021.55) DOLLARS.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 164 FEBRUARY 25, 2026
AUTHORIZING EXECUTION OF A SURRENDER AND TERMINATION AGREEMENT
FOR THE LEASE AT 669 SUNRISE HIGHWAY**

WHEREAS, the Town of Babylon ("Town") entered into a Lease Agreement dated February 2023 (the "Lease") with 669 Sunrise Highway LLC ("Lessor") for a portion of the premises located at 669 Sunrise Highway, West Babylon, New York, for the operation of the Town's Health and Wellness Program; and

WHEREAS, the Lease provided for a term commencing in or about February 2023 and extending through May 2028, with renewal options; and

WHEREAS, the Town discontinued use of the leased premises, vacated the space, and surrendered possession to the Lessor in or about March 2025, at which time Town operations at the location ceased; and

WHEREAS, following the Town's surrender of the premises, no further rent was invoiced or paid, and the parties did not intend for rent to continue accruing after the Town vacated the space; and

WHEREAS, the Town Board desires to formally memorialize the prior surrender of the premises and to terminate the Lease by mutual agreement, effective as of the date the termination agreement, in order to accurately reflect the parties' intent and maintain proper audit and accounting records; and

WHEREAS, the Town Attorney has recommended that the Lease be terminated by a written Surrender and Termination Agreement confirming that the last rent payment previously made constitutes the final payment due under the Lease, and that no rent accrued following surrender of the premises.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Babylon, that:

1. The Town Board hereby approves and authorizes the surrender and termination of the Lease Agreement dated February 2023 with 669 Sunrise Highway LLC, with surrender and final payment recognized as March 2025, the date on which the Town vacated and surrendered possession of the leased premises and Termination as of the date of the Agreement.
2. The Town Board acknowledges and affirms that:
 - The Town vacated and surrendered the leased premises in March 2025;
 - The last rent payment previously made by the Town constitutes the final rent due under the Lease; and
 - No rent, additional rent, service charges, or other sums accrued or are owed for any period following the surrender of the premises.
3. The termination of the Lease is not the result of a default by either party and is being effectuated by mutual agreement for administrative, accounting, and record-keeping purposes.
4. The Town Supervisor is hereby authorized and directed to execute, on behalf of the Town, a Surrender and Termination Agreement and any related documents, in form approved by the Town Attorney, consistent with this resolution.
5. The Town Comptroller is authorized to close out the Lease in the Town's financial records consistent with the effective termination date set forth herein.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 165 FEBRUARY 25, 2026
AUTHORIZING 2026 BUDGET MODIFICATION**

BE IT RESOLVED, by the Town Board of the Town of Babylon, upon the recommendation of the Town Comptroller, that the following 2026 Budget Modification is hereby authorized:

	<u>Increase</u>	<u>Decrease</u>
<u>General Fund</u>		
Youth Programs		
Part Time Labor		
A.7310-17	\$ 68,640	
Part Time Clerical		
A.7310-16		\$ 68,640

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

RESOLUTION NO. 166 FEBRUARY 25, 2026

AUTHORIZING THE TOWN BOARD TO ADOPT THE TOWN OF BABYLON PROCUREMENT POLICY

BE IT RESOLVED, by the Town Board of the Town of Babylon, upon the recommendation of the Committee, that the Town of Babylon Procurement Policy, which is on file in the Office of the Town Clerk as Schedule "A", is hereby adopted for the Town of Babylon, effective as of January 1, 2026.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 167 FEBRUARY 25, 2026
AUTHORIZING REFUND OF FEES**

BE IT RESOLVED, by the Town Board of the Town of Babylon, upon the recommendation of the Commissioner of Planning and Development, that the following fee be refunded:

NAME and ADDRESS	TYPE	AMOUNT
Aromatic Gardens 231 Edison Avenue West Babylon, NY 11704	Zoning Board of Appeals Refund 0100-74-2-24.014	\$765.00
Mohammad Ahad 40 Bonaire Drive Dix Hills, NY 11746	Rental/Accessory Permit (overpayment) Application No. 152699 SCTM: 0100-89-1-1.042	\$105.00

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 168 FEBRUARY 25, 2026
AUTHORIZING REFUND OF PAYMENT**

BE IT RESOLVED, by the Town Board of the Town of Babylon, that the following payments be refunded:

REFUND OF PAYMENT:

PAYEE	ACCOUNT	TYPE	AMOUNT	REASON	RECOMMENDED BY
Mister Softee of Nassau and Suffolk, LLC 1655 Park Avenue Merrick, NY 11566-2235	Long Island Softee 265 Merritt Avenue Wyandanch, NY 11798-2219	Commercial Waste District	\$820.64	Overpayment	Commissioner of Environmental Control

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 169 FEBRUARY 25, 2026
AUTHORIZING PAYMENT TO SHELTER LINK**

BE IT RESOLVED, by the Town Board of the Town of Babylon, based upon the recommendation of the Acting Director of the Animal Shelter, that the Comptroller be and is hereby authorized to issue payment to Shelter Link for services specified below:

INVOICE NO./DATE	AMOUNT
	\$5,382.48

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 170 FEBRUARY 25, 2026
AUTHORIZING PAYMENT TO VANASSE HANGEN BRUSTLIN, INC. (“VHB”)**

BE IT RESOLVED, by the Town Board of the Town of Babylon, based upon the recommendation of the Commissioner of the Department of Public Works, that the Comptroller be and is hereby authorized to issue payment to Vanasse Hangen Brustlin, Inc. (“VHB”) for services specified below:

INVOICE NO./DATE	AMOUNT
0477611 of 6/10/25	\$1,500.00

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 171 FEBRUARY 25, 2026
AUTHORIZING PAYMENT TO LOUIS BARBATO LANDSCAPING INC.**

BE IT RESOLVED, by the Town Board of the Town of Babylon, that based upon the recommendation of the Commissioner of Environmental Control, that the Comptroller is hereby authorized to issue payment to Louis Barbato Landscaping Inc. pursuant to Bid No. 23G41 for retainage fees on services rendered for the following Invoices:

INVOICE NO./DATE	AMOUNT
2269RET 2/2/26	\$922.70

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 172 FEBRUARY 25, 2026
APPOINTING BOARD MEMBERS AND SETTING SALARIES OF ZONING BOARD OF APPEALS**

BE IT RESOLVED, by the Town Board of the Town of Babylon, that the following appointments/reappointments effective January 1st, 2026 are made to certain Municipal Board positions and administrative personnel who serve at the pleasure of Town Board; and be it further

RESOLVED, that the salaries are hereby set January 1st, 2026 for the below listed administrative personnel and Municipal Board Members who serve at the pleasure of the Town Board, and Municipal Board Members who have been appointed for specific terms as set forth hereinbelow:

ZONING BOARD OF APPEALS			
NAME	TITLE	TERM EXP.	SALARY
Michael Kane	Chairperson	12/31/2027	19,000/ann.
Charneice McCullogh	Vice Chair	12/31/2031	16,000/ann.
Joseph Montiglio	Member	12/31/2031	15,000/ann.
Steven Dellavechia	Member	12/31/2030	15,000/ann.
John Shepard	Member	12/31/2028	15,000/ann.
Nicholas Rigney	Member	12/31/2029	15,000/ann.
Marco Parodi	Member	12/31/2029	15,000/ann.
Christine Korkidis	1 st Alternate		316/mtg
Gabriela Montes	2 nd Alternate		316/mtg
Doreen Canizaro-snyder	Secretary		350/mtg.
Bianca Dormer	Alternate Secretary		350/mtg.
Donna Somma	Alternate Counsel		600/mtg.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 173 FEBRUARY 25, 2026
SCHEDULING A PUBLIC HEARING IN REFERENCE TO AMENDING CHAPTER 2, ARTICLE IV, SECTION 2-8
OF THE TOWN OF BABYLON UNIFORM CODE OF TRAFFIC ORDINANCES**

BE IT RESOLVED, by the Town Board of the Town of Babylon, that a Public Hearing be held at the Babylon Town Hall, 200 Eat Sunrise Highway, North Lindenhurst, NY 11757, on the 11th day of March, 2026, at 3:00 p.m., prevailing time, to consider Chapter 2, Article IV, Section 2-8 the Town of Babylon Uniform Code of Traffic Ordinances as set forth in the annexed Exhibit “A;” and be it further

RESOLVED, that the Town Clerk of the Town of Babylon is directed to publish notice of said public hearing in one of the official newspapers of the Town.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____

The above resolution was thereupon declared duly adopted.

EXHIBIT “A”

Chapter 2, Article IV, Section 2-8
[Traffic Regulations; Stop and Yield Intersections Designated]

ADD to Schedule H:

Intersection	Hamlet	Sign	Controlling Traffic
17 th Street at 18 th Street	WB	Stop	North on 17 th Street
18 th Street at 17 th Street	WB	Stop	South on 18 th Street
Fairview Avenue at Van Cott Road	DP	Stop	East on Fairview Avenue

**RESOLUTION NO. 174 FEBRUARY 25, 2026
SCHEDULING A PUBLIC HEARING IN REFERENCE TO AMENDING CHAPTER 3, ARTICLE II,
SECTION 3-4 OF THE TOWN OF BABYLON UNIFORM CODE OF TRAFFIC ORDINANCES**

BE IT RESOLVED, by the Town Board of the Town of Babylon, that a Public Hearing be held at the Babylon Town Hall, 200 Eat Sunrise Highway, North Lindenhurst, NY 11757, on the 11th day of March, 2026, at 3:00 p.m., prevailing time, to consider Chapter 3, Article II, Section 3-4 the Town of Babylon Uniform Code of Traffic Ordinances as set forth in the annexed Exhibit "A," and be it further

RESOLVED, that the Town Clerk of the Town of Babylon is directed to publish notice of said public hearing in one of the official newspapers of the Town.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____
The above resolution was thereupon declared duly adopted.

EXHIBIT "A"

Chapter 3, Article II, Section 3-4
[Parking, Standing, and Stopping Restrictions Designated]

DELETE FROM SCHEDULE K:

Name of Street / Side	Location	Hamlet	Regulation	Hours/Days
Venetian Boulevard/East Side	From the extended southerly line of Pine Place (projected) north for 280 feet +/-	WB	No parking except by temporary permit	9:00 a.m. to 10:00 p.m.; from 12:00 midnight on May 31 to 12:00 midnight on Sept. 30

ADD TO SCHEDULE K:

Name of Street / Side	Location	Hamlet	Regulation	Hours/Days
Venetian Boulevard/East Side	From the extended southerly line of Pine Place (projected) north for 900 feet +/- (to south curb line of Shore Place)	WB	No parking except by temporary permit	9:00 a.m. to 10:00 p.m.; from 12:00 midnight on May 31 to 12:00 midnight on Sept. 30
Shore Place/Both	From the extended easterly line of Venetian Boulevard east for 280 feet +/-	WB	No parking except by temporary permit	9:00 a.m. to 10:00 p.m.; from 12:00 midnight on May 31 to 12:00 midnight on Sept. 30
Daly Place / North	In front of house # 315 for twenty-five (25) feet +/-	NA	Handicapped Parking Only	ALL
Daly Place / North	From east curb line of Caboto Avenue east for fifteen (15) feet +/-	NA	No Standing	ALL
Daly Place / North	From fifteen (15) feet +/- east of east curb line of Caboto Avenue for for twenty five (25) feet +/-	NA	Handicapped Parking Only	ALL

**RESOLUTION NO. 175 FEBRUARY 25, 2026
ADOPTING AMENDMENTS TO CHAPTER 3, ARTICLE II, SECTION 3-4
OF THE TOWN OF BABYLON UNIFORM CODE OF TRAFFIC ORDINANCES**

WHEREAS, the Town Board of the Town of Babylon having duly called and held a Public Hearing at Town Hall, 200 E. Sunrise Hwy., N. Lindenhurst, 11757, on the 25th day of February, 2026 at 3:00 p.m., prevailing time, upon the question amending Chapter 3, Article II, Section 3-4 of the Town of Babylon Uniform Code of Traffic Ordinances; and therefore, be it

RESOLVED AND ORDAINED that the amendments to the Uniform Code of Traffic Ordinances, as set forth herein as Exhibit "A", be and the same are hereby adopted effective immediately; and be it further

RESOLVED AND ORDAINED that the Director of Traffic Safety be authorized and directed to install, erect, remove or replace such signs or other traffic safety devices as may be required by these amendments or by the New York State Vehicle and Traffic Law.

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 _____ YEAS: 4 _____ NAYS: 0 _____
The above resolution was thereupon declared duly adopted.

EXHIBIT "A"

Chapter 3, Article II, Section 3-4
[Parking, Standing, and Stopping Restrictions Designated]

DELETE from Schedule K:

Name of Street/Side	Location	Hamlet	Regulation	Hours/Days
Waldo Street/East Side	From Kenmore Avenue north for 35 feet +/-	CO	No Standing	
Waldo Street/East Side	From Kenmore Avenue south for 35 feet +/-	CO	No Standing	
Waldo Street/West Side	From a point 775 feet +/- north of Merrick Road (NYS Route 27A) north for 120 feet +/-	CO	No Standing	

ADD from Schedule K:

Name of Street/Side	Location	Hamlet	Regulation	Hours/Days
Waldo Street/East Side	From Kenmore Avenue north for 50 feet +/-	CO	No Standing	
Waldo Street/East Side	From Kenmore Avenue south for 50 feet +/-	CO	No Standing	
Waldo Street/West Side	From a point 625 feet +/- north of Merrick Road (NYS Route 27A) north for 625 feet +/-	CO	No Standing	

RESOLUTION NO. 176 FEBRUARY 25, 2026
ACCEPTING CERTAIN ROADS AS TOWN HIGHWAYS AND MEMORIALIZING TOWN OWNERSHIP

WHEREAS, the Town of Babylon (the "Town") is the owner in fee simple of certain real property located within the Town of Babylon, County of Suffolk, State of New York, upon which Town-owned development has been created; and

WHEREAS, pursuant to the authority granted under §§ 278 and 279 of the New York State Town Law, the Town of Babylon Planning Board on February 13, 2023 approved a subdivision/development plat (the "Plat"), lying and being in the Town of Babylon, County of Suffolk and State of New York, and as shown on a map entitled "Map of Wyandanch Rising Phase 2 Development – Part 1"; and

WHEREAS, the Plat depicts certain street(s) and road(s) intended for public use, which street(s) and road(s) constitute an offer of dedication pursuant to Town Law §278, but which do not become Town highway(s) unless and until formally accepted by resolution of the Town Board pursuant to Town Law §279; and

WHEREAS, the Town of Babylon, as owner and developer of the subject property, has caused said road(s) to be constructed in accordance with applicable Town standards and specifications; and

WHEREAS, the Town Board desires to formally accept said road(s) as Town highways, assume jurisdiction and control over them, and memorialize that said road(s) are owned by the Town of Babylon, consistent with New York State law; and

WHEREAS, the precise locations and dimensions of the road(s) to be accepted are more particularly described by metes and bounds description(s), prepared by RLT Engineering, Geology, and Land Surveying, P.C. and dated June 21, 2022, and such description(s) are as follows: ALL that certain plot, piece, or parcel of land situated, lying and being in the Town of Babylon, County of Suffolk, and State of New York, and as shown on a map entitled "Map of Wyandanch Rising Phase 2 Development – Part 1" and being more particularly bounded and described as follows: Commencing at a point formed by the northeast side of Straight Path and the northerly side of Commonwealth Drive;

Thence running along the northerly side of Commonwealth Drive, South 76° 49' 42" East, a distance of 508.24 feet to the intersection of the northerly side of Commonwealth Drive and the westerly side of West Lawn, the point or place of BEGINNING.

Running thence northerly along the westerly side of West Lawn, from said point of BEGINNING, North 13° 10' 18" East, 599.20 feet to a point; Thence along a curve bearing to the left with a radius of 15.00 feet and an arc length of 22.69 feet to the intersection of the westerly side of West Lawn and the southerly side of West Lawn;

Thence along the southerly side of West Lawn and a curve bearing to the right with a radius of 106.50 feet and an arc length of 99.02 to a point; Thence along a curve bearing to the left with a radius of 15.00 feet and an arc length of 22.75 feet to the intersection of the southerly side of Long Island Avenue and the southerly side of West Lawn;

Thence easterly along the southerly side of Long Island Avenue, North 72° 52' 18" East, 80.35 feet to the intersection of the northerly side of West Lawn and the southerly side of Long Island Avenue;

Thence along the northerly side of West Lawn, the following 3 courses and distances:

1. Along a curve bearing to the left with a radius of 15.00 feet and an arc length of 25.95 feet to a point;
2. Along a curve bearing to the left with a radius of 56.50 feet and an arc length of 44.41 feet to a point;
3. Along a curve bearing to the left with a radius of 15.00 feet and an arc length of 19.87 feet to a point on the northerly side of West Lawn;

Thence along the northerly side of West Lawn, along a curve bearing to the right with a radius of 92.50 feet and an arc length of 63.05 to the easterly side of West Lawn;

Thence southerly and easterly along the easterly side of West Lawn, the following 3 courses and distances:

1. South 13° 10' 18" West, 20.78 feet to a point;
2. South 76° 49' 37" East, 20.01 feet to a point;
3. South 13° 10' 18" West, 116.47 feet to the intersection of the northerly side of Grand Boulevard and the easterly side of West Lawn;

Thence westerly along the northerly side of Grand Boulevard, North 76° 49' 42" West, 4.99 feet to the intersection of the northerly side of Grand Boulevard and the easterly side of West Lawn;

Thence southerly along the easterly side of West Lawn, South 13° 10' 18" West, 191.00 feet to the intersection of the northerly side of South Lawn and the easterly side of West Lawn;

Thence easterly along the northerly side of South Lawn, South 76° 49' 42" East, 123.00 feet to the easterly side of East Lawn;

Thence southerly along the easterly side of East Lawn, South 13° 10' 18" West, 394.00 feet to the intersection of the northerly side of Commonwealth Drive and the easterly side of East Lawn;

Thence westerly along the northerly side of Commonwealth Drive, North 76° 49' 42" West, 65.68 feet to the intersection of the northerly side of Commonwealth Drive and the westerly side of East Lawn;

Thence northerly and easterly along the westerly side of East Lawn, the following 3 courses and distances:

1. North 13° 10' 18" East, 36.49 feet to a point;
2. South 76° 49' 42" East, 9.68 feet to a point;
3. North 13° 10' 18" East, 300.51 feet to the intersection of the southerly side of South Lawn and the westerly side of East Lawn;

Thence westerly along the southerly side of South Lawn, North 76° 49' 42" West, 67.00 feet to the intersection of the southerly side of South Lawn and the easterly side of West Lawn;

Thence southerly along the east side of West Lawn, South 13° 10' 18" West, 337.00 feet to the intersection of the northerly side of Commonwealth Drive and the easterly side of West Lawn;

Thence westerly along the northerly side of Commonwealth Drive, North 76° 49' 42" West, 56.00 feet to the intersection of the northerly side of Commonwealth Drive and the westerly side of West Lawn, the point or place of BEGINNING.

Said Road contains 71,333 square feet or 1.638 acres more or less.

NOW, THEREFORE, be it

RESOLVED, pursuant to §§ 278 and 279 of the New York State Town Law, the Town Board hereby accepts as Town highway(s) the street(s)/road(s) shown on the above-referenced Plat and more particularly described above; and be it further

RESOLVED, the Town Board hereby declares and memorializes that the accepted road(s) are public highway(s) owned by the Town of Babylon, subject to the public right of use and the Town's jurisdiction, control and maintenance obligations as provided by law; and be it further

RESOLVED, the metes-and-bounds description(s) above are hereby adopted as the official legal descriptions of the Town highway(s) accepted by this resolution; and be it further

RESOLVED, that the Town Clerk is hereby authorized and directed to enter this resolution into the official records of the Town, and cause a certified copy of this resolution to be filed and recorded in the Office of the Suffolk County Clerk, so as to provide public notice of the Town's acceptance and ownership of said highway(s).

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 YEAS: 4 NAYS: 0

The above resolution was thereupon declared duly adopted.

RESOLUTION NO. 177 FEBRUARY 26, 2025
CONFIRMING MEMBERSHIP TO THE NORTH LINDENHURST FIRE DEPARTMENT, INC.

BE IT RESOLVED, that pursuant to Section 1402 of the Not-For-Profit Law of the State of New York, the following residents are duly elected in conformity with the By-Laws of the North Lindenhurst Fire Department, Inc., 1630 Straight Path, North Lindenhurst, New York:

Anthony P. Minite	124 Greene Avenue Apt. 125 Amityville, NY 11701
Hunter Dowling	540 North Hamilton Avenue North Amityville, NY 11701
Madyson DeFelice	128 Houston Street Lindenhurst, NY 11757

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 YEAS: 4 NAYS: 0

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 178 FEBRUARY 25, 2026
AUTHORIZING RELEASE OF BOND/CHECK**

BE IT RESOLVED, by the Town Board of the Town of Babylon, upon the recommendation of the Town Clerk that the following check(s) / bond(s) for street excavations be released:

PERMIT #	DATE OF PERMIT	NAME & ADDRESS	TYPE	AMOUNT
10712	9/29/2023	Jessica Siachitano 1593 Bellmore Road North Bellmore, NY 11710	Bond	\$1,025.00

The above **Consensus Agenda Resolution** was offered by Councilman Manetta and seconded by Councilman Gregory

VOTES: 4 YEAS: 4 NAYS: 0

The above resolution was thereupon declared duly adopted.

**RESOLUTION NO. 179 FEBRUARY 25, 2026
AUTHORIZING THE DEMOLITION, BOARD UP AND SECURING OF UNSAFE STRUCTURE, LOCATED AT
40 COLUMBUS AVE, N. AMITYVILLE, NY 11701 SCTM NO. 0100-172.00-02.00-016.000**

The following resolution was offered by Councilman Gregory and seconded by Councilman McSweeney

WHEREAS, a certain structure(s) located at **40 Columbus Ave., N. Amityville, NY**, bearing **SCTM# 0100-172.00-02.00-016.000** has become so deteriorated and/or dilapidated and become so out of repair as to be dangerous and unsafe thereby presenting a nuisance to the public and an imminent danger to the safety, health and welfare of the surrounding community residents; and

WHEREAS, the architect/professional engineer's report dated **March 10th, 2025** on file with the Department of Code Enforcement, indicates that the rear structure at this property has severe structural damage, and this structure has become so out of repair, unsafe, or otherwise unfit for human habitation or occupancy, therefore the demolition of said structure is the most likely and prudent course of action

WHEREAS, §92-10 of the Town Code provides for the correction of said unsafe structure and the assessment of the costs of said correction against the property,

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Babylon does hereby order the demolition and removal of the structure located at **40 Columbus Ave, N. Amityville, New York**, bearing **SCTM# 0100-172.00-02.00-016.000** to eliminate safety hazard, in order to rectify the above noted problems and abolish any public nuisance resulting from the unsafe condition of said structure, in accordance with the Conclusions and Recommendations set forth in the architect/professional engineer's report dated **March 10th, 2025** attached hereto; and be it further

RESOLVED, that the Comptroller is hereby authorized to pay the architect/professional engineer the cost of the inspection report in the amount of Six Hundred Dollars (\$600.00) for said promises from the appropriate fund; and be it further

RESOLVED, that the Department of Public Works shall undertake the necessary securing, removal and cleanup; and be it further

RESOLVED, that the costs of securing be assessed against the premises in accordance with Town Code §92-9.

VOTES: 4 YEAS: 4 NAYS: 0

The resolution was thereupon declared duly adopted.

**RESOLUTION NO. 180 FEBRUARY 25, 2026
AUTHORIZING SECURING, EMERGENCY BOARD UP AND SITE CLEAN UP OF UNSAFE STRUCTURE LOCATED AT
99 WILSON AVENUE, AMITYVILLE, NY 11701 SCTM No. 0100-182.00-02.00-019.002**

The following resolution was offered by Councilman McSweeney and seconded by Councilman Manetta

WHEREAS, a certain structure, located at **99 Wilson Ave, Amityville, NY**, bearing Suffolk County Tax Map No. **0100-182.00-02.00-019.002** is wide open and accessible to the public and threatening the health, safety and welfare of the surrounding community residents; and WHEREAS, pursuant to Local Law No. 1 of 1981 and Local Law No. 1 of 1978 all necessary proceedings have been completed in connection with the removal/securing of the aforementioned unsafe structure; and

WHEREAS, the inspector's report dated **January 23rd, 2026**, indicates that as per communication with Suffolk County Water Authority there is no active water. The home is open and accessible. There are unsafe and unsanitary conditions at this premises, as well as overgrowth and debris around the property, therefore; securing/board up of the premises is the most likely and prudent course of action.

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Babylon does hereby order the securing/board up of the unsafe structures located on the premises **99 Wilson Ave, Amityville, NY, A/K/A SCTM No. 0100-182.00-02.00-019.002**, in accordance with the Conclusions and Recommendations set forth in the inspector's report on file in the Department of Code Enforcement; and be it further

RESOLVED, that the department of Public Works shall undertake the necessary securing and cleanup; and be it further

RESOLVED, that the Town shall notify all utility companies to shut off utility service at this location and the same may not be reinstated without Town approval; and be it further

RESOLVED, that the Assessor is hereby authorized to assess the property owner(s), for all costs incurred in connection with the proceedings to secure the subject premises, including the cost of actual securing and repairing.

VOTES: 4 YEAS: 4 NAYS: 0

The resolution was thereupon declared duly adopted.

**RESOLUTION NO. 181 FEBRUARY 25, 2026
AUTHORIZING EMERGENCY SECURING, BOARD UP STRUCTURE LOCATED AT
79 ANDERSON AVE, NORTH BABYLON, NY 11703 SCTM No. 0100-120.00-01.00-001.000**

The following resolution was offered by Councilman Manetta and seconded by Councilman Gregory

WHEREAS, a certain structure, located at **79 Anderson Ave, North Babylon, NY 11703**, bearing Suffolk County Tax Map No. **0100-120.00-01.00-001.000** is condemned and accessible to the public and threatening the health, safety and welfare of the surrounding community residents; and

WHEREAS, pursuant to Local Law No. 1 of 1981 and Local Law No. 1 of 1978 all necessary proceedings have been completed in connection with the securing of the aforementioned unlawful structure; and

WHEREAS, the premises is a single-family home but there are tenants renting rooms in the house with no rental permits, no accessory permits and no permits for a multifamily home. Therefore, having such situation of a rooming house endangers occupants and neighbors; and

WHEREAS, the property was placarded as unlawful by Sr. Building Inspector Joseph McDonnell on January 29, 2026.

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Babylon does hereby order the securing/board up of the premises located at **79 Anderson Ave, North Babylon, NY 11703**, bearing Suffolk County Tax Map No. **0100-120.00-01.00-001.000**, in accordance with the fact that the structure is vacant and concerns for safety of those entering illegally; and be it further

RESOLVED, that the department of Public Works shall undertake the necessary securing; and be it further

RESOLVED, that the Assessor is hereby authorized to assess the property owner(s), for all costs incurred in connection with the proceedings to secure the subject premises, including the cost of actual securing and repairing.

VOTES: 4 YEAS: 4 NAYS: 0

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 182 FEBRUARY 25, 2026
AUTHORIZING EMERGENCY SECURING, BOARD UP STRUCTURE LOCATED AT
121 W 21ST STREET, DEER PARK, NY 11729 SCTM No. 0100-059.00-03.00-072.000

The following resolution was offered by Councilman Gregory
and seconded by Councilman McSweeney

WHEREAS, a certain structure, located at 121 W 21st St, Deer Park, NY 11729, bearing Suffolk County Tax Map No. 0100-059.00-03.00-072.000 is condemned and accessible to the public and threatening the health, safety and welfare of the surrounding community residents; and

WHEREAS, pursuant to Local Law No. 1 of 1981 and Local Law No. 1 of 1978 all necessary proceedings have been completed in connection with the securing of the aforementioned unlawful structure; and

WHEREAS, Property was placarded as unlawful by Sr. Building Inspector Joseph McDonnell on October 22, 2025. The property is a rooming house with no rental permit owned by Bobbomatic LLC.; and

WHEREAS, the owner was issued a summons for no rental permit and for number of dwelling units on the property which the owner defaulted and currently owes \$11,100.00 in fines; and

WHEREAS, the owner has not obtained a rental permit to allow the continued rental of the property.

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Babylon does hereby order the securing/board up of the of the premises located at 121 W 21st St, Deer Park, NY 11729, bearing Suffolk County Tax Map No. 0100-059.00-03.00-072.000, in accordance with the fact that the structure is vacant and concerns for safety of those entering illegally; and be it further

RESOLVED, that the department of Public Works shall undertake the necessary securing; and be it further

RESOLVED, that the Assessor is hereby authorized to assess the property owner(s), for all costs incurred in connection with the proceedings to secure the subject premises, including the cost of actual securing and repairing.

VOTES: 4 YEAS: 4 NAYS: 0

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 183 FEBRUARY 25, 2026
AUTHORIZING EMERGENCY SECURING, BOARD UP STRUCTURE AND CLEANUP
LOCATED AT 162 BAY SHORE RD, NORTH BABYLON, NY 11703 SCTM No. 0100-112.00-03.00-004.000

The following resolution was offered by Councilman McSweeney
and seconded by Councilman Manetta

WHEREAS, a certain structure, located at 162 Bay Shore Rd, North Babylon, NY 11703, bearing Suffolk County Tax Map No. 0100-112.00-03.00-004.000 is condemned and accessible to the public and threatening the health, safety and welfare of the surrounding community residents; and

WHEREAS, pursuant to Local Law No. 1 of 1981 and Local Law No. 1 of 1978 all necessary proceedings have been completed in connection with the securing of the aforementioned unlawful structure; and

WHEREAS, the property is unoccupied and has been found for several days with the front door open and unsecured; and

WHEREAS, for the safety of those in the neighbor and prevent squatters and trespassing upon the property the property needs to be secured.

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Babylon does hereby order the securing/board up of the of the premises located at 162 Bay Shore Rd, North Babylon, NY 11703, bearing Suffolk County Tax Map No. 0100-112.00-03.00-004.000, in accordance with the fact that the structure is vacant and concerns for safety of those entering illegally; and be it further

RESOLVED, that the department of Public Works shall undertake the necessary securing; and be it further

RESOLVED, that the Assessor is hereby authorized to assess the property owner(s), for all costs incurred in connection with the proceedings to secure the subject premises, including the cost of actual securing and repairing.

VOTES: 4 YEAS: 4 NAYS: 0

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 184 FEBRUARY 25, 2026
AUTHORIZING SECURING, EMERGENCY BOARD UP AND SITE CLEAN UP OF UNSAFE
STRUCTURE LOCATED AT 40 PARKDALE DRIVE, N. BABYLON, NY 11703 SCTM No. 0100-115.00-02.00-077.000

The following resolution was offered by Councilman Manetta
and seconded by Councilman Gregory

WHEREAS, a certain structure, located at **40 Parkdale Drive, N. Babylon, NY**, bearing Suffolk County Tax Map No. **0100-115.00-02.00-077.000** is wide open and accessible to the public and threatening the health, safety and welfare of the surrounding community residents; and
WHEREAS, pursuant to Local Law No. 1 of 1981 and Local Law No. 1 of 1978 all necessary proceedings have been completed in connection with the removal/securing of the aforementioned unsafe structure; and

WHEREAS, the inspector's report dated **February 20th, 2026**, indicates that there are extreme hoarder conditions at this location. The yard, and home itself is littered with garbage and debris, creating an unsafe environment. There are unsafe and unsanitary conditions at this premises, therefore; securing/board up of the premises is the most likely and prudent course of action.

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Babylon does hereby order the securing/board up of the unsafe structures located on the premises **40 Parkdale Drive, N. Babylon, NY, A/K/A SCTM No. 0100-115.00-02.00-077.000**, in accordance with the Conclusions and Recommendations set forth in the inspector's report on file in the Department of Code Enforcement; and be it further

RESOLVED, that the department of Public Works shall undertake the necessary securing and cleanup; and be it further

RESOLVED, that the Town shall notify all utility companies to shut off utility service at this location and the same may not be reinstated without Town approval; and be it further

RESOLVED, that the Assessor is hereby authorized to assess the property owner(s), for all costs incurred in connection with the proceedings to secure the subject premises, including the cost of actual securing and repairing.

VOTES: 4 YEAS: 4 NAYS: 0

The resolution was thereupon declared duly adopted.

**RESOLUTION NO. 185 FEBRUARY 25, 2026
ADOPTING LOCAL LAW 7 OF 2026 AMENDING THE CODE OF THE TOWN OF BABYLON
CHAPTER 195 (TAXATION), ARTICLE IV (VETERANS TAX EXEMPTION)**

The following resolution was offered by Councilman Gregory and seconded by Councilman McSweeney

WHEREAS, the Town Board of the Town of Babylon duly called and held a Public Hearing at Babylon Town Hall, 200 East Sunrise Highway, Lindenhurst NY 11757 on the 25th day of February, 2025 upon the question of the enactment of Local Law No. 7 of 2026 of the Town of Babylon, Suffolk County, New York, being such a local law; and

WHEREAS, in accordance with Part 617.6 and 617.7(b), State Environmental Quality Review (SEQR), the adoption of this local law is a Type II Action and not subject to environmental review under SEQR; and

NOW, THEREFORE, be it

RESOLVED AND ORDAINED, by the Town Board of the Town of Babylon, that Local Law 7 of 2026 of the Town of Babylon, Suffolk County, New York, is hereby enacted as follows and is effective upon its filing with the New York State Department of State:

**LOCAL LAW 7 OF 2026
AMENDING THE CODE OF THE TOWN OF BABYLON**

ADD as follows:

**CHAPTER 195
TAXATION - ARTICLE IV
VETERANS TAX EXEMPTION**

§ 195-16.2. Exemption for certain one hundred percent service-connected disabled veterans.

Pursuant to subdivision 11 of section 458-a of the Real Property Tax Law, as added by Chapter 672 of the Laws of 2025, the primary residence owned by a veteran who:

- A. (1) Was discharged or released therefrom under honorable conditions;
- (2) Has a qualifying condition, as defined in section one of the Veterans' Services Law, and has received a discharge other than bad conduct or dishonorable from such service; or
- (3) Is a discharged LGBT veteran, as defined in section one of the Veterans' Services Law, and has received a discharge other than bad conduct or dishonorable from such service;
- and
- B. (1) Is considered to be permanently and totally disabled as a result of military service;
- (2) Is rated one hundred percent disabled by the United States Department of Veterans Affairs;
- (3) Has been rated by the United States Department of Veterans Affairs as individually unemployable; and
- (4) Is eligible for pecuniary assistance from the United States government, or has received pecuniary assistance from the United States government and has applied such assistance toward the acquisition or modification of a suitable housing unit with special features or movable facilities made necessary by the nature of the veteran's disability;

shall be fully exempt from taxation by the Town of Babylon and special district charges, assessments and special ad valorem levies, provided that such veteran meets all other requirements of Real Property Tax Law § 458-a.

VOTES: 4 YEAS: 4 NAYS: 0

The resolution was thereupon declared duly adopted.

**RESOLUTION NO. 186 FEBRUARY 25, 2026
GRANTING REZONING APPLICATION OF GC-2L, LLC. (PB JOB #25-39AFE) FOR THE PREMISES IDENTIFIED AS
SCTM#: 0100-121-01-13.001 & 14.002 LOCATED ON THE W/S/O ROUTE 110, 350' S/O GREAT NECK ROAD, FARMINGDALE**

The following resolution was offered by Councilman McSweeney and seconded by Councilman Manetta

WHEREAS, GC-2L, LLC. (the "Petitioner") has heretofore petitioned this Board for a change of zone of certain property which is located on the w/s/o Route 110, 350' s/o Great Neck Road, Farmingdale, New York, identified as SCTM No. 0100-121-01-014.002, and further described on the annexed Schedule A, from B-Residence to E-Business; and

WHEREAS, more specifically, the proposal is to rezone one of the two subject parcels (SCTM# 0100-121-01-014.002) from B-Residence to E-Business and demolish the existing structures in order to construct a 1,800sf (footprint) one-story Caribou Coffee restaurant with a drive-thru and 30 indoor and 6 outdoor seats, along with associated site improvements; and

WHEREAS, a public hearing was held on said petition on the 25th day of February, 2026; and

WHEREAS, in accordance with Section 617.5(c)(9) State Environmental Quality Review (SEQR), this proposal involves a change of zone in order to construct a 1,800sf (footprint) one-story Caribou Coffee restaurant with a drive-thru and 30 indoor and 6 outdoor seats, along with associated site improvements and the Board has adopted a Negative Declaration and no further action is required pursuant to SEQR; and

WHEREAS, this proposed change of zone conforms to the Town of Babylon Comprehensive Plan.

NOW, THEREFORE, be it

RESOLVED, by the Town Board of the Town of Babylon that the application of GC-2L, LLC., for Job No. 25-39AFE for a change of zone from B-Residence to E-Business District for the premises described in the attached Schedule A, be and the same hereby is granted, and further that the Zone Map of the Town of Babylon be and the same hereby shall be amended to reflect the zone change 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.

BE IT FURTHER RESOLVED, that in case of any violation or attempted violation of any of the conditions of approval or covenants and restrictions by the owners or their lessees, heirs, successors, and assigns and failure of said parties to remedy any such violation within thirty (30) days after written notice by the Town, the Town shall have the right, on its own motion and after notice, to rescind said change of zone and the subject premises shall revert from E-Business to B-Residence; and be it further

RESOLVED, that if the owners hereto, or any owner, its lessees, heirs, successors, or assignees shall violate or attempt to violate any of the conditions or covenants and restrictions required by the granting of this permit, it shall be lawful for the Town of Babylon to prosecute any proceedings at law or in equity, including but not limited to enforcement by way of injunctive relief; any remedies chosen by the Town Board to enforce any condition, covenant, or restriction herein shall be cumulative and at the discretion of the Town Board as to how best to enforce such condition, covenant, or restriction; the pursuit of one method of enforcement shall not constitute a bar to pursuing any other method of enforcement permitted by law; and be it further

RESOLVED, that the Town Clerk of the Town of Babylon be and hereby is authorized to publish a notice of said change of zone in one of the official newspapers of the Town of Babylon.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Councilman Manetta	Voting	Yea
Councilman Martinez	Voting	Excused Absence
Councilman McSweeney	Voting	Yea
Councilman Gregory	Voting	Yea
Supervisor Schaffer	Voting	Yea

The resolution was thereupon declared duly adopted.

SCHEDULE A

Description

Tax Map #100-121-01-14.2

ALL that certain plot, piece or parcel of land situated in Farmingdale, Town of Babylon, County of Suffolk and State of New York, more particularly described as follows:

BEGINNING at a point on the westerly side of Broadway where it intersects the northerly line of land now or formerly of Patricia Naso, which said point is distant the following two courses and distances from the corner formed by the old westerly side of Broadway with the northerly side of Parkway Court:

- 1) Northerly along the old westerly side of Broadway a distance of 349.92 feet; and
- 2) South 86°06'20" West along the northerly side of land now or formerly of Patricia Naso, 12.88 feet to the true point of beginning;

RUNNING THENCE from the true point of beginning along said land of Patricia Naso, South 86°06'20" West 113.31 feet to land now or formerly of Noor Ellahi and Farida Noor Ellahi;

THENCE along said land North 06°42'20" East 125.50 feet to land now or formerly of 1100 Route 110 LLC:

THENCE said land North 86°06'20" East 104.45 feet to the new westerly side of Broadway;

THENCE along the new westerly side of Broadway South 02°41'03" West 124.18 feet to the point or place of beginning.

**RESOLUTION NO. 187 FEBRUARY 25, 2026
AUTHORIZING EMERGENCY PROCUREMENT OF MATERIALS, SUPPLIES, SERVICES OR CONSTRUCTION
IN ORDER TO RESPOND TO FEBRUARY 22 BLIZZARD**

The following resolution was offered by Councilman Manetta
seconded by Councilman Gregory

WHEREAS, on February 22, 2026, a blizzard impacted the State of New York, resulting in blizzard like conditions which threatened populations and poses an imminent danger to public health, and public safety systems within the Town of Babylon;

WHEREAS, this event caused power outages, extensive snow and flooding; damage to homes, businesses and transportation infrastructure; the disruption of local water supplies, and resulted in personal hardships, as well as hampering the movement of emergency personnel, and continues to pose a threat to the public health and safety;

WHEREAS, on February 22, 2026, the Commissioner of the Department of Public Works declared that the utilization of Town Employees in the normal course of business could not provide adequate removal of the effects of the blizzard and snow upon public highways, streets and public areas within the Town of Babylon, in the time necessary to provide for the health, safety and welfare of the public; and

WHEREAS, on February 22, 2026, the Commissioner of the Department of Public Works declared that the number of Town Vehicles and Machinery could not provide for the removal of the effects of the blizzard upon public highways, streets and public areas within the Town of Babylon, in the time necessary to provide for the health, safety and welfare of the public; and

WHEREAS, on February 22, 2026, the Commissioner of the Department of Public Works declared that the Town is unable, with its current resources, to provide adequate emergency services to public highways, streets and public areas within the Town of Babylon, in the time necessary to provide for the health, safety and welfare of the public, without the use of outside contractors, seasonal employees and the implementation of emergency procedures; and

WHEREAS, on February 22, 2026, the Commissioner of the Department of Public Works declared that the utilization of Town Employees in the normal course of business cannot provide adequate removal of the effects of the blizzard upon public highways, streets and public areas within the Town of Babylon, in the time necessary to provide for the health, safety and welfare of the public; and

WHEREAS, on February 22, 2026, the Commissioner of the Department of Public Works declared that the number of Town Vehicles and Machinery cannot provide for the removal of the effects of the blizzard upon public highways, streets and public areas within the Town of Babylon, in the time necessary to provide for the health, safety and welfare of the public; and

WHEREAS, on February 22, 2026, the Commissioner of the Department of Public Works declared that the Town is unable, with its current resources, including but not limited to, materials, supplies, services and construction, to provide adequate emergency services, materials, supplies and construction to public highways, streets and public areas within the Town of Babylon, in the time necessary to provide for the health, safety and welfare of the public, without the use of outside contractors, seasonal employees and the implementation of emergency procedures; and

WHEREAS, there exists a current and continuing danger to the health, safety and welfare of the public in the Town of Babylon due to the inability to procure materials, supplies, services and construction necessary to meet the emergency; and

WHEREAS, Rich Schaffer, Supervisor of the Town of Babylon, State of New York, by virtue of the authority vested in him by the Constitution and the Laws of the State of New York, thereby found, pursuant to Section 24 of Article 2-B of the Executive Law, that a disaster occurred throughout the Town of Babylon, for which the resources of the Town of Babylon, in the normal course of business, were unable to respond adequately, and therefore declared a Local State of Emergency for the entire Town of Babylon on February 22, 2026;

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Babylon does hereby order that an emergency exists that seriously threatens the public health, welfare or safety, and endangers property, or otherwise has caused serious injury to the Town of Babylon, by reason of the blizzard; and be it further

RESOLVED, that the Town Board of the Town of Babylon does hereby order that there is an immediate and serious need for materials, supplies, services, or construction such that the need cannot be met through any other procurement methods; and be it further

RESOLVED, that the Town Board of the Town of Babylon does hereby order that the Department of Public Works or Department of General Services is authorized to procure materials, supplies, services, or construction necessary to meet the emergency.

VOTES: 4 **YEAS:** 4 **NAYS:** 0

The resolution was thereupon declared duly adopted.

GENERAL PUBLIC COMMENT

Michael J. Funfgeld – 4 Kobb Blvd., North Babylon, NY 11703 – 631-445-6185 – 282spyder@gmail.com

I'm just here about the snow removal. I mean, we had a big storm a couple weeks ago. We had this storm. Now, up until this storm that just came, I had a pile of snow 4 feet high, six feet wide that I had to remove out of the road, so it wasn't there for the next storm. Okay? Now, the storm came Sunday. Okay? It stopped on Monday. I didn't see a truck until Tuesday. Okay? That was after I made a phone call to the hall to ask them when they were going to come and make a pass. Okay. Sunday night they made a pass at 9:00. I don't know if you ever seen a New York City sweeper. That's how fast they made the pass. Okay. It was boom boom gone right down the middle, and when he turned the truck around, he didn't even move over to make the road wide enough. So, by Monday and Tuesday morning, half the people down the block couldn't go to work. Okay. I mean, you guys showed up with a payload. That was nice, yes around 7:00 Monday, you know, then a big truck came with a plow and then a pickup came. Okay. It was like a show after all these phone calls got made. I mean, I think we need to do a little better.

Supervisor Schaffer: So, do you have a pen with you? So, I want you to write down this telephone number, just write down this number. Okay. 516 429-3763. Okay. So, that's my phone number.

Mr. Funfgeld: Thank you.

Supervisor Schaffer: So, I live around the corner from you. So, I experienced a lot of what you just said as well. I mean now we have these big piles along the curb line, right? So, what we're going to do is and it's melting, right? So, Vinnie Piccoli is our Commissioner of DPW. So, you're going to see Vinnie once you finish up speaking and then he'll make arrangements to respond to you and I apologize for the experience and in the future just text me and I'll shoot around the block.

Mr. Funfgeld: I mean I know we used to hire contractors. Do we not hire any contractors no more? We're just doing it ourselves. That was my next question.

Supervisor Schaffer: No, we do. We hire volunteer firefighters. We hire outside contractors.

Mr. Funfgeld: I mean, if we're short staff, maybe we should look, you know, to hire out maybe temp guys. Plenty of guys laid off right now that could use a job.

Supervisor Schaffer: Well, tell them to come down here, we have a big sign out on Sunrise asking for snowplow operators. Okay.

Mr. Funfgeld: Yeah, let's go. That's all I have to say. Thank you.

Supervisor Schaffer: Puts on the record, that 5 separate submissions were dropped off at the Town Clerks Office by Anthony Mignone – 886 County Line Road, Amityville, NY 11701 – 516-241-6355 - mufasaheechee@gmail.com. These are various dates with letters of communication to me and the town board and we've given them to our town attorney to respond to, but I'm going to hand them up so that they'll be included under the open portion of this meeting. These documents are on file in the Town Clerks vault as part of the minutes.

Supervisor Schaffer: I'm going to make a motion to recall resolution: 182. AUTHORIZING EMERGENCY SECURING, BOARD UP STRUCTURE LOCATED AT 121 W 21ST STREET, DEER PARK, NY 11729, SCTM No. 0100-059.00-03.00-072.000 - Second by Councilman McSweeney. So, the resolution is before us and just identify yourself, sir.

Peter Wagner – Romano Lomanto Law Firm – 4 West Main Street, Bay Shore, NY 11706 – 516-500-3275 – pwagner@nyllg.com
I represent Bobbomatic, LLC who's the subject of resolution number 182. I was just retained on this matter this morning. I understand that they are authorizing or they made a motion to authorize the board up of the property. My client wants to know why it was being authorized to board it up, and I just wanted to explain what he is doing, what steps he is taking to remove the current occupants.

Supervisor Schaffer: Great. So, why don't you advise us of that? Okay. Then what we'll do is we'll give you to the town attorney and you guys can do attorney talk and figure out what we're doing here.

Mr. Wagner: Great. So, I was advised of this, this morning. He's got tenants in the property that he is in the process of evicting. I don't know exactly the time frame where he is and all that. I'm not handling that matter.

Supervisor Schaffer: Well, that's okay. You can get all that information since you were just retained this morning. What we'll do, though, is we approved the resolution and we're going to hold it. We're going to ask the town attorney to hold, we approved a number of resolutions that are authorizing board-ups and in some cases demolition of unsafe structures. So, you'll work with the town attorney's office. All we're interested in making sure that that property doesn't contribute to a negative impact on the quality of life of the surrounding neighbors. Obviously, if it's gotten here, it's contributing to the negative quality of life. So, all we want you to do is work and now that you're here, you can work with the town attorney's office on coming to a good resolution.

Mr. Wagner: Fantastic. Thank you so much. (A notice of appearance was submitted and is on file in the Town Clerks vault as permanent record)

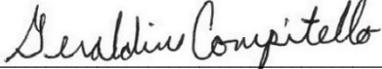
Supervisor Schaffer: Okay. Thank you.

Okay. So, I am going to vacate and turn this meeting over to Councilman Gregory who's going to run the third public hearing.

Councilman Gregory finished the meeting with Public Hearing #3 with comments that can be found in the 2/25/2026 public hearing minutes. The meeting was then closed.

The next regularly scheduled Town of Babylon Board Meeting will be held on Wednesday March 11, 2026, at 3:00 p.m.

Being no further business before the Board, the meeting adjourned at 4:20 pm on the motion of Councilman Manetta, seconded by Councilman McSweeney.


Geraldine Compitello, Town Clerk

/jt