

TOWN OF BABYLON
TOWN HALL MEETING MINUTES
WENESDAY, MARCH 4, 2026
6:00 P.M.

PRESENT: SAL MANGANO, CHAIRPERSON
KARLA BRYANT, VICE CHAIRPERSON
MARK SMITH
MARIE IODICE
MIKE MURRAY
KELLY MEDWIG
PATRICK NOLAN

EXCUSED:

PRESENT: SANDRA BRICK, SECRETARY
NUNZIO RUSSO, OPERATOR
PETER MAYER, COUNCEL TO THE BOARD

NEW APPLICATION

1. Mohammad Ahad
42 Jaqueline Way
N. Babylon NY 11703
SCTM NO: 0100-89.01-1-42
Inspection Date 1/12/26 passed no issues.

Appeared: Mohammad Ahad
40 Bonaire Drive, Dix Hills

Mr. Mangano swears in Mr. Ahad.

Mr. Mangano stated when you received your renewal in the mail, did you agree to the terms and conditions on the renewal application that they sent to you.

Mr. Ahad stated yes.

Mr. Mangano asked if there was anyone from the Board that would like to speak about the property.

Board members stated no.

Mr. Mangano asked if there was anyone in the audience who wanted to speak about the property.

Appeared: Anne Tazzi
41 Jacqueline Way, N. Babylon

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Mr. Mangano swears in Ms. Tazzi.

Ms. Tazzi stated the apartment upstairs, 42 Jacqueline Way, has been rented illegally for 16 months with no permit, which to me is not the best thing. When the owners moved out, should have got a permit first, so that it can be rented. Right now, like I said, it has been illegally rented for 16 months. The couple that lives up there, does laundry, at all hours of the day and night. They make an absurd amount of noise. I have a husband who is handicapped, he has COPD. His lungs are compromised. He's on oxygen 24/7 and the anxiety with the with the people who are living up there is driving him through the roof. Let's see, what else. The quiet time in that development is from 10:00 p.m. to 8 a.m., which they never do. They're always noises is crazy. To my knowledge, I don't think there is any carpeting or any runners upstairs, which may help with the noise. According to the bylaws, you are supposed to have some sort of carpeting up there, whether it's the wall to wall or runners, you know, whatever.

Mr. Mangano stated is there, you know, but because it's something that the HOA would have to deal with. Is there carpeting up the step and carpeting on the floors or is it hardwood floors?

Mr. Ahad stated so prior to doing renovations on the flooring when I was living there, we abided as per the spec, that was provided to me by the management board.

Mr. Nolan was is the spec?

Mr. Ahad stated at that time, it was about two or three years ago.

Mr. Nolan stated do you know what is in place now with your renters?

Mr. Ahad stated it was some kind of soundproof and VCT flooring, that I had to put in in the living room area and, actually, the whole space.

Mr. Nolan stated so there is no carpeting upstairs.

Ms. Medwig stated the Board approved it, so we don't any have say over what goes on.

Mr. Ahad stated correct. I based off doing anything, I made sure that there's adequate soundproofing. I'm in construction myself for the past 10 years, so I know exactly what needs to be done when it comes to soundproof and for the tenant downstairs. I also had a property in Bayside that I've owned with my dad for the past 20 plus years and there was a tenant upstairs and I knew exactly what needs to be done to suffice the situation with her noise. To add, to what to respond to her comments, she has been complaining for the past, ever since I move into the unit, for the past three and a half years. When I was living there for two and a half years. The reason why I left was because of her. Her complaint, is the same complaint that everybody else complains in the whole management board. She has no reasoning for her to she has done things where I could have filed a lawsuit against for harassment, for so many things. I been dealing with current tenant of mine. So, but I'm not going to discuss any of that right now.

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Mr. Mangano stated unfortunately, we cannot comment on that or give advice on something where there is an HOA involved. If there's issues, maybe the HOA board should take over.

Mr. Ahad stated they tried. She has filed so many complaints with management. They clearly said whatever she is saying, we cannot do. It's between you two and hash it out. I have tried with her. My wife has done it so many times. Her and my wife, actually, went door-to-door and asked each of these tenants in that space, on the ground floor, what's your experience? She is hearing pipes making noise or certain things inside walls. My tenant clearly doesn't wake up from 10:00 at night to 8:00 in the morning and do laundry. No one does laundry. She knows the rules. I have given her the rules of management. It's her little kid that maybe walks around during like 4 p.m., 6 p.m.

Mr. Murray stated I just have a question. The management or the HOA is okay with everything the way it is.

Mr. Ahad stated correct.

Mr. Murray stated okay. We have no jurisdiction over this.

Mr. Mangano stated unfortunately, we...

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

2. CCDP Homes LLC
183 Commack Rd.
Deer Park NY 11729
SCTM NO: 0100-90-1-65
Inspection Date 1/13/26 passed no issues.

Appeared: Rachel Avgi
2771 Merrick Ave., Merrick

Mr. Mangano swears in Ms. Avgi.

Mr. Mangano stated when you received your renewal in the mail, did you agree to the terms and conditions on the renewal application that they sent to you.

Ms. Avgi stated yes.

Mr. Mangano asked if there was anyone from the Board that would like to speak about the property.

Mr. Murray stated there a few issues to rectify; repair the front walkway, replace the piece that it is broken; driveway has to be replaced; all debris has to; remove graffiti; the car parked on grass has to be on the driveway; and the back walkway needs to be replaced.

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Ms. Avgi stated okay.

Mr. Mangano asked if there was anyone in the audience who wanted to speak about the property.

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

3. Jose Benitez
25 S. 19th St.
Wyandanch NY 11798
SCTM NO: 0100-56-3-41
Inspection Date 1/20/26 passed no issues

Appeared: Jose Benitez
25 S. 19th Street, Wyandanch

Mr. Mangano swears in Mr. Benitez.

Mr. Mangano stated when you received your renewal in the mail, did you agree to the terms and conditions on the renewal application that they sent to you.

Mr. Benitez stated yes.

Mr. Mangano asked if there was anyone from the Board that would like to speak about the property.

Board members stated no.

Mr. Mangano asked if there was anyone in the audience who wanted to speak about the property.

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

COMMUNICATIONS

1. Email from Bobby Waldhof owner of 70 N. 16th St., & 71 N. 16th St., Wyandanch asking to be approved on the conditions of the driveways now, with a stipulation to have the driveways completed by the next renewal. # 10 & #11 on the Reserved calendar. See email and pictures attached.

Read and Filed

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2. Email from Azaharul Hague at 123 Oak St., Deer Park is asking for an extension to replace the driveway apron due to the weather permitting. #6 on the Reserved calendar. See email attached.

Read and Filed

3. Email from the property manager for 7 & 11 Seaman Place, Deer Park asking for an extension for the outside repairs and replacement of the driveway. #22 & #23 on the Reserved calendar. See email attached.

Read and Filed

RENEWALS-PREVIOUS PUBLIC HEARING

1. Brent Sterling Real Estate LTD
53 Somerset Rd.
N. Amityville NY 11701
SCTM NO: 0100-174-3-69

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

2. Gary Saladino
226 Mariners Way
Copiague NY 11726
SCTM NO: 0100-191.01-1-68

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

3. Michael Bello
50 Sunset Ave.
Wheatley Heights NY 11798
SCTM NO: 0100-15-2-22

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

4. Kaylee Rosero
130 Liberty Ave.
N. Babylon NY 11704
SCTM NO: 0100-153-2-75.002

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

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5. Sumlen Realty DE LLC
36 Lincoln Ave.
Deer Park NY 11729
SCTM NO: 0100-118-1-53

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

6. Bruce Ward
49 Pond Place
West Babylon NY 11704
SCTM NO: 0100-160-4-24

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

RESERVED CALENDAR

1. Selwyn Morris
68 Levey Blvd.
Wyandanch NY 11798
SCTM NO: 0100-79-1-35
Record Extended until March 4, 2026 to power wash fence & house; remove Vehicle from yard.

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

2. Jorge Duran & Karilu Ruiz
54 33rd St.
Copiague NY 11726
SCTM NO: 0100-200-2-33
Record Extended until March 4, 2026 for homeowner to check on fence & remove debris.

A motion was made by Mr. Smith, seconded by Ms. Iodice, all members voting to deny the application due to excessive debris.

3. Raymond Wardell
18 Emerald Lane N
Amityville NY 11701
SCTM NO: 0100-174-3-42
Record Extended until March 25, 2026 to replace front walkway.

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4. Raymond Wardell
35 Madison Ave.
N. Amityville NY 11701
SCTM NO: 0100-164-3-51
Record Extended until March 25, 2026 to replace sidewalk; paint
Cyclone fence; replace broken patio section and paint shed.

5. Raymond Wardell
419 Albany Ave.
Amityville NY 11701
SCTM NO: 0100-170-3-28
Record Extended until March 25, 2026 to replace or remove rear
Patio; paint shed; replace driveway.

6. Azaharul Haque
123 Oak St.
Deer Park NY 11729
SCTM NO: 0100-21-1-64
Record Extended until March 25, 2026 to replace driveway apron.

A motion was made by Mr. Smith, seconded by Ms. Iodice all members voting to extend the application to 5/20/26 and refer to Town Attorney's office for investigation of multiple apartments.

7. Susan Ricketts Francis
622 Broadway
N. Amityville NY 11701
SCTM NO: 0100-165-1-13
Record Extended until March 25, 2026 to replace the blacktop from the stoop
To the adjacent property; replace the walkway and remove debris in rear.

8. Amity Harbor Marine Center
7 Lake Dr.
Copiague NY 11726
SCTM NO: 0100-180-1-98
Record Extended until March 25, 2026 to install driveways; remove all debris
And cut all overgrowth.

9. Community Housing Innovations
105 Maple Ct.
Copiague NY 11726
SCTM NO: 0100-193-3-78
Record Extended until March 25, 2026 to install a new driveway & apron; remove
All debris & tree debris; replace the stockade fence; repair the stoop and railings.

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10. Wyandanch Multi 1 LLC
71 N. 16th St.
Wyandanch NY 11798
SCTM NO: 0100-40-1-4
Record Extended until March 25, 2026 to replace 2 sections of front walkway;
Replace driveway & remove all debris.

A motion was made by Mr. Smith, seconded by Ms. Iodice, all members voting to leave the application extended to clean up debris.

11. Wyandanch Multi 2 LLC
70 N. 16th St.
Wyandanch NY 11798
SCTM NO: 0100-39-2-133
Record Extended until March 25, 2026 to remove all debris.

A motion was made by Mr. Smith, seconded by Ms. Iodice, all members voting to leave the application extended to clean up debris.

12. Areto Properties
621 Broadway
N. Amityville NY 11701
SCTM NO: 0100-165-2-2
Record Extended until March 25, 2026 to replace a piece of sidewalk; paint
handicapped ramp; replace front parking area blacktop.

13. Sumlen Realty DE LLC
340 New Highway
N. Amityville NY 11701
SCTM NO: 0100-124-2-69
Record Extended until March 25, 2026 to remove debris; repair fence; remove
Unlicensed vehicle & replace one piece of siding.

14. Paul Ahluwalia
4 Brown St.
West Babylon NY 11704
SCTM NO: 0100-217-2-77
Record Extended until March 25, 2026 for further investigation.

15. Stanislaw & Ewa Bujnowski
40 Vespucci Ave.
Copiague NY 11726
SCTM NO: 0100-154-2-11
Record Extended until March 25, 2026 to repair brick walkway; remove
Debris; replace walkway & patio; and replace stockade fence.

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A motion was made by Mr. Smith, seconded by Ms. Iodice, all members voting approve the application.

16. Keith O'Donnell
4 Lamberta Ct.
West Babylon NY 11704
SCTM NO: 0100-213-2-5.004
Record Extended until March 25, 2026 to remove debris; paint handrails;
Repair stoop; power wash fence and replace driveway.

17. Joseph D'Antona
112 Bolton St.
N. Lindenhurst NY 11757
SCTM NO: 0100-127-1-60
Record Extended to March 25, 2026 to remove unlicensed vehicle; power
Wash fence; replace driveway & remove debris.

18. Covak Inc.
9 W. Smith St.
N. Amityville NY 11701
SCTM NO: 0100-165-1-83
Record Extended until March 25, 2026 to replace driveway and front walkway;
Remove all debris.

19. Stefan Tessler
87 Southard Ave.
West Babylon NY 11704
SCTM NO: 0100-217-1-12
Record Extended until March 25, 2026 to replace bottom half of driveway
& resolve yard issues.

20. Murat S Sel & Aysel Aran
786 N. Wellwood Ave.
Lindenhurst NY 11757
SCTM NO: 0100-217-2-77
Record Extended until April 29, 2026 to remove unlicensed vehicle; remove all
Debris; repair the sidewalk & paint the fence.

21. Frank Arduini
35 45th St.
N. Lindenhurst NY 11757
SCTM NO: 0100-206-2-14
Record Extended until April 29, 2026 to remove all debris; paint the shed;
Repair the walkway in rear; power wash the house; repair stoop & paint the
Railings.

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22. 7 Seaman Place LLC
7 Seaman Place
Deer Park NY 11729
SCTM NO: 0100-43-2-111
Record Extended until April 29, 2026 to repair brick walkway; remove debris;
Paint railing; replace broken cement & replace broken walkway.

A motion was made by Ms. Iodice seconded by Mr. Smith, all members voting to extend the application to 05-20-26.

23. 11 Seaman Place LLC
11 Seaman Place
Deer Park NY 11729
SCTM NO: 0100-43-2-112
Record Extended until April 29, 2026 to repair brick walkway; paint fence;
Replace driveway; paint railings & side doors and replace walkway.

A motion was made by Ms. Iodice seconded by Mr. Smith, all members voting to extend the application to 05-20-26.

24. Julio Delgado
29 Parkway Blvd.
Wyandanch NY 11798
SCTM NO: 0100-80-1-5
Record Extended until April 29, 2026 to replace section of walkway; replace
Driveway; remove debris; power wash house; repair or replace stockade fence.

25. Anna Spingola
21 Fulton St.
Deer Park NY 11729
SCTM NO: 0100-23-4-57
Record Extended until April 29, 2026 to remove debris & replace driveway.

26. Yared Samuel
34 S. 31st St.
Wyandanch NY 11798
SCTM NO: 0100-54-4-13
Record Extended until April 29, 2026 to replace driveway & apron.

27. Lata Agnihotri
1050 N. Indiana Ave.
N. Lindenhurst NY 11757
SCTM NO: 0100-154-4-71
Record Extended until April 29, 2026 to replace driveway & remove debris.

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28. AJR Enterprises
14 S. 22nd St.
Wyandanch NY 11798
SCTM NO: 0100-55-2-46
Record Extended until April 29, 2026 to paint cyclone fence; replace driveway;
Remove debris; remove graffiti; replace screen door & remove tree debris.

29. Esma Ilyas
158 Peconic Ave.
West Babylon NY 11704
SCTM NO: 0100-140-4-91
Record Extended until May 20, 2026 to replace driveway.

30. Bernardo Batista
195 46th St.
Lindenhurst NY 11757
SCTM NO: 0100-206-1-35
Record Extended until May 20, 2026 to replace broken piece of the walkway;
replace the cement on the side and the rear of the home; remove the refrigerator;
remove all debris and tires.

ACCEPTANCE OF MINUTES

January 28, 2025

A motion was made by Mr. Smith seconded by Ms. Iodice, all members voting to approve the minutes.

UPCOMING MEETINGS

March 11, 2026

March 18, 2026

There being no further business to appear before the Board, a motion was made by Ms. Bryant, seconded by Mr. Nolan, all members present voting aye, to adjourn the meeting at 6:20 p.m.