

PLANNING BOARD MEETING MINUTES  
TOWN OF BABYLON  
TOWN HALL  
200 EAST SUNRISE HWY, LINDENHURST  
MONDAY, MARCH 9, 2026  
7:00 P.M.

PRESENT: PATRICK HALPIN, CHAIRPERSON  
GERALD O'NEILL, ACTING CHAIRMAN  
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  
DIANE HALL, 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/SITE PLAN REVIEW**

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

Chairman Halpin stated okay, who's here on behalf of the client?

Chairman Halpin swears in  
Jose Ramos  
43 Parkway Boulevard

**PLANNING BOARD MEETING MINUTES**  
Ronkonkoma, New York 11779

Chairman Halpin stated we have a memo from the Planning Commissioner, Denise Graziano, regarding this application dated March 4, laying out a series of Conditions, Covenants and Restrictions. Have you had the opportunity to review this with your client? Are there any issues, any concerns that you'd like to bring to our attention regarding this memorandum?

Mr. Ramos stated no, sir, we have with me today the owner and the engineer who designed the project, and also the engineer who's doing the traffic study. So, we have everybody available if you have any questions.

Chairman Halpin stated I guess my question is a different one, does your client have any objections to any of the Covenants and Restrictions? It's either a yes or no.

Mr. Ramos stated no, we don't have any objections.

Chairman Halpin stated no objection to any of the Conditions or Covenant and Conditions? All right, good. Please proceed.

Mr. Ramos stated again with me are the owner, Mr. Bethesda, the engineer, Mr. Tahir, who designed it. So again, the owner, Mr. Bethesda, is here. Mr. Tahir, the design professional, and Mr. Tortorella, the gentleman who's doing the traffic study.

So, we're all here to answer questions based on the memo of March 4. That's why we didn't have a chance to meet. So, we came here to do that, and as was stated before, we are here tonight proposing to demolish the existing structure in order to construct a free-standing Dunkin' Donuts. 1825sf footprint with a drive-through. Fourteen interior seats associated with site improvements.

The subject consists of four parcels, which total 21,699sf, and it is currently in an E Business. The property is situated 180 feet north of Little East Neck Road at the intersection of Garrison Avenue. Garrison Avenue is currently a paper street and is designated for future development as part of this project. We are here to answer any questions and be of assistance to the Board, and looking for favor to get an approval.

Chairman Halpin stated okay, do you have the site plans? How is this going to look? Are you prepared to speak to that? Say that again?

Mr. Ramos stated the site plan? Yes, sir,

Chairman Halpin stated okay, Matt, could you pull up the site plan please? All right, if you can, please walk us through this site plan.

Mr. Ramos stated well, the entrance and the exit are on Straight Path. As you can see, there's ample parking. When you pull in, you're going to go straight, you're going to make a right, and into the drive-through, drive-up lane. As you come around, you'll get your product as you leave, you'll make a left, and you'll be exiting back on the Straight Path, or you can exit on the Garrison, but again, Straight Path will probably be the main course of traffic.

## PLANNING BOARD MEETING MINUTES

Chairman Halpin stated are you seeking any variances from the Zoning Board?

Mr. Ramos stated one second, please. This is the engineer who designed it.

Chairman Halpin swears in

Tahir Qureshi,  
27 Casey Lane  
Mount Sinai, New York 11776

Excuse me, I think we do seek one ZBA variance for the front yard on Garrison Avenue, as per the report prepared by the Town.

Chairman Halpin stated after reviewing, is there anything else you'd like to bring to our attention regarding the site plan?

Mr. Qureshi stated that we do not have a specific loading stall provided, as the space is very limited. So, we are proposing the loading truck to enter, pull on the side of the new building on the west side, unload, and get out. It was provided in one of the drawings.

Chairman Halpin stated if you don't mind, please. Okay, just to reiterate what you just said, regarding where the loading and unloading will be, okay? Let us get this up on the screens.

Mr. Qureshi stated so as you see in the delivery box truck turn plan, it enters from Garrison Avenue, which is what's next to the building, unloads, and gets out on the Straight Path.

Chairman Halpin stated, okay, sir, please describe this again so that we can follow the hand as you're describing this.

Mr. Qureshi stated okay, so the truck, which is going to be delivering the products, is going to enter Garrison Avenue as the hatched area shown on the drawing makes a left in the new driveway, pulls up next to the building, where the truck is shown, delivers, and then gets out on Straight Path. It can do similar path from entering on Straight Path, get to the building, deliver, and get out from the Garrison Avenue. Okay?

Chairman Halpin stated and what time of day will that be?

Mr. Qureshi stated typically, our deliveries are early in the morning, at five o'clock.

Chairman Halpin stated before opening?

Mr. Qureshi stated yes.

Chairman Halpin stated okay, all right, is there anything else that you would like to add?

Mr. Qureshi stated no.

## PLANNING BOARD MEETING MINUTES

Chairman Halpin stated any of the Board Members have any questions regarding this application?

Ms. Nolan stated is that going to be the same direction for the sanitation to come into the dumpster?

Mr. Qureshi stated okay, the second site plan, this is the one which shows how the sanitation trucks would come in, pull back, load and get out, from there they can go both ways. They can enter from Garrison Avenue, pick up and go back to that, or they can get out from Straight Path.

Chairman Halpin stated are there any other questions?

Mr. Leon stated okay, good evening. Can you share with the Board how many parking spots you have, regular parking spots, handicap parking spots, and how many are required for this site?

Mr. Qureshi stated okay, we are providing 12. Based on the Town calculations and requirements. 14 seats are required; we have seven stalls. We are providing three for the employees. So, that's the total requirement of 10 stalls. No, sorry, actually nine, because every two employees get one stall. So, it's one and a half stalls plus seven. So that's about nine stalls. We are providing a total of 14 regular stalls and one ADA handicap-accessible stall.

Mr. Leon stated thank you.

Chairman Halpin stated Okay, thank you very much. Is there anyone from the public here that would like to address the Board regarding this application. No, okay, thank you. Okay, so I'm going to request a motion from the board to close the hearing and reserve decision, a motion by Mr. Leon, motion to close the hearing and reserve decision. Second, by Mr. Nolan, second, all in favor. Aye, approved.

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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](mailto:planningcomments@townofbabylonny.gov)

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

1. JOB# 25-14AE; 1201-1321 Montauk Hwy Corp  
Location: n/e/c/o Merrick Road and St. Ann's Avenue, Copiague

## PLANNING BOARD MEETING MINUTES

SCTM: 0100-194-03-065.001, 0100-194-03-066, 0100-194-03-067 and 0100-194-03-068.

Proposes: A change of zone from E-Business to MR-Multiple Residence to construct a 2-story apartment building for eight (8) one-bedroom units and interior alterations to the existing mixed-use building to convert space into an additional one-bedroom apartment unit, along with associated site improvements.

Zone – E Business to Multi-Residence

SEQRA – Unlisted Action – Uncoordinated Review

**Hearing Closed, Decision Reserved**

Appeared

Nicole Blanda, Esq.  
Buzzell, Blanda Visconti  
535 Broad Hollow Road  
Melville, New York

Chairman Halpin stated as you know, there's a memo regarding this application dated the 27th of February, 2026. Does your client have any concerns regarding any of the Covenants, Restrictions, or any other items that are outlined in this memorandum?

Ms. Blanda stated no, he does not. We consent to the Covenants and Restrictions.

Chairman Halpin stated Okay, please go. Please proceed.

Ms. Blanda stated I'm here tonight on behalf of the property owner, seeking site plan approval and a recommendation for a change of zone from Business E to Multiple Residents. The property is located, as you can see, on the northeast corner of Montauk Highway and St. Anne's Avenue. It's comprised of four tax lots, and it has a lot area of 25,152sf. It is zoned Business E presently on tax lot 65.1; it's presently improved with a mixed-use building that has a CO and a prior ZBA approval, which was for six one-bedroom units and a retail component, which I believe is Panorama Signs.

Currently, the existing building is within the easterly portion of the property, with parking in the rear and on the west side of the building currently. Previously, on the remaining tax lots, there was an old, dilapidated two-story dwelling that was very close to the road, as you can see from this old aerial, and it has since been demolished. The applicant is seeking to change the zone of the entire property to Multiple Residents, to convert the retail space that's in the existing building to an additional unit, so that the building will have seven one-bedroom units, rather than six with a retail space.

The applicant is also proposing to construct a two-story, 3189sf building within the southwesterly half of the property, and that building would have eight one-bedroom apartments.

So, to walk you through the site plan, there'd be two curb cuts for ingress and egress to and from the site. There's currently an existing curb cut on Montauk Highway, and that will remain. There will be a stop sign for traffic exiting the site. The new curb cut is proposed on St. Anne's for

## PLANNING BOARD MEETING MINUTES

ingress and egress as well, and there will also be a stop sign proposed for exiting traffic from that curb cut. Parking will be between the two existing buildings, I mean the two buildings, as well as in the rear of the buildings. So, if you come in off Montauk Highway, you'll still see parking to your left and the building to the right. As we head towards the rear, we're proposing a new five-foot crosswalk, which will help pedestrians traverse the 24-foot drive aisle to be able to reach the existing building.

We are required to have 30 spaces. We're providing 31 spaces, so we do not require a parking variance. As we drive further in, our refuse enclosures are in the rear of the existing building, as well as our bike rack. Our truck turning radius to access these refuse enclosures is shown on SP four. If the Board wants to take a look at that, it has been approved. So, the truck turns, I believe, is a K-turn style.

Chairman Halpin stated slow down.

Ms. Blanda stated so, you can see there that would be the sanitation truck being able to access the refuse enclosures. And again, we have two curb cuts, so the flow will be to Town requirements. As we head west on the site, we have again our 25 A 24-foot drive aisle with parking on either side. All parking spaces comply with the nine-by-19-dimensional requirement of the Town. There'll be all new asphalt installed in this parking area, as the Board can see, there will also be, like I said before, the brand-new curb cut onto St. Anne's.

All lighting will be dark sky compliant, so shielded from neighboring properties. There will be new curbing and sidewalk along St. Anne's. Right now, you have grass to the street, so this will be all new curbing and sidewalk installed to the Town of Babylon specifications. There will be landscaping planted along the rear property line. There are some existing arborvitaes, but we'll be filling in Arborvitaes and Leland Cypressess along that rear property line. And then there'll be some more landscaping along St. Anne's, as well as in front of the buildings. There we go. There's the landscape plan.

Chairman Halpin stated you're doing great. Slow down so we can catch up.

Ms. Blanda stated sure, so as you can see on the landscape plan, we have landscaping at the corner of St. Anne's and Montauk, so that'll dress up that corner quite a bit. And then some, a little bit of landscaping that will be put in front of the existing building, and then, as you can see, along the rear property line, there'll be a buffer of Arborvitaes and Leland Cypressess.

If we want to switch over to the floor plan. The units on the first floor of the proposed new building will be ADA accessible. They range in square footage from 755sf to 762sf. They're all open floor plans, so there are no dens proposed. It'll flow from a living area to the kitchen. The only room that's sort of segregated is the bedroom. There'll obviously be a bathroom, washer, dryer, and again, the units on the first floor are ADA compliant, and they'll lead out to a patio space for an outdoor area.

On the second floor, the units range from 752sf to 770sf, and you see the same open floor plan. Living area right into the kitchen, no doors, no dens, nothing like that. And then you have the bathroom and the bedroom.

## PLANNING BOARD MEETING MINUTES

In the existing building, if we want to just take a look at the new unit that's being proposed in our existing building. So that use to be, or it currently is, a retail space. We're proposing to convert that to an apartment. That unit would have 852sf, and again, as you can see, it's an open floor plan, no den. And so there would be three units now on the first floor of this building, with four units above.

Chairman Halpin stated just so we are clear, that's where Panorama is.

Ms. Blanda stated yes. That would be converted so it would no longer be a Mixed-Use building. It would simply be a full apartment building. We want to take a look at the aerial at the surrounding area. To the east are Business E properties, F & D. Hardware is immediately adjacent, as the Board can see, you have some commercial buildings and other parking areas that do directly abut the residential that's to our north. What we're proposing is to continue, we have a strip of parking right now that abuts the residential to the north, and that would just be continued along the entire length of that backyard, and then there'd be a landscape buffer.

We're on Montauk Highway to the east of F & D is a used car dealership. Then you could see there's a lot of other commercial uses on that side. To the south, you have a vacant piece. I'm not really sure what's happening with that piece, but you also have, I believe, a boat storage yard. And then to the west of St. Anne's, you have a commercial building that is presently utilized as a fitness center. And again, you kind of have wall-to-wall building on that parcel as well. And then you have other commercial properties.

I do want to also point out that there is an existing fire hydrant on Montauk Highway in front of the existing building. You might be able to see it from the street view, but there is an existing fire hydrant there. So, I know that's sometimes a question, so I wanted to point that out.

Also, we are proposing along St. Anne's, that's where our generator will go, and our underground electric will run to that side of the building as well, if the Board is looking for the location for utilities. That's my presentation. If the Board has any questions, I'm happy to answer. We also have our esteemed architect, Harold Gebhard, with us tonight, if the Board has any questions for him.

Chairman Halpin stated okay, do any of the Board Members have any questions?

Mr. O'Neill stated there is a step from the driveway up onto the patio in front of Panorama Store, which is not compliant. It is too deep. It's been there forever. Who's approved it that way? I don't know if this is an opportunity to straighten that out.

Ms. Blanda stated it's being rebuilt. The whole patio thing, I believe the stairs up to that stone patio is being replaced from the front now to come from the front.

Mr. O'Neill stated okay, thank you.

Mr. Wynn stated are all wires, electric and telephone wires, going to be underground?

## PLANNING BOARD MEETING MINUTES

Ms. Blanda stated I know the electric are yes, and the phone will also be underground. Yes. And you can see along St. Anne's, there's an arrow that points to where the generator will be and then where the utilities are underground electric is coming in, and that little rectangle.

Chairman Halpin stated any other questions? All right, I've got a couple of questions for Mr. Gebhard.

Chairman Halpin swears in

Harold Gebhard  
363 N. Wellwood Avenue  
Lindenhurst, NY 11757

Mr. Gebhard I do want to talk to you about this particular site, as we're seeing with all the others, which are in a flood zone. What steps have been taken to mitigate flooding as a result of being in a flood zone that was hit pretty hard by Sandy?

Mr. Gebhard stated we're out of the flood zone. We're not near the water, the bay. We have raised the finished floor of the building a couple of feet above the natural grade. One of the departments asked for that, so we raised it up. We put the generator on the side. Also raised up. I don't think there's ever going to be a flood in this area. If it does flood, we're in trouble, serious trouble.

Chairman Halpin stated you've been around long enough to remember hurricane, Superstorm, Sandy.

Mr. Gebhard stated yeah, okay, two feet of water in my house.

Chairman Halpin stated all right. Well, you got off easy. Environmental, can you talk about the flood zone and steps that have been taken to mitigate that with this property and others that may be outside of the flood zone, but close enough.

Mr. Gaxiola stated yes, as the applicant said, Mr. Chairman, the project is out of the flood zone. This department actually did request the generator be in place due to the project site being located off Suffolk County's coastal evacuation route, and the applicant has proposed a generator as we asked.

Chairman Halpin stated it's out of the flood zone, and you're confident that it will never flood.

Mr. Gaxiola stated it is out of the flood zone, correct. And according to our records, that project site hasn't had a repetitive loss or did not breed substantial damage.

Chairman Halpin stated it wasn't affected by Superstorm Sandy?

Mr. Gaxiola stated that is correct. Thank you.

## PLANNING BOARD MEETING MINUTES

Mr. Gebhard stated I would like to address Mr. O'Neill's question. If you go to the site right now, tonight, or tomorrow morning, make you see it. The entry off of Merrick Road is a horror. Difficult, bothered me from day one. I have been working with the Town, and we managed to change the grade on just about the entire site, to eliminate most of, but not all, I can't do all, most of that drastic incline. In doing so, I have eliminated that depression in the brickwork that theoretically was a handicap access.

Mr. O'Neill stated so, that's what it was there for, okay, that's going away. That's going to be straight.

Mr. Gabhard stated yeah.

Mr. O'Neill stated so that will be great. Is there a railing along there?

Mr. Gebhard stat that's still going to go to the renderings, the rendering? Oh, there we go. There you go. If you look at the ingress off of Montauk Highway, Merrick Road, see how gradual where the cursor is now. See how gradual.

Mr. O'Neill stated so you drop that pump down.

Mr. Gebhard stated there's a natural grade from the beginning all the way to the back. Hence, what it did, iIt raised, no, it didn't. If you start at the platform, to go into the units, where the distance from that to the grid, to the paving changes from about two feet. So, at the end, on the north side, a lot better than it was. In doing that, I needed to put the railing up because I need, ADA, handicapped accessibility. Person enters that building from the extreme north, and that's shown on my second right.

Chairman Halpin stated are there any other questions that the Board has all right before I ask, is there anyone from the public who would like to address the Board regarding this application? No. But before I ask for a motion to close here, and I just want to say, first of all, this is beautiful. Well, done. And one of the things, having lived in this Town my whole life I'm very, very familiar with that part of Montauk Highway, going back to the days when the New York State Department of Transportation had every intention of widening Montauk Highway. I know all the Board Members here are very pleased to see the thought that has gone into this and other proposals that have been before this Board to really beautify that part of Montauk Highway and it is happening. You know, a lot of people don't remember, even though they've been there long, but they forget. But it's really, this is not only going to be beautiful, but it's also an example of what the Town, the Town Board, in particular, has done to encourage this kind of development and private sector investment.

So, thank you, and thank you, Mr. Bono, for the investments that you've made to improve this part of Babylon and Lindenhurst and Copiague. All right, so having said that, I'd like to request a motion from the Board to close the hearing and reserve decision. Mr. O'Neill, so move. Let's see, Mr. Wynn, second, all in favor, Aye.

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Mr. Halpin stated this decision has been reserved in order for us to review the feedback we have

## PLANNING BOARD MEETING MINUTES

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:

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- Via phone at 631.957.3103
- Via email at [planningcomments@townofbabylonny.gov](mailto:planningcomments@townofbabylonny.gov)

### **C. COMMUNICATIONS**

1. Memo dated March 5, 2026 from Denise Graziano, Commissioner to Patrick Halpin, Chairperson, regarding PB JOB# HPLN-93 (23-08A); Arcadia Republic stating no objection to granting the first extension of time.  
**Read and Filed**
2. Letter dated March 2, 2026 from William F. Bonesso to Denise Graziano regarding PB JOB# HPLN-93 (23-08A); Arcadia Republic requesting a first extension of time.  
**Approved**

### **ACCEPTANCE OF MINUTES**

March 2, 2026 - **pending**

### **RESERVED CALENDAR**

June 27, 2022 & October 2, 2023

1. PB JOB # 19-52AE; Robert Amendola  
Location: n/s/o Sunrise Highway, 344' w/o Bayview Avenue, N. Amityville  
Proposes: To rezone 10 parcels from EB Business and B Residence to G Industry, in order to legally maintain the expansion of a building and site for

## PLANNING BOARD MEETING MINUTES

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

### 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

**Closed due to in activity**

### August 12, 2024

1. JOB# 22-43D; Marcus Tepper  
Location: e/s of North 20<sup>th</sup> 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

## PLANNING BOARD MEETING MINUTES

January 14, 2025

1. JOB# 23-41C; MR Property Builders LLC  
Location: n/s/o 45<sup>th</sup> Street, 17.45' e/o Prospect Street, Copiague  
Proposes: To subdivide two (2) parcels into nine (9) in order to construct nine (9) new single-family dwellings.  
Zone: Residence B  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

April 14, 2025

1. JOB# 24-30ABE; Pinello Estates 109 LLC  
Location: south side of NYS Route 109, 83.07' east of East Drive, West Babylon  
Proposes: To subdivide an 89,532sf lot into two lots. On proposed Lot 1, which is to be 6,882sf, the applicant will maintain an existing 2,062sf office building, along with associated site improvements. On proposed Lot 2, which is to be 82,650sf, the applicant proposes a change of zone from G-Industry to MR-Multiple Residence, in order to construct 7 buildings for a total of fourteen (14), three-bedroom condominium units, along with associated site improvements  
Zone: G Industry to G Industry and MR-Multiple Residence  
SEQRA – Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

April 14, 2025

1. JOB# 23-25A; Khalid Enterprises Inc.  
Location: n/e/c/o Poplar Street and Deer Park Avenue, North Babylon  
Proposes: To demolish the existing one-story building in order to construct a new 4,437sf (building foot print) two-story building with basement for medical use.  
Zone – E Business  
SEQRA – Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

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

## PLANNING BOARD MEETING MINUTES

September 8, 2025

1. JOB# 24-57A; 45 N. Industry Court Partners, LLC  
Location; n/w/c/o N. Industry Court and W. Industry Court, Deer Park  
Proposes: To construct a second building on site for a 22,632sf warehouse and 11,290sf canopy addition to an existing warehouse building along with associated site improvements for expansion of an existing building around an existing railroad spur.  
Zone- GA Industry  
SEQRA – Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

November 17, 2025

1. JOB # 25-33AF; RAISING CANE’S RESTAURANT, LLC  
Location: e/s/o Broadhollow Rd., 1,600’ n/o Southern State Pkwy., Farmingdale  
SCTM # 0100-071-01-004.003  
Proposes: Demolish existing Houlihan’s restaurant in order to construct a one-story 4,054sf (footprint) Raising Cane’s counter service restaurant with two drive-thru lanes, 72 indoor and 15 outdoor seats, and associated site improvements.  
Zone: G Industry  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

December 8, 2025

1. JOB# 25-19A; Dominic Associates, LLC  
Location: southerly terminus of Lucon Drive, 796.5’ s/o Grand Blvd., Deer Park  
SCTM# - 0100-067-01-010.002  
Proposes: Applicant proposes to construct two (2) 7,043sf single story industrial buildings, along with associated site improvements.  
Zone: G Industry  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved
2. JOB# 23-44AI; Inter-County Realty, LLC  
Location: n/s/o/ Long Island Avenue, approximately 393’ e/o Commack Road, Deer Park  
SCTM: 0100-045-01-002, 0100-045-01-003, 0100-045-01-005.002, 0100-045-01-009  
Proposes: Applicant proposes to construct a 40,041sf (GFA) addition with four (4) new loading docks to an existing 111,477sf (GFA) warehouse building, along with associated site improvements and to lift Town Board Covenants and Restrictions.  
Zone: G Industry  
SEQRA: Unlisted Action, Uncoordinated Review.  
Record Extended – Decision Reserved

## PLANNING BOARD MEETING MINUTES

January 5, 2026

1. JOB#: 25-39AFE; GC- 2L, LLC.  
Location: w/s/o Route 110, 350' s/o Great Neck Rd., Farmingdale  
SCTM# - 0100-121.00-01.00-13.001 & 14.002  
Proposes: To demolish existing structures to construct a 1,800sf (footprint) one-story restaurant with drive-thru and 30 indoor & 6 outdoor seats, along with associated site improvements  
Zone – E Business & B Residence to E Business  
SEQRA – Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

January 12, 2026

1. JOB# 23-38A; AV BX Group LLC  
Location: n/w/c/o Wellwood Ave. & Gear Ave., Lindenhurst  
SCTM: 0100-125-01-026.001  
Proposes: To legally maintain an industrial building for four tenants to include 2 warehouse tenants, a public garage tenant and an automobile sales tenant.  
Zone – G Industry  
SEQRA – Type II Action  
Adjourned to March 2, 2026
2. JOB# 25-23A; Geraci Stone Gallery  
Location: n/w/c/o New Highway & Dubon Court, Farmingdale  
SCTM: 0100-003-01-004.015  
Proposes: To demolish an existing structure in order to construct a 12,213.7sf single story industrial building, along with associated site improvements  
Zone – GA Industry  
SEQRA – Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved
3. JOB# 25-46A; Winters 19 Nancy LLC  
Location: e/s/o Nancy St., 283' n/o Edison Ave., W. Babylon  
SCTM: 0100-078-01-031 & 046  
Proposes: Demolish existing building to construct a 28,800sf (footprint) pre-engineered transfer station and 720sf (footprint) scale house and employee office trailer.  
Zone – GB Industry  
SEQRA – Unlisted Action, Coordinated Review  
Record Extended – Decision Reserved

January 26, 2026

## PLANNING BOARD MEETING MINUTES

1. JOB#: 25-43B; Frank and Nancy Aprea  
Location: s/w/c/o Farragut Road & America Ave., W. Babylon  
SCTM: 0100-138-04-012.001  
Proposes: To subdivide a 16,998.75sf parcel into one 6,000sf parcel (lot #1) and one 10,998.75 sf parcel (lot #2) in order to erect a new two-story single-family dwelling on Lot #1 and legally maintain the existing one-story single-family dwelling on Lot # 2.  
Zone: Residence C  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved
  
2. JOB#: 24-62A; Long Island Mosquito and Tick Control  
Location: n/s/o Commerce Blvd., 1,428.06sf e/o Great Neck Rd., Amityville  
SCTM: 0100-172-02-035.002  
Proposes: Site work in connection with storage of commercial vehicles.  
Zone: G Industry  
SEQRA: Type II Action  
Record Extended – Decision Reserved
  
3. JOB# 25-47L; Mystique Enterprises  
Location: w/s/o S. 29th St., 100' n/o Brooklyn Ave., Wyandanch  
SCTM: 0100-054-02-064 & 065  
Proposes: To adjust the property line 25' to the south in order to create 2 conforming 75'x100' lots and erect a 2-story, single family dwelling on each lot.  
Zone: Residence C  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

### March 2, 2026

1. JOB# 23-38A (HPLN-3); AV BX Group LLC  
Location: n/w/c/o Wellwood Ave. & Gear Ave., Lindenhurst  
SCTM: 0100-125-01-026.001  
Proposes: To legally maintain an industrial building for four tenants to include 2 warehouse tenants, a public garage tenant and an automobile sales tenant.  
Zone – G Industry  
SEQRA – Type II Action  
Record Extended – Decision Reserved
  
2. JOB# 25-32A (HPLN-22); Aromatic Gardens

PLANNING BOARD MEETING MINUTES

Location: n/e/c/o Edison Ave. & Eads St., West Babylon

SCTM: 0100-074-02-024.014

Proposes: Interior alterations to an existing 12,013sf warehouse in order to change the use to an adult use cannabis dispensary.

Zone – GB Industry

SEQRA – Type II Action

Record Extended – Decision Reserved

**D. RESOLUTION/BARBED WIRE FENCING**

- 1. JOB# JOB# 24-43A; Cuda Realty, LLC

Location: n/w/c/o of Edison Avenue and Mahan Street, West Babylon

Proposes: To demolish an existing 8,491sf two story diesel mechanic shop that was compromised due to wind damage, and construct a proposed 11,790sf mechanic shop with a partial second floor and basement storage area, along with associated site improvements. Additionally, the applicant is seeking to maintain barbed wire around the perimeter of the property

Zone – GA Industry

SEQRA – Unlisted Action, Uncoordinated Review

**Approved**

RESOLUTION NO. 2026-026  
APPROVAL OF BARBED WIRE FENCING  
CUDA REALTY, LLC  
APPLICATION NO.2024-001BW  
MONDAY, MARCH 9, 2026

WHEREAS, pursuant to the Code of the Town of Babylon, Article XXVII, 213-355 to 360, a formal application for the use of barbed wire in a GA Industry zoning district, entitled Cuda Realty, LLC, was submitted to the Planning Board on July 30, 2024, and application fee of \$500.00 was paid; and

WHEREAS, subject site is located at north west corner of Edison Avenue and Mahan Street, in the hamlet of West Babylon, and identified by Suffolk County Tax Map No. 0100-078-01-010.001; and

WHEREAS, the Planning Board reviewed the application and the recommendation of the Engineering Division at the meetings of September 15, 2025; and

NOW, THEREFORE, be it

RESOLVED that the application of Cuda Realty, LLC, for use of barbed wire, is hereby APPROVED, subject to the following:

- 1. Only, Barbed Wire is permitted, not razor wire.

## PLANNING BOARD MEETING MINUTES

2. No barbed wire may extend beyond the front building line.
3. Barbed wire must be securely fastened to a fence or wall, but in no event shall any such fence or wall exceed six (6) feet in height.
4. One foot by one-foot signs must be conspicuously posted as determined by the Engineering Division on any fence or wall on which barbed wire is fastened and shall state in red letters no less than three (3) inches high as follows; CAUTION BARBED WIRE.
5. All existing fencing be brought into conformance with the Town of Babylon Planning Board Site Improvement and Subdivision Specifications, Section VI, Fencing.

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 March 9, 2026 Town of Babylon New York.

### **E. ARCHITECTURAL REVIEW**

1. APPLICATION # HBLD-51850 (151844); NMDJ LLC  
CONSTRUCTION OF A NEW HOUSE  
SCTM: 100-082-02-045.001  
**Approved**
2. APPLICATION #HBLD-38194 (153151); NICHOLAS OLSON  
EXPANSION OF AN EXISTING HOUSE  
SCTM: 0100-214-02-110  
**Approved**

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](mailto:planningcomments@townofbabylonny.gov)

## PLANNING BOARD MEETING MINUTES

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There being no further business to appear before the Board, a motion was made by Ms. Nolan, seconded by Mr. Santos, all members present voting aye, to adjourn the meeting at 8:30 p.m.