

NOTICE OF ADOPTION OF RESOLUTION

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Babylon, County of Suffolk, State of New York, at a regular meeting thereof held on the 14th day of January, 2026 duly adopted a resolution, an abstract of which is as follows:

RESOLUTION NO. 810 DECEMBER 3, 2025

GRANTING REZONING APPLICATION OF G&R BUILDING CORP. (PB JOB #23-26AE) FOR THE PREMISES IDENTIFIED AS SCTM#: 0100-122-02-019.001 & 040.002 LOCATED ON THE S/S/O CEDAR ROAD, 573' W/O CENTER ST/COLUMBUS BLVD, NORTH AMITYVILLE

WHEREAS, G&R Building Corp. (the "Petitioner") has heretofore petitioned this Board for a change of zone of certain property which is located on the s/s/o Cedar Rd, 573' w/o Center St/Columbus Blvd, North Amityville, New York, identified as SCTM No. 0100-122-02-019.001 & 0100-122-02-040.002, and further described on the annexed Schedule A, from B-Residence to SCMR-Senior Citizen Multiple Residence; and

WHEREAS, more specifically, the proposal is to demolish existing structures and rezone from B-Residence to SCMR-Senior Citizen Multiple Residence, in order to construct four (4), two-story buildings for a total of 24 one-bedroom apartments with dens, along with associated site improvements; and

WHEREAS, a public hearing was held on said petition on the 24th day of November, 2025; and

WHEREAS, in accordance with Section 617.5(c)(9) State Environmental Quality Review (SEQR), this proposal involves a change of zone in order construct four (4), two-story buildings for a total of 24 one-bedroom apartments 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 G&R Building Corp., for Job No. 23-26AE for a change of zone from B-Residence to SCMR-Senior Citizen Multiple Residence 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 SCMR-Senior Citizen Multiple Residence 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.

SCHEDULE A

Description of Property

ALL that certain plot, piece or parcel of land situate, lying, and being at Amityville, in the Town of Babylon, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at a point on the southerly side of Cedar Road distant 573.06 feet westerly from the corner formed by the southerly side of Cedar Road and the westerly side of Columbus Boulevard;

RUNNING THENCE South 03 degrees 31 minutes 20 seconds East, 336.03 feet;

THENCE North 66 degrees 28 minutes 10 seconds West, 112.29 feet;

THENCE South 03 degrees 31 minutes 20 seconds East, 29.08 feet;

THENCE North 66 degrees 28 minutes 10 seconds West, 112.29 feet;

THENCE North 03 degrees 31 minutes 20 seconds West, 249.52 feet to the southerly side of Southern State Parkway;

THENCE along the southerly side of Southern State Parkway, North 55 degrees 56 minutes 55 seconds East, 26.48 feet to the southerly side of Cedar Road;

THENCE along the southerly side of Cedar Road, North 86 degrees 28 minutes 40 seconds East, 177.20 feet to the **POINT OR PLACE OF BEGINNING**.

Containing: 59,47 square feet or 1.3716 acres, more or less

For Information Only: SCTM No. District 100 Section 122 Block 2 Lots 19.1 & 40.2

Dated: January 14, 2026, Town of Babylon

BY ORDER OF THE TOWN BOARD, TOWN OF BABYLON
GERALDINE COMPITELLO, TOWN CLERK