

PLANNING BOARD AGENDA  
JUNE 29, 2026

**A. INFORMATIONAL HEARING/SITE PLAN REVIEW/CHANGE OF ZONE**

1. Job#: HPLN-80 (26-05AE); NYCCANA LLC  
Location: e/s/o Broadhollow Road, approx. 325' n/o Smith Street, Farmingdale  
SCTM: 0100-002.00-01.00-004.002  
Proposes: To change the zone of a parcel from E Business to G Industry in order to change the use from an institutional dispenser of medical marijuana, to an Adult Use Retail Cannabis Dispensary, along with associated site improvements.  
Zone: E - Business  
SEQRA: Unlisted Action - Uncoordinated Review

**B. WORK SESSION/RESOLUTION/SITE PLAN REVIEW/CHANGE OF ZONE/REFERRAL TO TOWN BOARD**

1. Job#: HPLN-80 (26-05AE); NYCCANA LLC  
Location: e/s/o Broadhollow Road, approx. 325' n/o Smith Street, Farmingdale  
SCTM: 0100-002.00-01.00-004.002  
Proposes: To change the zone of a parcel from E Business to G Industry in order to change the use from an institutional dispenser of medical marijuana, to an Adult Use Retail Cannabis Dispensary, along with associated site improvements.  
Zone: E - Business  
SEQRA: Unlisted Action - Uncoordinated Review

**C. RESOLUTION/SITE PLAN REVIEW/CHANGE OF ZONE/REFERRAL TO TOWN BOARD**

1. Job#: HPLN-80 (26-05AE); NYCCANA LLC  
Location: e/s/o Broadhollow Road, approx. 325' n/o Smith Street, Farmingdale  
SCTM: 0100-002.00-01.00-004.002  
Proposes: To change the zone of a parcel from E Business to G Industry in order to change the use from an institutional dispenser of medical marijuana, to an Adult Use Retail Cannabis Dispensary, along with associated site improvements.  
Zone: E - Business  
SEQRA: Unlisted Action - Uncoordinated Review

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**D. WORK SESSION/MODIFIED SITE PLAN REVIEW**

1. Job#: HPLN-84 (18-30AB) MODIFIED; VL10 1620 New Highway, LLC.  
Location: w/s/o New Hwy, 721' n/o Conklin St, East Farmingdale  
SCTM: 0100-035.00-01.00-017.012  
Proposes: The applicant proposes modified site plan to eliminate the three proposed warehouse buildings and construct one 12,666sf, one-story building for an office and service garage for Enterprise Rent-a-Car and outdoor storage of vehicle inventory, along with associated site improvements.  
Zone: G – Industry (Light)  
SEQRA: Type I Action - Coordinated Review

**E. RESOLUTION/NEGATIVE DECLARATION/MODIFIED SITE PLAN REVIEW**

2. Job#: HPLN-84 (18-30AB) MODIFIED; VL10 1620 New Highway, LLC.  
Location: w/s/o New Hwy, 721' n/o Conklin St, East Farmingdale  
SCTM: 0100-035.00-01.00-017.012  
Proposes: The applicant proposes modified site plan to eliminate the three proposed warehouse buildings and construct one 12,666sf, one-story building for an office and service garage for Enterprise Rent-a-Car and outdoor storage of vehicle inventory, along with associated site improvements.  
Zone: G – Industry (Light)  
SEQRA: Type I Action - Coordinated Review

**F. RESOLUTION/MODIFIED SITE PLAN REVIEW**

1. Job#: HPLN-84 (18-30AB) MODIFIED; VL10 1620 New Highway, LLC.  
Location: w/s/o New Hwy, 721' n/o Conklin St, East Farmingdale  
SCTM: 0100-035.00-01.00-017.012  
Proposes: The applicant proposes modified site plan to eliminate the three proposed warehouse buildings and construct one 12,666sf, one-story building for an office and service garage for Enterprise Rent-a-Car and outdoor storage of vehicle inventory, along with associated site improvements.  
Zone: G – Industry (Light)  
SEQRA: Type I Action - Coordinated Review

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### **G. WORK SESSION/BAR/RESTAURANT**

1. JOB#: PLAN-26-1; Fore and Pour

Location: northeast corner of Montauk Highway and Park Place, West Babylon

SCTM: 0100-222-01-001.002

Proposes: The applicant is proposing to change the use of a 6,750sf tenant space from a retail use to a virtual golf simulator and bar, along with associated site improvements.

Zone: E - Business

SEQRA: Type II Action

### **H. RESOLUTION/BAR/RESTAURANT**

1. JOB#: PLAN-26-1; Fore and Pour

Location: northeast corner of Montauk Highway and Park Place, West Babylon

SCTM: 0100-222-01-001.002

Proposes: The applicant is proposing to change the use of a 6,750sf tenant space from a retail use to a virtual golf simulator and bar, along with associated site improvements.

Zone: E - Business

SEQRA: Type II Action

### **I. COMMUNICATIONS**

1. Email from Tammi and James Palmeri dated June 23, 2026 to the Town of Babylon Planning Board, regarding PB Job# HPLN-16 (25-58A); Big Jule's Dispensary expressing opposition to the applicant's proposal.
2. Memo dated June 25, 2026 from Denise Graziano, Commissioner to Patrick Halpin, Chairperson, regarding PB JOB# HPLN-95 (24-02AB); Guastavino International, LLC stating no objection to granting the first extension of time.
3. Letter dated June 23, 2026 from Christopher T. Labate, P.E. to Denise Graziano regarding PB JOB# HPLN-95 (24-02AB); Guastavino International, LLC requesting a first extension of time.

### **ACCEPTANCE OF MINUTES**

June 22, 2016

### **RESERVED CALENDAR**

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June 27, 2022 & October 2, 2023

1. PB JOB # 19-52AE; Robert Amendola  
Location: n/s/o Sunrise Highway, 344' w/o Bayview Avenue, N. Amityville  
Proposes: To rezone 10 parcels from EB Business and B Residence to G Industry, in order to legally maintain the expansion of a building and site for warehousing and outdoor storage, along with associated site improvements for an existing fencing company retail store, warehouse and storage yard.  
Zone: Eb Business & B Residence  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

August 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

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

March 3, 2025

## PLANNING BOARD AGENDA

JUNE 29, 2026

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

### December 8, 2025

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JUNE 29, 2026

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 Ave, approximately 393' e/o Commack Rd, 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

### 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

### March 9, 2026

1. JOB# HPLN-19 (25-25A); Wyandanch Realty 7 Inc

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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

Record Extended – Decision Reserved

### March 23, 2026

1. JOB#: HPLN-100 (25-15A); 325 Marcus Boulevard, LLC.  
Location: n/s/o Marcus Blvd., 850' w/o Commack Rd., Deer Park  
SCTM: 0100-065-01-011, 012, 014.001  
Proposes: Legally maintain outside storage of stone yard materials within rear yard of an existing multi-tenant industrial building.  
Zone: GA Industry  
SEQRA: Type II Action  
Record Extended – Decision Reserved

### March 30, 2026

1. JOB# HPLN-28 (25-62A); Crescent Group Realty, Inc  
Location: s/w/c/o Strong Avenue and Chettic Avenue, n/w/c/o/ Strong Avenue and Victoria Avenue, Copiague  
SCTM: 0100-198-02-029  
Proposes: Applicant proposes construction of a new one-story 20,000sf (footprint) prefabricated metal manufacturing/warehouse building with 600sf of office space, four (4) overhead doors, and associated site improvements.  
Zone: G Industry (prefabricated)  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

### April 13, 2026

1. Job#: HPLN-36 (25-27AE); Stanley Gilpin

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Location: n/e/c/o Gilbert Place and Overland Avenue, Amityville

SCTM: 0100-168-02-022

Proposes: Applicant is seeking a change of zone from B Residence/E-Business to B Residence, in order to construct a 2-story single family dwelling, along with associated site improvements.

Zone: E Business/B Residence to B Residence

SEQRA: Unlisted Action, Uncoordinated Review

Record Extended – Decision Reserved

2. Job#: HPLN-24 (25-48AJ); SM (NY)QRS 14-19, Inc.

Location: n/w/s/o New Horizon Blvd., 1,800' w/o Wellwood Ave., N. Amityville

SCTM: 0100-126.01-01-003.001

Proposes: Demolish a portion of an existing building and repurpose of existing building to allow for manufacturing and warehouse/distribution to accommodate 4 tenants, along with associated site improvements.

Zone: PIP - Planned Industrial Park

SEQRA: Type I Action

Record Extended – Decision Reserved

### April 27, 2026

2. JOB#: PLAN-26-1; Fore and Pour

Location: northeast corner of Montauk Highway and Park Place, West Babylon

SCTM: 0100-222-01-001.002

Proposes: The applicant is proposing to change the use of a 6,750sf tenant space from a retail use to a virtual golf simulator and bar, along with associated site improvements.

Zone: E - Business

SEQRA: Type II Action

Record Extended – Decision Reserved

### May 4, 2026

1. JOB#: HPLN-26 (25-57A); ZenLeaf

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Location: s/w/c/o Gazza Blvd. and New Hwy., Farmingdale

SCTM: 0100-036-03-026

Proposes: To demolish an existing 1,101sf two and a half story restaurant with storage on the second floor, in order to construct a 3,000sf Adult Use Cannabis Dispensary, along with associated site improvements.

Zone: G – Industry (Light)

SEQRA: Unlisted Action - Uncoordinated Review

Record Extended – Decision Reserved

### May 11, 2026

1. JOB#: HPLN-92 (25-56B); Jose Paulino

Location: n/s/o 43rd Street, 29.08' w/o Sunrise Highway, Lindenhurst

SCTM: 0100-205-04-081

Proposes: To subdivide a 15,049.54sf parcel into two (2) 7,524.77sf parcels in order to construct two (2) two-story single-family dwellings.

Zone: B - Residence

SEQRA: Unlisted Action, Uncoordinated Review

Record Extended – Decision Reserved

2. JOB#: HPLN-84 (18-30ABH); VL10 1620 New Highway, LLC.

Location: w/s/o New Hwy, 721' n/o Conklin St, East Farmingdale

SCTM: 0100-035.00-01.00-017.012

Proposes: The applicant proposes modified site plan to eliminate the three proposed warehouse buildings and construct one 12,666sf, one-story building for an office and service garage for Enterprise Rent-a-Car and outdoor storage of vehicle inventory, along with associated site improvements.

Zone: G – Industry (Light)

SEQRA: Type I Action - Coordinated Review

Record Extended – Decision Reserved

### June 1, 2026

1. JOB#: HPLN-51 (25-11B); 40 Saratoga Avenue (Gbenga Famojuro)

Location: w/s/o Saratoga Avenue, 200' n/o Wright Street, West Babylon

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SCTM: 0100-082-02-048

Proposes: to subdivide a 20,000sf lot into two (2) 10,000sf lots in order to construct two (2) two-story single-family dwellings.

Zone: B Residence

SEQRA: Unlisted Action - Uncoordinated Review

Record Extended – Decision Reserved

June 8, 2026

1. Job#: HPLN-87 (26-02A); With Pride Air Conditioning & Heating, Inc  
Location: s/w/c/o Banfi Plaza North & Boeing Plaza, East Farmingdale  
SCTM: 0100-097.00-01.00-004.048  
Proposes: To construct a 6,830sf office mezzanine within a 24,833sf warehouse in order to move all offices to the mezzanine level, along with associated site improvements.  
Zone: G – Industry (Light)  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

June 15, 2026

1. Job#: HPLN-45 (25-61A); OHM Holdings, LLC  
Location: w/s/o Kean St, 210' n/o Edison Ave, West Babylon  
SCTM: 0100-075.00-02.00-007.003  
Proposes: The applicant proposes exterior site improvements that include removing and filling in a depressed loading dock, reconfiguration of parking, curbing, and fencing, in order to legalize a 3,503sf outdoor storage area for an existing 11,545sf (footprint) industrial warehouse building.  
Zone: G – Industry (Light)  
SEQRA: Type II Action  
Record Extended – Decision Reserved

2. Job#: HPLN-47 (26-03A); 105 Edison Holdings, LLC  
Location: n/w/c/o Edison Ave & Kean St, West Babylon  
SCTM: 0100-075.00-02.00-007.005  
Proposes: The applicant proposes interior alterations to increase office space of an

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existing 19,213sf (footprint) industrial warehouse building, exterior site improvements that includes the removal of a loading dock and parking improvements, and the legalization of a 4,366sf building addition and 4,200sf of outdoor storage.

Zone: G – Industry (Light)

SEQRA: Unlisted Action, Uncoordinated Review

Record Extended – Decision Reserved

### June 22, 2026

2. Job#: HPLN-16 (25-58A); Big Jule's Dispensary

Location: s/s/o Long Island Avenue, 413' e/o Commack Road, Deer Park

SCTM: 0100-068.00-01.00-004.000

Proposes: Big Jules Dispensary proposes interior alterations to an existing 7,445sf building in order to change the use to an adult use retail cannabis dispensary, along with associated site improvements.

Zone: G – Industry (Light)

SEQRA: Type II Action

Record Extended – Decision Reserved