

**PLANNING BOARD AGENDA  
JUNE 8, 2026**

**A. PUBLIC HEARING/SITE PLAN REVIEW**

1. Job#: HPLN-87 (26-02A); With Pride Air Conditioning & Heating, Inc  
Location: s/w/c/o Banfi Plaza North & Boening 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

**B. ARCHITECTURAL REVIEW**

1. APPLICATION#: RBLD-26-98; ANITA BAREJA  
CONSTRUCTION OF A NEW HOUSE  
SCTM: 0100-080-01-096.001

**ACCEPTANCE OF MINUTES**

June 1, 2026

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**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 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

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March 3, 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

December 8, 2025

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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

January 12, 2026

1. 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

March 2, 2026

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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  
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-89 (25-36C); Great Neck Road Holdings, LLC.  
Location: w/s/o Great Neck Road, 482.61' s/o Copiague Place, Copiague  
SCTM: 0100-179-4-19.001, 19.002, 19.003, 19.004, 19.005, 19.006, 19.007  
Proposes: Applicant proposes a major subdivision of overall lot into six lots for six new single-family homes to be built on a cul-de-sac.  
Zone – C Residence  
SEQRA – Unlisted Action, Coordinated Review  
Record Extended – Decision Reserved

2. 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

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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

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

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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

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

Location: northeast corner of Montauk Highway and Park Place

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

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

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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

### May 18, 2026

1. JOB#: HPLN-15 (25-41A); Dimpalben Patel

Location: e/s/o Mahan Street, 275' n/o Edison Avenue, West Babylon

SCTM: 0100-078.00-01.00-012.001

Proposes: Interior alterations to an existing 1,890sf tenant space with an 8,000sf warehouse in order to change the use to a cannabis dispensary.

Zone: GB – Industry (Light)

SEQRA: Type II Action

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

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