

PLANNING BOARD AGENDA  
JANUARY 5, 2026

**A. PUBLIC HEARING/ SITE PLAN REVIEW/BAR/RESTAURANT/CHANGE OF ZONE**

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

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

1. JOB#: 23-05AIN; 1185 Straight Path Road, LLC.  
Location: s/e/c/o Straight Path & Fulton St., West Babylon  
SCTM: 0100-081-02-036, 0100-081-02-037 & 0100-081-02-067  
Proposes: Relocate EV Charging stations/stalls and associated equipment and update to curb cut design type in accordance with SCDPW inspection.  
E Business  
SEQRA: Unlisted Action, Uncoordinated Review

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

1. JOB#: 23-05AIN; 1185 Straight Path Road, LLC.  
Location: s/e/c/o Straight Path & Fulton St., West Babylon  
SCTM: 0100-081-02-036, 0100-081-02-037 & 0100-081-02-067  
Proposes: Relocate EV Charging stations/stalls and associated equipment and update to curb cut design type in accordance with SCDPW inspection.  
E Business  
SEQRA: Unlisted Action, Uncoordinated Review

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**D. ARCHITECTURAL REVIEW**

1. APPLICATION # 152637; LORRAINE MORANT  
EXPANSION OF AN EXISTING HOUSE  
SCTM: 0100-105-03-013
2. APPLICATION # 151168; CUIPING FENG  
EXPANSION OF AN EXISTING HOUSE  
SCTM: 0100-055-01-034

**E. COMMUNICATIONS**

1. E-mail dated December 15, 2025 from Amanda Crispino in regards to PB Job# 25-17A; Petracca Design, expressing concern in changing the aesthetics of the landscape at the dead end.

**ACCEPTANCE OF MINUTES**

December 15, 2025

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**RESERVED CALENDAR**

May 1, 2017

1. JOB#17-04ADE; Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family  
2012 Irrevocable Trust and Colonial Springs Farms, LLC  
Location: n/e/c/o Colonial Springs Rd & N 28<sup>th</sup> St. W.H.  
Proposes: Change of zone from A residence to Multiple Residence to construct  
264 (228 one-bedroom, 36 two-bedroom) rental units, a 6,475sf community  
building, a 228sf pump station, two (2) 750sf entrance booths, an outdoor  
recreation area with a 25'x45' pool along with associated site improvements,  
to amend previously imposed covenants and restrictions.  
Zone: A Residence to MR  
SEQRA Status: Type I Action-coordinated review  
PB Recommendation to TB on 5/8/17  
Record Extended – Decision Reserved

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 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

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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

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

April 28, 2025

1. JOB # 23-27A; NYCC1, LLC  
Location: w/s/o Route 109, 120' w/o SSP, E. Farmingdale  
Proposes: Change of use from on auto repair shop to an adult use retail cannabis dispensary, along with associated site improvements.  
Zone: G Industry  
SEQRA: Type II Action  
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

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August 11, 2025

1. JOB# 23-26AE; G&R Building Corp.  
Location: s/s/o Cedar Road, 573' w/o Center Street/Columbus Boulevard, Amityville  
Proposes: To demolish existing structures and requests a change of zone 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  
Zone – Residence B to SCMR-Senior Citizen Multiple Residence  
SEQRA – Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved

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

September 15, 2025

1. 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  
Record Extended – Decision Reserved

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October 27, 2025

1. JOB# 24-55ABE; West Babylon Manor, Inc.  
Location: n/s/o Elmwood Road, 295' west of NYS Route 109, West Babylon  
SCTM# - 0100-213-01-005 & 0100-213-01-004.003  
Proposes: To subdivide an existing A –Residence zoned parcel into two, in order to maintain an existing single-family dwelling on Lot 1; On Lot 2, rezone to SCMR-Senior Citizen Multiple Residential, in order to construct a garage and merge with an adjacent SCMR complex.  
Zone – Senior Citizen Multiple Residence (SCMR) and A Residence  
SEQRA – Unlisted Action, Uncoordinated Review  
Record Extended – Decision Reserved
  
1. JOB# 25-54DI; Nevada Street Properties, Inc.  
Location: e/s/o Teddy Place, 65' s/s/o Sunrise Highway South Service Road, West Babylon  
SCTM# - 0100-159-03-027.007 and 0100-159-03-027.008  
Proposes: To lift a Covenant and Restriction that limits the lots to “owner-occupied use only”:  
Zone – D Residence  
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

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December 1, 2025

1. JOB # 25-13B; John Porchia  
Location: w/s/o Brookside Ave., 1,405.66' south of Deer Park Ave., N. Babylon.  
SCTM# 0100-146-01-001, 002, 003 and 004  
Proposes: To subdivide four (4) parcels into three (3) parcels in order to erect a new two-story, single-family dwelling on Lot #2 and legally maintain the existing dwellings on Lot #1 and 3. The cottage on Lot #1 is to be removed.  
Zone - Residence B  
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

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3. JOB # 2025-002BW; NY State Solar  
Location: s/w/c/o New Hwy and Dubon Ct. East Farmingdale  
Proposes: To erect fencing around the parking lot of existing industrial building and legally maintain outdoor storage of vehicles.  
Zone: GA Industry  
SCTM#: 0100-030-01-004.010  
Record Extended – Decision Reserved

December 15, 2025

1. JOB#: 25-17A; Petracca Design  
Location: s/s/o Sunrise Highway, approximately 324.69' west of Golding Ave., West Babylon.  
Proposes: Applicant proposes to demolish an existing 7,000sf single story building to create additional parking area, as well as interior alterations to an existing 18,471sf three story office building, all in connection with a change of use from office to medical office, along with associated site improvements.  
SCTM#: # 0100-156-04-001 and 003.001  
Zone: E Business  
SEQRA: Type II Action  
Record Extended – Decision Reserved
2. JOB# 24-16A; T. Trap Realty LLC  
Location: n/e/c/o New York State Route 110 (N. Broadway) & Nathalie Avenue  
Proposes: Applicant is proposing interior alterations and site improvements for a change of use to an existing 4,116sf (GFA) building, for a physical therapy and chiropractor office.  
SCTM# 0100-164-02-006  
Zone: E Business  
SEQRA: Type II Action  
Record Extended – Decision Reserved