

PLANNING BOARD AGENDA  
JANUARY 4, 2021

**A. PUBLIC HEARING/SITE PLAN REVIEW/RELIEF OF COVENANT & RESTRICTION/RELIEF OF TOWN BOARD COVENANT & RESTRICTION/COVENIENCE STORE**

1. JOB # 20-07ADIN; BOLLA MANAGEMENT CORP.  
Location: n/w/c/o NYS Route 110 & Bentley Rd., N. Amityville  
Proposes: To demolish an existing gas station in order to construct a 2,680sf Bolla Market gas station/convenience store with six pump islands and a 3,456sf canopy, along with associated site improvements. Additionally, requests lifting of previously imposed Planning Board & Town Board covenants and restrictions.  
Zone: E Business  
SEQRA: Unlisted action – Uncoordinated Review

**B. RESOLUTION/MODIFIED SITE PLAN/SCRIVENOR'S ERROR**

1. JOB # 18-51AE; PARKWAY VILLAGE ESTATES, LLC  
Location: w/s/o Deer Park Ave., 113' n/o Brookside Ave., N. Babylon  
Proposes: To change 8 of the 40 units from one-bedroom to two-bedroom units. Revisions were made to floor plans for one-bedroom units (changes to den space). Site plan was revised to address need for a retaining wall along property frontage and to provide infill plantings in rear landscape buffer.  
Zone: MR

**C. COMMUNICATIONS**

1. Letter dated November 2020 from Karen Murray to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
2. Letter dated November 2020 from Dennis Johnson to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
3. Letter dated November 2020 from Andrew D'Ambrosio to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
4. Letter dated November 2020 from constituent to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

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5. Letter dated November 2020 from Richard Wood to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
6. Letter dated November 2020 from Rosana & Jerome Martellau to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
7. Letter dated November 2020 from Carmen D'Ambrosio to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
8. Letter dated November 2020 from William Ketcham to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
9. Letter dated November 2020 from Eugene Murray to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
10. Letter dated November 2020 from John Gunther to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
11. Letter dated November 2020 from Michael Greb to the Town of Babylon  
Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
12. Letter dated November 2020 from Ronald Riche to the Town of Babylon  
Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
13. Letter dated November 2020 from Shannon Murray to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
14. Letter dated November 2020 from James R. Ranker to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
15. Letter dated November 2020 from Dr. Kristy Loewenstein to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

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16. Letter dated November 2020 from John Ranker to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
17. Letter dated November 2020 from Nicole Pellizzi to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
18. Letter dated November 2020 from Elizabeth Ranker to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.
19. Letter from Frank Duci, Vice President, Homeowners Association, Great South Bay Estates to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates is removing previous recommendation for the applicant's proposal and has decided to remain neutral in this matter.
20. Letter dated December 18, 2020 from Town of Huntington to the Town of Babylon regarding resolutions adopted by the Town Board/Board of Trustees.

**D. COMMUNICATIONS (RESERVED)**

1. Letter from Jerzy Lowczyk to the Town of Babylon Planning Board regarding PB Job # 20-20A; Tony's Meat Palace expressing opposition to the applicant's proposal.
2. Letter dated December 15, 2020 from Tina-Marie Sarnicola to Town of Babylon, Planning & Development regarding PB Job # 20-26AE; Gaetano Pinello expressing opposition to the applicant's proposal.

**ACCEPTANCE OF MINUTES**

November 16, 2020  
December 14, 2020

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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 to 05/10/21

April 16, 2018 & May 13, 2019

1. JOB # 17-06AE; MR Property Builders  
Location: n/s of 45<sup>th</sup> St., 459.17' w/o Pacific St., Copiague  
Proposes: To rezone 2 parcels, totaling 87,847.74sf (2.01 acres), from  
B Residence to MR- Multiple Residence and construct five (5) two-story  
buildings with a total of 40 rental units.  
Zone: B Residence to MR – Multiple Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Recommendation to T.B. for change of zone 05/07/18 Res # 2018-065  
Record Extended to 01/11/21

December 3, 2018

1. JOB # 15-03A; CROSSROADS SHOPPING CENTER  
Location: n/w/c of Great Neck Rd & Albany Avenue, Amityville  
Proposes: To construct an 8,777.67sf multi-tenant retail center for a proposed  
7-Eleven and two retail stores, along with associated site improvements.  
Zone: E Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 01/25/21

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December 10, 2018

1. JOB # 15-35AE; ENEYET K. CHAWDHURY  
Location: n/w/c of Bayshore Rd. and Commack Rd., Deer Park.  
Proposes: A change of zone from B Residence to E Business in order to construct an 8,430sf, one-story commercial building with a full basement, a 693sf mezzanine and a loading dock for two retail stores and a 6,250sf supermarket, along with associated site improvements.  
Zone: B Residence to E Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 01/25/21

March 2, 2020

1. JOB # 18-45AE; MR PROPERTY BUILDERS, LLC  
Location: w/s of Albany Ave., 318's/o Schleigel Bl., Amityville  
Proposes: To rezone a parcel from B Residence to MR-Multiple Residence in order to construct six (6) buildings, each with four (4) two-bedroom units, for a total of 24 two-bedroom units, along with associated site improvements.  
Zone: B Residence to MR- Multiple Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 01/11/21

July 13, 2020

1. PB JOB # 19-06A; SEVEN ELEVEN CORP.  
Location: s/w/c of Merrick Rd. (Montauk Hwy.) and S. Great Neck Rd., Copiague  
Proposes: A change of use to an existing pad site for 3,204sf 7-Eleven along with associated site improvements.  
Zone: E Business  
SEQRA: Type II Action  
Record Extended to 01/25/21

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July 20, 2020 (Adjourned), August 24, 2020

1. PB OB # 18-25A; GAIL GRACE ESTATES OF COPIAGUE – MODIFIED  
Location: s/w/c of Merrick Rd. and Baylawn Ave., Copiague  
Proposes: To add an additional parcel of land to the site plan in order to provide additional parking stalls and improve site circulation; and to change of the mix of one and two bedroom units in the building.  
Zone: E Business and C Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 01/04/21

August 3, 2020

1. PB JOB # 20-21B; RENZON HOLDINGS, LLC  
Location: n/s/o Beaver La., 722' e/o Route 109, W. Babylon  
Proposes: To subdivide a parcel totaling approx.. 10,929sf into two lots, in order to construct 2 two-story, single family dwellings on each new lot.  
Zone: Residence A  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended to 01/04/21
2. PB JOB # 20-08A; DEBORAH YELVINGTON  
Location: n/s/o Schmitt Blvd., 250' w/o New Hwy., E. Farmingdale  
Proposes: Interior alterations and site work in connection with the addition of an exterior loading dock with retaining wall, drainage structures, new overhead door.  
Zone: GA Industry  
SEQRA: Type II Action  
Record Extended to 03/01/21

September 21, 2020

1. PB JOB # 20-06AE; GAETANO PINELLO  
Location: s/w/c of Montauk Hwy. (Merrick Rd.) and Hawkins Blvd., Copiague  
Proposes: To rezone 4 parcels from E Business to MR (Multiple Residence), demolish five existing commercial buildings and construct (1) two-story apartment building and associated site improvements.  
Zone: E Business  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 01/04/21

October 5, 2020

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1. JOB # 20-20A; TONY'S MEAT PALACE  
Location: s/s/o Merrick Rd., 100' w/o Buena Vista Bl., Lindenhurst  
Proposes: To legalize an existing 16'x50' addition to the west side of a butcher shop building for additional retail and prep space, along with associated site improvements.  
Zone: E Business  
SEQRA: Type II Action  
**Adjourned**

November 16, 2020(Adjourned from 9/14/20)

1. PB JOB # 16-19AF; ACADIA REPUBLIC FARMINGDALE, LLC  
Location: s/e/c/o Conklin St. and E. Carmans Rd., Farmingdale  
Proposes: To construct a retail center, totaling 164,419sf and consisting of twelve one story structures, six of which are proposed restaurants for a total of 1,225 seats, along with associated site improvements.  
Zone: G Industry  
SEQRA: Type I Action  
Record Extended to 01/11/21

December 14, 2020

1. JOB# 20-32B; RAFAEL TAVERAS  
Location: n/e/c of Marconi Bl. And Meucci Av., Copiague  
Proposes: To subdivide a parcel of land totaling 19,690sf into two new lots to construct a single family dwelling on lot 1 and maintain the existing dwelling on lot 2.  
Zone: Residence C  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended 01/25/21