

**PLANNING BOARD AGENDA
JANUARY 9, 2023**

A. PUBLIC HEARING/SITE PLAN REVIEW/CONVENIENCE STORE

1. JOB# 21-46AN; Bolla EM Realty, LLC
Location: n/e/c/o NYS Route 231 and Claremont Street, Deer Park
Proposes: to construct a 703sf addition to an existing gas station/service station building for conversion to a 2,500sf Bolla Market convenience store and gas station, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action

B. WORK SESSION/SITE PLAN REVIEW/SUBDIVISION/CHANGE OF ZONE

1. JOB# 19-44ABE; West Babylon Manor, Inc.
Location: on the n/s of Elmwood Road, 330' w/o NYS Route 109, West Babylon
Proposes: To subdivide an existing A-Residence parcel in two in order to maintain an existing single family dwelling on Lot One. On Lot Two, maintain and legalize an existing garage and parking, and rezone to SCMR-Senior Citizen Multiple Residence, in order to merge with an existing adjacent SCMR complex
Zone: SCMR – Senior Citizen Multiple Residence and A-Residence to SCMR
SEQRA: Unlisted Action, Uncoordinated Review

C. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/SUBDIVISION/CHANGE OF ZONE

1. JOB# 19-44ABE; West Babylon Manor, Inc.
Location: on the n/s of Elmwood Road, 330' w/o NYS Route 109, West Babylon
Proposes: To subdivide an existing A-Residence parcel in two in order to maintain an existing single family dwelling on Lot One. On Lot Two, maintain and legalize an existing garage and parking, and rezone to SCMR-Senior Citizen Multiple Residence, in order to merge with an existing adjacent SCMR complex
Zone: SCMR – Senior Citizen Multiple Residence and A-Residence to SCMR
SEQRA: Unlisted Action, Uncoordinated Review

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D. RESOLUTION/SITE PLAN REVIEW/SUBDIVISION/CHANGE OF ZONE

1. JOB# 19-44ABE; West Babylon Manor, Inc.
Location: on the n/s of Elmwood Road, 330' w/o NYS Route 109, West Babylon
Proposes: To subdivide an existing A-Residence parcel in two in order to maintain an existing single family dwelling on Lot One. On Lot Two, maintain and legalize an existing garage and parking, and rezone to SCMR-Senior Citizen Multiple Residence, in order to merge with an existing adjacent SCMR complex
Zone: SCMR – Senior Citizen Multiple Residence and A-Residence to SCMR
SEQRA: Unlisted Action, Uncoordinated Review

E. ARCHITECTURAL REVIEW

1. APPLICATION # 139242; CLAUDIA STEWART
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-145-04-058
2. APPLICATION # 143697; DINGLE BAY ENTERPRISES, LTD
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-039-02-052 & 053

F. COMMUNICATIONS

1. Letter dated December 15, 2022 from Andrew P. Raia, Town Clerk, Town of Huntington to the Town of Babylon listing adopted resolutions.

G. 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

December 12, 2022

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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 28th 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 until 06-12-23

October 5, 2020

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

December 13, 2021 (Old Town Hall)

1. JOB # 21-13C; 995 & 1015 GREAT NECK RD, LLC
Location: w/s of Great Neck Rd., approx. 91' s/o of Copiague Pl., Copiague
Proposes: To subdivide two (2) parcels into six (6), and to construct six (6) new
Single-family residential dwellings.
Zone: Residence C
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 01-09-23

June 27, 2022

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1. PB JOB # 19-52A; 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 until 01-09-23

August 1, 2022

1. JOB# 22-23A; Educational Bus Transportation Inc.
Location: s/w/c of Straight Path and Edison Avenue, West Babylon
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 01-30-23

August 15, 2022

1. JOB# 22-15ANE; Emerson Corner Corp.
Location: n/e/c Merrick Road and Emerson Avenue, Copiague
Proposes: To demo an existing building and pump island with canopy and to rezone a split-zoned parcel to E-Business, in order to construct a new pump island with a 3,900sf canopy and renovate an existing 2,860sf (footprint), two-story building for a gas station convenience store and public garage with storage space on the second floor, along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 01-23-23

October 3, 2022

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1. JOB# 18-07A; Kazimierz Golebiewski
Location: n/s/o Oak Street, 340' west of Great Neck Road, Copiague
Proposes: Application for shared parking waiver as per the provisions of the DC-Downtown Copiague code
Zone: DC (Downtown Copiague)
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 01-09-23

November 15, 2022

1. JOB# 21-51A; MPK MAC, Inc.
Location: n/s/o Sunrise Highway, 820' west of Magaw Place, West Babylon
Proposes: to renovate an existing building for two, three bedroom apartments, along with associated site improvements
Zone: Eb Business
SEQRA: Type II Action
Record Extended until 02-06-23
2. JOB# 22-32AE; Alzheimer's Foundation of America
Location: n/w/c/o Albany Avenue and Schleigel Boulevard, North Amityville
Proposes: a change for zone from B-Residence to E- Business, in order to construct interior alterations for a change of use from a convent to an office and day programming space for the Alzheimer's Foundation of America, along with associated site improvements.
Zone: B Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 01-09-23

November 28, 2022

1. JOB# 22-09B; Dingle Bay Enterprises
Location: n/s/o Spring Street, 384' east of Straight Path, Wheatley Heights
Proposes: to subdivide a parcel of land total 32,688 sq. ft. (0.75 acres) into two (2) 16,344 sq. ft. lots, in order to construct two (2) single family dwellings.
Zone: Residence B
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 01-30-23

December 5, 2022

1. JOB # 22-07A; Vogue Holdings, LLC
Location: n/e/c/o New Hwy. & Smith St., E. Farmingdale

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Proposes: To demolish an existing building in order to construct a 39,295sf two-story warehouse building with office space, along with associated site improvements.

Zone: GA Industry

SEQRA: Unlisted Action, Uncoordinated Review

Extended until 1/9/23