

PLANNING BOARD AGENDA
FEBRUARY 8, 2021

A. RESOLUTION/SCRIVENER'S ERROR/ARCHITECTURAL REVIEW

1. APPLICATION # 135640; ZION GOSPEL CHURCH
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-202-02-038

B. ARCHITECTURAL REVIEW

1. APPLICATION # 136642; DINGLE BAY ENTERPRISES
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-095-02-015

C. COMMUNICATIONS

1. Letter dated January 25, 2021 from Nicole Blanda to the Town of Babylon, Planning & Development regarding PB Job # 16-37A; Martin Lavender requesting two extensions of time.
2. Memo dated February 1, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-37A; Martin Lavender stating no objection to granting two extensions of time.
3. Letter dated January 21, 2021 from Harold Gebhard to the Town of Babylon, Planning & Development regarding PB Job # 18-46AN; Omar Mahmud requesting an extension of time.
4. Memo dated February 1, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-46AN; Omar Mahmud stating no objection to granting the extension of time.
5. Letter dated January 28, 2021 from Eric J. Pelletier to the Town of Babylon, Planning & Development regarding PB Job # 17-16A; David Nunez requesting three extensions of time.
6. Memo dated February 1, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-16A; David Nunez stating no objection to granting the three extensions of time.

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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

January 25, 2021

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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 to 05/10/21

April 16, 2018 & May 13, 2019

1. JOB # 17-06AE; MR Property Builders
Location: n/s of 45th 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 02/22/21

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 02/08/21

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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 02/08/21

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 02/22/21

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 02/08/21

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

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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 02/22/21

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

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 02/08/21

December 14, 2020

1. JOB# 20-32B; RAFAEL TAVERAS

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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 02/22/21

January 4, 2021

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

Record Extended to 02/08/21

January 25, 2021

1. JOB # 20-33B; H.B.R.G. Corp. and G & R Building Corp.

Location: s/s/o Manhattan Ave., 111.96' e/o Belmont Ave., West Babylon

Proposes: To subdivide and undeveloped parcel of land zoned Residence C, and totaling approximately 12,000sf, into two lots, in order to construct two two-story, single family dwellings on each new lot.

Zone: Residence C

SEQRA: Unlisted Action – Uncoordinated Review

Record Extended to 02/08/21