

PLANNING BOARD AGENDA  
MARCH 6, 2023

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

1. JOB# 22-02AF; Yong Fang, LLC  
Location: s/w/c of Grand Boulevard and Brandywine Drive, Deer Park  
Proposes: Interior alterations to an existing multi-tenant retail building in order to convert a take-out pizzeria and adjacent retail space into a 25 seat Dominican restaurant, along with associated site improvements  
Zone: G Industry  
SEQRA: Type II Action

**B. ARCHITECTURAL REVIEW**

1. APPLICATION # 143395; ROBERT PERTICONE  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-083-03-057
2. APPLICATION # 139406; LSR PROPERTY, LLC  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-055-03-015
3. APPLICATION # 141249; LEV BEYLIN  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-023-03-003

**C. COMMUNICATIONS**

1. Letter dated January 27, 2023 from Hansley Mohan, Brown, Altman & DeLeo to Patrick Halpin, and members of the Planning Board regarding PB Job # 21-26AN; Bolla EM Realty requesting the record remain open until March 31, 2023 to enable them to file the executed BLA with Suffolk County.

**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.

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3. Letter dated February 28, 2023 to the Town of Babylon from Theodore R. Klein, Suffolk County Principal Planner regarding 23-08A; Arcadia Republic stating no objection to the Town of Babylon assuming Lead Agency status.

**ACCEPTANCE OF MINUTES**

February 27, 2023

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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 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 03-06-23

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June 27, 2022

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 until 04-03-23

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 03-06-23

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 03-13-23

November 15, 2022

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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 03-06-23
  
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 03-20-23

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 03-20-23

January 10, 2023

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  
Extended until 04-03-23

January 30, 2023

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1. JOB# 22-38A; Parand Auto Collision Centers, Inc.  
Location: s/s/o W. Sunrise Hwy, btw 44<sup>th</sup> St & 45<sup>th</sup> St, Lindenhurst  
Proposes: to demolish the easterly most of two existing buildings on site, in order to construct a 4,933sf addition to the remaining building and construct interior alterations for a 8,143sf public garage for a Maaco Collision Repair and Auto Painting, with outdoor storage, along with associated site improvements  
Zone: Eb Business  
SEQRA: Unlisted  
Record Extended until 03-20-23

February 27, 2023

1. JOB# 22-24A; Novak Motors  
Location: s/w/s/o Route 109, approx. 1,219.59' n/w of Southern State Parkway, Farmingdale  
Proposes: To renovate the interior and exterior of an existing auto repair shop, along with associated site improvements. This site has been previously used as a gasoline service station, and is zoned G Industry  
Zone: G Industry  
SEQRA: Type II Action  
Extended until 3/13/23