

**PLANNING BOARD AGENDA
JUNE 7, 2021**

A. ARCHITECTURAL REVIEW

1. APPLICATION # 137571; KEITH NUEBELLA
EXPANSION OF AN EXISTING HOUSE
SCTM# 0100-136-05-045

B. COMMUNICATIONS

1. Letter dated May 25, 2021 from Garrett Gray to the Town of Babylon Planning Department regarding PB Job # 18-37A; ISG-LI requesting two extensions of time.
2. Memo dated May 27, 2021 from Rachel Scelfo, Commissioner, Planning Department regarding PB Job # 18-37A; ISG-LI expressing no objection to granting two extensions of time.
3. Letter dated May 25, 2021 from Steve LaStella, Former President, Deer Park Civic & Taxpayer Association to the Town of Babylon Planning Department regarding PB Job # 20-24ABN; Long Island Industrial Management, LLC expressing support for the applicant's proposal.
4. Letter dated May 26, 2021 from Bram Weber to the Town of Babylon Planning Department regarding PB Job # 17-41AF; Multibrands Copiague Real Estate requesting an extension of time.
5. Memo dated June 2, 2021 from Rachel Scelfo, Planning Commissioner to the Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-41AF; Multibrands Copiague Real Estate stating no objection to granting the extension of time.

C. 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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ACCEPTANCE OF MINUTES

May 24, 2021

RESERVED CALENDAR

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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 07/12/21

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 06/21/21

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 06/14/21

August 3, 2020

1. PB JOB # 20-08A; DEBORAH YELVINGTON

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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 09/13/21

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 06/07/21

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 06/07/21

March 15, 2021

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1. Job # 20-03A; Robert Hancock
Location: n/e/c of Sunrise Hwy. and Cindy Dr., West Babylon
Proposes: Interior alterations to the first and second floor of a mixed use building to renovate the existing 2nd floor apartments.
Zone: EB Business
SEQRA: Type II Action
Record Extended 06/14/21

April 12, 2021

1. PB Job # 21-02A; CROSSROADS SHOPPING CENTER, LLC
Location: n/w/c of Albany Av. & Great Neck Rd., Amityville
Proposes: To construct a 6,788sf two story building for a municipal courthouse and offices, along with associated site improvements.
Zone: EB Business
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 06/07/21

April 26, 2021

1. PB JOB # 18-07A; KAZIMIERZ GOLEBIEWSKI
Location: n/s/o Oak Street, w/o of Great Neck Rd., Copiague
Proposes: To demolish the existing structures on the parcel and erect two new buildings. Building #1 will have a footprint of 3,382sf and will be two stories. The building will contain retail space on the first floor, a private office on the second floor, and will additionally contain four two-bedroom units. Building #2 will have a footprint of 2,411sf and will contain four two bedroom units, along with associated site improvements.
Zone: DC – Downtown Copiague
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 06/07/21

May 3, 2021

1. PB JOB # 20-17AE; LARISSA FOMITCHEVA
Location: n/s/o Sunrise Hwy, east of 43rd St., Lindenhurst
Proposes: To undergo interior alterations to the first floor of the existing building

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in order to construct a 2,194sf medical office with storage on the 2nd floor. The applicant is proposing a change of zone to the adjacent lot, 121 West Sunrise Highway from Residence B to Business EB in order to construction additional parking for the office, along with associated site improvements.

Zone: EB Business and Residence B to EB Business

SEQRA: Unlisted Action – Uncoordinated Review

Record Extended to 06/07/21

May 10, 2021

1. PB JOB # 18-49A; SHINY PROPERTIES, INC.
Location: n/w/c of Long Island Av. & Eastwood Av., Deer Park
Proposes: To erect a 3,000sf, multi-tenant building to be used for retail, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Record Extended to 6/7/21

May 24, 2021

1. PB JOB # 20-24ABN; LONG ISLAND INDUSTRIAL MANAGEMENT, LLC
Location: s/w/c/o Marcus Blvd. & Commack Road, Deer Park
Proposes: To subdivide a 5.13 acre lot into two lots with an interior roadway being used to traverse the site, connecting Marcus Blvd. and Commack Rd., as follows: Lot A is proposed at 160,744sf and a 35,827sf Lidl grocery store is proposed to be contracted on Lot A. Lot B is proposed at 62,922sf and a 3,159sf Bolla Market gasoline service station and a convenience store with a canopy.
Zone: GA Industry
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 6/21/21