

**PLANNING BOARD AGENDA
AUGUST 9, 2021**

A. PUBLIC HEARING/SITE PLAN REVIEW

1. **JOB # 19-53AE; ROBERT J. DELEO JR**
Location: n/w/c/o Bethpage Rd. and North Oak St., Copiague
Proposes: To legally maintain a 58'x25' rear addition to an existing light manufacturing building for additional storage/warehouse space, along with associated site improvements.
Zone: G Industry
SEQRA: Type II Action

B. WORK SESSION/LIFTING OF CONDITION

1. **JOB # 21-09D; WINSTON WATSON**
Location: s/e/c/o Tyrconnell St. & Brandon Ave., Amityville
Proposes: To lift condition # 9 “no outside basement/cellar entrances.
Zone: B Residence

C. RESOLUTION/LIFTING OF CONDITION

1. **JOB # 21-09D; WINSTON WATSON**
Location: s/e/c/o Tyrconnell St. & Brandon Ave., Amityville
Proposes: To lift condition # 9 “no outside basement/cellar entrances.
Zone: B Residence

D. ARCHITECTURAL REVIEW

1. **APPLICATION # 134006; ROBERT GROENERT**
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-54-04-042.001
2. **APPLICATION # 136537; MINKAH BUSINESS ALLIANCE, LLC**
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-14-06-027 & 0100-14-06-026

E. COMMUNICATIONS

1. Letter dated July 15, 2021 from the Town of Huntington to the Town of Babylon stating the resolutions adopted by them at the July 13, 2021 meeting.

**PLANNING BOARD AGENDA
AUGUST 9, 2021**

2. Letter dated July 29, 2021 from Stafford Byers, Attorney to the Town of Babylon Planning Board regarding PB Job # 21-09D; Winston Watson requesting condition be lifted.
3. Memo dated July 29, 2021 from Rachel Scelfo, Commissioner, Planning to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-09D; Winston Watson stating no objections to lifting requested condition.

F. 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

July 26, 2021 - pending

RESERVED CALENDAR

PLANNING BOARD AGENDA
AUGUST 9, 2021

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 12/06/21

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 08/16/21

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 08/09/21

August 3, 2020

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

PLANNING BOARD AGENDA

AUGUST 9, 2021

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 09/13/21

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 08/16/21

March 15, 2021

**PLANNING BOARD AGENDA
AUGUST 9, 2021**

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 08/09/21

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 08/09/21

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 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 08/09/21

May 10, 2021

1. PB JOB # 18-49A; SHINY PROPERTIES, INC.
Location: n/w/c of Long Island Av. & Eastwood Av., Deer Park

**PLANNING BOARD AGENDA
AUGUST 9, 2021**

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 08/23/21

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 08/09/21

June 21, 2021 (Old Town Hall)

1. JOB # 19-16AE; WEST BABYLON GARDENS, LLC
Location: s/s of Farmingdale Rd. (NYS Route 1090, approximately 1947.73' w/o Elmwood Rd., West Babylon
Proposes: To rezone a parcel from GA Industry to MR – Multiple Residence, demolish an existing 23,854sf, industrial masonry building, and construct 2 two-story apartment for twenty eight one bed-room units with dens.
Zone: GA Industry to MR Multiple Residence
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 09/20/21

July 13, 2021 (Old Town Hall)

1. JOB # 20-34AGE; Krishiv, LLC
Location: s/s/o Farmingdale Rd. (NYS Route 109), 473' w/o SSP, Farmingdale
Proposes: To maintain and renovate an existing motel, along with associated site

PLANNING BOARD AGENDA
AUGUST 9, 2021

improvements and to rezone a parcel from G Industry to MH – Motel/Hotel, in order to construct a new 11,899sf 4 story, eighty-four room hotel adjacent to the existing motel, along with associated site improvements.

Zone: MH-Motel/Hotel and G Industry to MH-Motel/Hotel

SEQRA: Unlisted Action – Uncoordinated Review

Record Extended to 08/23/21

July 26, 2021 (Old Town Hall)

1. JOB # 19-53AE; LIGHTHOUSE VILLAGE ESTATES, LLC
Location: w/s/o Lake Bl., n/o Garden Place, Lindenhurst
Proposes: To rezone five lots totaling 50,718sf from E Business, Eb Business, and Residence C to MR-Multiple Residence to construct one two story apartment building containing 8 one bedroom units and two additional two story buildings each with four one bedroom units.
Zone: E Business, Eb Business and Residence C to MR-Multiple Residence
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 8/23/21