

PLANNING BOARD AGENDA
AUGUST 23, 2021

A. INFORMATIONAL HEARING/SITE PLAN REVIEW

1. PB JOB # 19-22A; ELITE PROSPECT TRAINING, INC.
Location: s/w/c/o Milbar Blvd. & New Highway, East Farmingdale
Proposes: Interior alterations for place of amusement (Indoor baseball & softball facility).
Zone: G Industry
SEQRA: Type II Action

B. WORK SESSION/SITE PLAN REVIEW

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

C. RESOLUTION/SITE PLAN REVIEW

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

D. WORK SESSION/SITE PLAN REVIEW/CHANGE OF ZONE

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

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E. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/CHANGE OF ZONE

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

F. RESOLUTION/ /SITE PLAN REVIEW/CHANGE OF ZONE

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

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

August 9, 2021 – pending
August 16, 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 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 09/20/21

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 08/23/21

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 09/13/21

March 15, 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 08/23/21

April 26, 2021

1. PB JOB # 18-07A; KAZIMIERZ GOLEBIEWSKI

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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 09/13/21

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 09/20/21

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 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

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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 08/23/21

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 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,

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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

August 9, 2021 (Old Town Hall)

1. JOB # 21-11A; 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
Record Extended 8/23/21

2. 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
Tabled to 8/23/21