

PLANNING BOARD AGENDA  
SEPTEMBER 27, 2021

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

1. PB JOB # 21-23A; BASSER KAUFMAN 228, LLC  
Location: n/s/o Montauk Hwy., 248' w/o Beachwood Dr., W. Babylon  
Proposes: A change of use to a vacant retail tenant space to create a 21,766sf Planet Fitness, along with associated site improvements.  
Zone: E Business  
SEQRA: Type II Action

**B. WORK SESSION/AMENDMENT/SUBDIVISION**

1. JOB# 20-32B; RAFAEL TAVERAS  
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

**C. RESOLUTION/AMENDMENT/SUBDIVISION**

1. JOB# 20-32B; RAFAEL TAVERAS  
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

**D. WORK SESSION/SITE PLAN REVIEW**

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

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**E. RESOLUTION/SITE PLAN REVIEW**

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

**F. COMMUNICATIONS**

1.     Email dated August 23, 2021 from Juliane Wohler, Donohue, Kretz & Garabrant to Rachel Scelfo, Commissioner, Planning Department regarding PB Job # 09-25A; Parkway Properties stating status of job with regards to their request for extensions.
2.     Letter dated August 20, 2021 from Stephen Kretz, Esq. to Rachel Scelfo, Commissioner, Planning Department regarding PB Job # 09-25AE; Parkway Properties, Inc. requesting an eighth extension of time.
3.     Memo dated August 23, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 09-25AE; Parkway Properties, Inc. stating opposition to the approval of the eighth extension of time.

**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**

September 13, 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 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 to 12/06/21

April 16, 2018 & May 13, 2019

1. JOB # 17-06AE; MR Property Builders  
Location: n/s of 45<sup>th</sup> 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 10/04/21

August 3, 2020

1. 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 09/27/21

October 5, 2020

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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 12/06/21

May 3, 2021

1. **PB JOB # 20-17AE; LARISSA FOMITCHEVA**  
Location: n/s/o Sunrise Hwy, east of 43<sup>rd</sup> 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 2<sup>nd</sup> 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 10/18/21

May 10, 2021

1. **PB JOB # 18-49A; SHINY PROPERTIES, INC.**

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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 10/25/21

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 10/18/21

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 10/04/21

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

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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 09/27/21

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 9/27/21

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 9/27/21

August 23, 2021 (Old Town Hall)

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 &

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softball facility).

Zone: G Industry

SEQRA: Type II Action

Record Extended to 10/04/21