

PLANNING BOARD MEETING SUMMARY  
JANUARY 4, 2021

**A. PUBLIC HEARING/SITE PLAN REVIEW/RELIEF OF COVENANT & RESTRICTION/RELIEF OF TOWN BOARD COVENANT & RESTRICTION/COVENIENCE STORE**

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 1/25/21. Open items: Planning to review C&R number 22 regarding delivery hours. Revisions required in Highway and Planning.**

**B. RESOLUTION/MODIFIED SITE PLAN/SCRIVENOR'S ERROR**

1. JOB # 18-51AE; PARKWAY VILLAGE ESTATES, LLC  
Location: w/s/o Deer Park Ave., 113' n/o Brookside Ave., N. Babylon  
Proposes: To change 8 of the 40 units from one-bedroom to two-bedroom units. Revisions were made to floor plans for one-bedroom units (changes to den space). Site plan was revised to address need for a retaining wall along property frontage and to provide infill plantings in rear landscape buffer.  
Zone: MR

**Approved. Gerry O'Neill abstains.**

**C. COMMUNICATIONS**

1. Letter dated November 2020 from Karen Murray to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

2. Letter dated November 2020 from Dennis Johnson to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

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3. Letter dated November 2020 from Andrew D'Ambrosio to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

4. Letter dated November 2020 from constituent to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

5. Letter dated November 2020 from Richard Wood to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

6. Letter dated November 2020 from Rosana & Jerome Martellau to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

7. Letter dated November 2020 from Carmen D'Ambrosio to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

8. Letter dated November 2020 from William Ketcham to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

9. Letter dated November 2020 from Eugene Murray to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

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10. Letter dated November 2020 from John Gunther to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

11. Letter dated November 2020 from Michael Greb to the Town of Babylon  
Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

12. Letter dated November 2020 from Ronald Riche to the Town of Babylon  
Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

13. Letter dated November 2020 from Shannon Murray to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

14. Letter dated November 2020 from James R. Ranker to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

15. Letter dated November 2020 from Dr. Kristy Loewenstein to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

16. Letter dated November 2020 from John Ranker to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

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17. Letter dated November 2020 from Nicole Pellizzi to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

18. Letter dated November 2020 from Elizabeth Ranker to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates expressing opposition to the applicant's proposal.

**Read and Filed**

19. Letter from Frank Duci, Vice President, Homeowners Association, Great South Bay Estates to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates is removing previous recommendation for the applicant's proposal and has decided to remain neutral in this matter.

**Read and Filed**

20. Letter dated December 18, 2020 from Town of Huntington to the Town of Babylon regarding resolutions adopted by the Town Board/Board of Trustees.

**Read and Filed**

**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.

**ACCEPTANCE OF MINUTES**

November 16, 2020	<b>Approved</b>
December 14, 2020	<b>Approved</b>

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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 to 05/10/21

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 01/11/21

December 3, 2018

1. JOB # 15-03A; CROSSROADS SHOPPING CENTER  
Location: n/w/c of Great Neck Rd & Albany Avenue, Amityville  
Proposes: To construct an 8,777.67sf multi-tenant retail center for a proposed  
7-Eleven and two retail stores, along with associated site improvements.  
Zone: E Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 01/25/21

December 10, 2018

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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 01/25/21

March 2, 2020

1. JOB # 18-45AE; MR PROPERTY BUILDERS, LLC  
Location: w/s of Albany Ave., 318's/o Schlegel Bl., Amityville  
Proposes: To rezone a parcel from B Residence to MR-Multiple Residence in order to construct six (6) buildings, each with four (4) two-bedroom units, for a total of 24 two-bedroom units, along with associated site improvements.  
Zone: B Residence to MR- Multiple Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 01/11/21

July 13, 2020

1. PB JOB # 19-06A; SEVEN ELEVEN CORP.  
Location: s/w/c of Merrick Rd. (Montauk Hwy.) and S. Great Neck Rd., Copiague  
Proposes: A change of use to an existing pad site for 3,204sf 7-Eleven along with associated site improvements.  
Zone: E Business  
SEQRA: Type II Action  
Record Extended to 01/25/21

July 20, 2020 (Adjourned), August 24, 2020

1. PB OB # 18-25A; GAIL GRACE ESTATES OF COPIAGUE – MODIFIED

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Location: s/w/c of Merrick Rd. and Baylawn Ave., Copiague  
Proposes: To add an additional parcel of land to the site plan in order to provide additional parking stalls and improve site circulation; and to change of the mix of one and two bedroom units in the building.  
Zone: E Business and C Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 01/04/21

**Record Extended to 1/25/21**

August 3, 2020

1. PB JOB # 20-21B; RENZON HOLDINGS, LLC  
Location: n/s/o Beaver La., 722' e/o Route 109, W. Babylon  
Proposes: To subdivide a parcel totaling approx.. 10,929sf into two lots, in order to construct 2 two-story, single family dwellings on each new lot.  
Zone: Residence A  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended to 01/04/21

**Record Extended to 1/25/21**

2. 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 03/01/21

September 21, 2020

1. PB JOB # 20-06AE; GAETANO PINELLO  
Location: s/w/c of Montauk Hwy. (Merrick Rd.) and Hawkins Blvd., Copiague  
Proposes: To rezone 4 parcels from E Business to MR (Multiple Residence), demolish five existing commercial buildings and construct (1) two-story apartment building and associated site improvements.  
Zone: E Business  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 01/04/21

**Record Extended to 1/11/21**

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 01/11/21

December 14, 2020

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  
Record Extended 01/25/21



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ADDENDUM

**A. ARCHITECTURAL REVIEW**

1. APPLICATION # 134880 & 134881; TENZIN DOLKAR  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-149-03-044

**Approved**