

PLANNING BOARD MEETING SUMMARY
JANUARY 25, 2021

A. PUBLIC HEARING/MINOR SUBDIVISION

1. JOB # 20-33B; H.B.R.G. Corp. and G & R Building Corp.
Location: s/s/o Manhattan Ave., 111.96' e/o Belmont Ave., West Babylon
Proposes: To subdivide and undeveloped parcel of land zoned Residence C, and totaling approximately 12,000sf, into two lots, in order to construct two two-story, single family dwellings on each new lot.
Zone: Residence C
SEQRA: Unlisted Action – Uncoordinated Review

Record Extended to 2/8/21. Open items: minor revisions required in Planning.

B. ARCHITECTURAL REVIEW

1. APPLICATION # 132972; JOSE COLLADO
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-165-03-006

Approved

2. APPLICATION # 133920; ALEXANDRA KERN
CONSTRUCTION OF A NEW HOUSE
SCTM# 0100-040-03-016

Approved

C. COMMUNICATIONS

1. Letter dated January 15, 2021 from Michael Marinis, Barrett, Bonacci & Van Weele to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-62AH; Rolling Frito Lay Sales, LP requesting three consecutive extensions of time.

Approved

2. Memo dated January 19, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-62AH; Rolling Frito Lay Sales, LP stating no objection to granting three consecutive extensions of time.

Read and Filed

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3. Letter dated January 14, 2021 from Anthony Guardino, Farrell Fritz to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-24AEF; 713-715 Sunrise, LLC requesting a sixth extension of time.

Approved

4. Memo dated January 19, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-24AEF; 713-715 Sunrise, LLC stating no objecting to granting a sixth extension of time.

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

January 4, 2021
January 11, 2021

Approved
Approved

RESERVED CALENDAR

PLANNING BOARD MEETING SUMMARY
JANUARY 25, 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 05/10/21

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 02/22/21

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

**A motion was made by Ed Wynn, seconded by Michael Cafaro requesting
Planning Commissioner remove application from agenda.**

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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 01/25/21

Record Extended to 2/8/21

March 2, 2020

1. JOB # 18-45AE; MR PROPERTY BUILDERS, LLC
Location: w/s of Albany Ave., 318's/o Schleigel 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 02/08/21

A motion was made by Ed Wynn, seconded by Julianne Nolan requesting Planning Commissioner remove application from agenda.

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

Record Extended to 2/8/21

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 01/25/21

Record Extended to 2/22/21

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 01/25/21

Record Extended to 2/8/21

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 02/22/21

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 02/08/21

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

Record Extended to 2/22/21

January 4, 2021

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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 01/25/21

Record Extended to 2/8/21

ADDENDUM

A. ARCHITECTURAL REVIEW

1. APPLICATION # 135646; ZION GOSPEL CHURCH
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-202-02-038

Approved

B. COMMUNICATIONS

1. Letter dated January 7, 2021 from James Kaplan, Manager, Crossroads Shopping Center, LLC to Rachel Scelfo, Commissioner, Planning & Development stating withdrawal of Planning Board job #15-03A; George Norton.

Read and Filed

2. Letter dated January 15, 2021 from Nicole Blanda, Buzzell, Blanda & Visconti, LLP to Town of Babylon Planning Board, stating withdrawal of Planning Board job # 18-45AE; MR Property Builders, LLC.

Read and Filed

3. Traffic Signal Warrant Study dated January 2021 from Cameron Engineering & Associates, LLP for PB Job # 18-25A; Gail Grace Estates (modified).

Read and Filed

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4. Letter dated January 16, 2021 from Karen K. to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

5. Letter dated January 12, 2021 from Linda Rowe to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

6. Letter dated January 8, 2021 from Benni James to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

7. Letter dated January 8, 2021 from J. Lee to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

8. Letter dated January 8, 2021 from Sue Ferrara to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

9. Letter dated January 12, 2021 from Jean Ferrara to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

10. Letter dated January 12, 2021 from Concerned Resident to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

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11. Letter dated January 16, 2021 from Baylawn Area resident to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

12. Letter dated January 16, 2021 from E. Meyers to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

13. Letter dated January 16, 2021 from D. Call to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

14. Email dated January 22, 2021 from Peter McEntyre to Rich Schaffer, Town Supervisor regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

15. Email from Jerry O'Neill dated January 25, 2021 to Rachel Scelfo, Planning Commissioner regarding concerns that the residents of Amercian Venice had regarding comments made at the January 11, 2021 Planning Board meeting.

Read and Filed