

PLANNING BOARD MEETING SUMMARY
JANUARY 30, 2023

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB# 22-38A; Parand Auto Collision Centers, Inc.
Location: s/s/o W. Sunrise Hwy, btw 44th St & 45th St, Lindenhurst
Proposes: to demolish the easterly most of two existing buildings on site, in order to construct a 4,933sf addition to the remaining building and construct interior alterations for a 8,143sf public garage for a Maaco Collision Repair and Auto Painting, with outdoor storage, along with associated site improvements
Zone: Eb Business
SEQRA: Unlisted

Record extended to 2/13/22. Open items: revisions under review.

B. WORK SESSION/SITE PLAN REVIEW/MODIFIED

1. JOB # 20-22A; The Kent Architecture Collaborative (Modified)
Location: n/s/o Daniel St., 768' w/o NYS Rte 110, E. Farmingdale
Proposes: Applicant chooses to no longer pursue an expansion of office space and construction of additional parking stalls as per Resolution No. 2022-136, approved on January 10, 2022 approval for PB Job # 20-22A. The site plan and building plans will revert back to the original site plan approval from PB Job #15-11A (approved December 14, 2015 by Resolution # 2015-153), with the only change being legalization of outside storage of vehicles by converting previously approved parking stalls to outside storage space.
Zone: G Industry
SEQRA: Type II Action

C. RESOLUTION/SITE PLAN REVIEW/MODIFIED

1. JOB # 20-22A; The Kent Architecture Collaborative (Modified)
Location: n/s/o Daniel St., 768' w/o NYS Rte 110, E. Farmingdale
Proposes: Applicant chooses to no longer pursue an expansion of office space and construction of additional parking stalls as per Resolution No. 2022-136, approved on January 10, 2022 approval for PB Job # 20-22A. The site plan and building plans will revert back to the original site plan approval from PB Job #15-11A (approved December 14, 2015 by Resolution # 2015-153), with the only change being legalization of outside storage of vehicles by converting previously approved parking stalls to outside storage space.
Zone: G Industry
SEQRA: Type II Action

Approved

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**D. WORK SESSION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/
COVENIENTSTORE/CHANGE OF ZONE**

1. JOB# 22-15ANE; Emerson Corner Corp.

Location: n/e/c Merrick Road and Emerson Avenue, Copiague
Proposes: To demo an existing building and pump island with canopy and to rezone a split-zoned parcel to E-Business, in order to construct a new pump island with a 3,900sf canopy and renovate an existing 2,860sf (footprint), two-story building for a gas station convenience store and public garage with storage space on the second floor, along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 02-06-23

**E. RESOLUTION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/COVENIENT
STORE/CHANGE OF ZONE**

1. JOB# 22-15ANE; Emerson Corner Corp.

Location: n/e/c Merrick Road and Emerson Avenue, Copiague
Proposes: To demo an existing building and pump island with canopy and to rezone a split-zoned parcel to E-Business, in order to construct a new pump island with a 3,900sf canopy and renovate an existing 2,860sf (footprint), two-story building for a gas station convenience store and public garage with storage space on the second floor, along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 02-06-23

Approved

F. ARCHITECTURAL REVIEW/RESCIND

1. APPLICATION # 140363; OSCAR MEDRANO
RESCINDING
SCTM # 0100-172-03-038

Approved

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G. COMMUNICATIONS

1. Memo dated January 23, 2023 from Liz White, Deputy Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 20-22A; The Kent Architecture Collaborative (Modified) stating no objection to the approval of the modified site plan.

Read and filed

H. 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 23, 2023 **Read and Filed**

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 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 until 06-12-23

PLANNING BOARD MEETING SUMMARY
JANUARY 30, 2023

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

December 13, 2021 (Old Town Hall)

1. JOB # 21-13C; 995 & 1015 GREAT NECK RD, LLC
Location: w/s of Great Neck Rd., approx. 91' s/o of Copiague Pl., Copiague
Proposes: To subdivide two (2) parcels into six (6), and to construct six (6) new Single-family residential dwellings.
Zone: Residence C
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 01-30-23

Record Extended to 2/13/23

June 27, 2022

1. PB JOB # 19-52AE; Robert Amendola
Location: n/s/o Sunrise Highway, 344' w/o Bayview Avenue, N. Amityville
Proposes: To rezone 10 parcels from EB Business and B Residence to G Industry, in order to legally maintain the expansion of a building and site for warehousing and outdoor storage, along with associated site improvements for an existing fencing company retail store, warehouse and storage yard.
Zone: Eb Business & B Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 04-03-23

PLANNING BOARD MEETING SUMMARY
JANUARY 30, 2023

August 1, 2022

1. JOB# 22-23A; Educational Bus Transportation Inc.
Location: s/w/c of Straight Path and Edison Avenue, West Babylon
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 01-30-23

Record Extended to 3/6/23

August 15, 2022

2. JOB# 22-15ANE; Emerson Corner Corp.
Location: n/e/c Merrick Road and Emerson Avenue, Copiague
Proposes: To demo an existing building and pump island with canopy and to rezone a split-zoned parcel to E-Business, in order to construct a new pump island with a 3,900sf canopy and renovate an existing 2,860sf (footprint), two-story building for a gas station convenience store and public garage with storage space on the second floor, along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 02-06-23

October 3, 2022

1. JOB# 18-07A; Kazimierz Golebiewski
Location: n/s/o Oak Street, 340' west of Great Neck Road, Copiague
Proposes: Application for shared parking waiver as per the provisions of the DC-Downtown Copiague code
Zone: DC (Downtown Copiague)
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 02-06-23

November 15, 2022

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1. JOB# 21-51A; MPK MAC, Inc.
Location: n/s/o Sunrise Highway, 820' west of Magaw Place, West Babylon
Proposes: to renovate an existing building for two, three bedroom apartments, along with associated site improvements
Zone: Eb Business
SEQRA: Type II Action
Record Extended until 02-06-23

2. JOB# 22-32AE; Alzheimer's Foundation of America
Location: n/w/c/o Albany Avenue and Schleigel Boulevard, North Amityville
Proposes: a change for zone from B-Residence to E- Business, in order to construct interior alterations for a change of use from a convent to an office and day programming space for the Alzheimer's Foundation of America, along with associated site improvements.
Zone: B Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 02-06-23

November 28, 2022

1. JOB# 22-09B; Dingle Bay Enterprises
Location: n/s/o Spring Street, 384' east of Straight Path, Wheatley Heights
Proposes: to subdivide a parcel of land total 32,688 sq. ft. (0.75 acres) into two (2) 16,344 sq. ft. lots, in order to construct two (2) single family dwellings.
Zone: Residence B
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 01-30-23

Record Extended to 2/27.23. Julianne Nolan abstains.

January 10, 2023

1. JOB# 21-46AN; Bolla EM Realty, LLC
Location: n/e/c/o NYS Route 231 and Claremont Street, Deer Park
Proposes: to construct a 703sf addition to an existing gas station/service station building for conversion to a 2,500sf Bolla Market convenience store and gas station, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Extended until 1-30-23
Record Extended to 2/27/23

ADDENDUM

PLANNING BOARD MEETING SUMMARY
JANUARY 30, 2023

A. COMMUNICATIONS

1. Letter dated January 24, 2023 from Christopher Robinson, R&M Engineering to the Planning Department regarding PB Job # 21-41A; SNL Copiague, requesting an extension of time.

Approved

2. Memo dated January 26, 2023 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-41A; SNL Copiague stating no objection to granting the extension of time.

Read and Filed

3. Letter dated January 27, 2023 from David Altman, Brown Altman & DiLeo, LLP to the Planning Board regarding PB Job # 21-26AN; Bolla EM Realty answering concerns regarding the application.

Read and Filed