

PLANNING BOARD MEETING SUMMARY
FEBRUARY 13, 2023

A. PUBLIC HEARING/MAJOR SUBDIVISION

1. JOB# 22-47C; Town of Babylon (Phase II Subdivision) Modified
Location: s/e/c/o Straight Path and Long Island Avenue, Wyandanch
Proposes: To modify a previously approved subdivision application, which created the development block for Phase II of Wyandanch Rising, in order to meet SCDHS requirements.
Zone: Wyandanch FBC T5 and T4
SEQRA: Type I – GEIS Review Finding Resolution adopted May 22, 2009

Record closed

B. WORK SESSION/AMENDMENT TO A RESOLUTION

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

C. RESOLUTION/AMENDMENT TO A RESOLUTION

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

Approved

PLANNING BOARD MEETING SUMMARY
FEBRUARY 13, 2023

D. WORK SESSION/MODIFIED RESOLUTION/SITE PLAN/SUBDIVISION

1. PB Job # 19-11AB; The Marcus Organization - Modified
Location: n/s of Smith St., approximately 280' w/o New Hwy., E. Farmingdale
Proposes: Revised parking calculations to reflect changes in building occupancy. The parking layout was changed as additional landscaping was added to areas no longer needed for parking, based on occupancy changes; ADA accessibility upgrades and addition of minor outside storage area for liquid nitrogen tanks.
Zone: GA Industry
SEQRA: Unlisted Action-Uncoordinated Review

E. RESOLUTION/MODIFIED RESOLUTION/SITE PLAN/SUBDIVISION

1. PB Job # 19-11AB; The Marcus Organization - Modified
Location: n/s of Smith St., approximately 280' w/o New Hwy., E. Farmingdale
Proposes: Revised parking calculations to reflect changes in building occupancy. The parking layout was changed as additional landscaping was added to areas no longer needed for parking, based on occupancy changes; ADA accessibility upgrades and addition of minor outside storage area for liquid nitrogen tanks.
Zone: GA Industry

Approved as amended. Add to condition number 1. Language on resolution.

F. WORK SESSION/SITE PLAN REVIEW

1. JOB# 22-36A; 418 Oak St.
Location: s/s/o Oak Street, 170' west of Great Neck Road, Copiague
Proposes: To demolish all existing structures in order to construct a 5,545sf (footprint), 3-story multiple residence building for 19 units (2 studios, 14 one-bedrooms, 3 two-bedrooms), along with associated site improvements.
Zone: DC- Downtown Copiague
SEQRA: Unlisted Action

PLANNING BOARD MEETING SUMMARY
FEBRUARY 13, 2023

G. RESOLUTION/SITE PLAN REVIEW

1. JOB# 22-36A; 418 Oak St.
Location: s/s/o Oak Street, 170' west of Great Neck Road, Copiague
Proposes: To demolish all existing structures in order to construct a 5,545sf (footprint), 3-story multiple residence building for 19 units (2 studios, 14 one-bedrooms, 3 two-bedrooms), along with associated site improvements.
Zone: DC- Downtown Copiague
SEQRA: Unlisted Action

Approved as amended. Dan Truchan abstains.

H. COMMUNICATIONS

1. Memo from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-11AB; The Marcus Organization – Modified expressing no opposition to the approval of the plans.

Read and Filed

I. 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

February 6, 2023

Approved

PLANNING BOARD MEETING SUMMARY
FEBRUARY 13, 2023

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

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 02-13-23

Record Extended to 3/6/23

June 27, 2022

PLANNING BOARD MEETING SUMMARY
FEBRUARY 13, 2023

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

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 03-06-23

August 15, 2022

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 03-13-23

PLANNING BOARD MEETING SUMMARY
FEBRUARY 13, 2023

November 15, 2022

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 03-06-23

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 02-13-23

Record Extended to 2/27/23

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 02-27-23

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 02-27-23

January 30, 2023

PLANNING BOARD MEETING SUMMARY
FEBRUARY 13, 2023

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 until 02/13/23

Record Extended to 2/27/23

February 6, 2023

1. JOB# 22-36A; 418 Oak St.
Location: s/s/o Oak Street, 170' west of Great Neck Road, Copiague
Proposes: To demolish all existing structures in order to construct a 5,545sf (footprint), 3-story multiple residence building for 19 units (2 studios, 14 one-bedrooms, 3 two-bedrooms), along with associated site improvements.
Zone: DC- Downtown Copiague
SEQRA: Unlisted Action
Record extended until 02-13-23

Record closed

ADDENDUM

A. WORK SESSION/MAJOR SUBDIVISION

1. JOB# 22-47C; Town of Babylon (Phase II Subdivision) Modified
Location: s/e/c/o Straight Path and Long Island Avenue, Wyandanch
Proposes: To modify a previously approved subdivision application, which created the development block for Phase II of Wyandanch Rising, in order to meet SCDHS requirements.
Zone: Wyandanch FBC T5 and T4
SEQRA: Type I – GEIS Review Finding Resolution adopted May 22, 2009

PLANNING BOARD MEETING SUMMARY
FEBRUARY 13, 2023

B. RESOLUTION/MAJOR SUBDIVISION

1. JOB# 22-47C; Town of Babylon (Phase II Subdivision) Modified
Location: s/e/c/o Straight Path and Long Island Avenue, Wyandanch
Proposes: To modify a previously approved subdivision application, which created the development block for Phase II of Wyandanch Rising, in order to meet SCDHS requirements.
Zone: Wyandanch FBC T5 and T4
SEQRA: Type I – GEIS Review Finding Resolution adopted May 22, 2009

Approved

C. COMMUNICATIONS

1. Letter dated February 8, 2023 from Kevin O’Brien to the Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-35AE; Eneyet K. Chawdhury requesting four extensions of time.

Approved. Dan Truchan voting no.

2. Memo dated February 10, 2023 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-35AE; Eneyet K. Chawdhury stating no objection to granting four extensions of time.

Read and Filed

3. Letter received February 13, 2023 from T. Puvidente, Sr to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 22-36A; 418 Oak Street, Copiague expressing opposition to the applicant’s proposal.

Read and Filed