

PLANNING BOARD MEETING SUMMARY  
FEBRUARY 22, 2021

**A. WORK SESSION/CHANGE OF ZONE/REFERRAL TO TOWN BOARD**

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

**B. RESOLUTION/CHANGE OF ZONE/REFERRAL TO TOWN BOARD**

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

**Approved**

**C. ARCHITECTURAL REVIEW**

1.     **APPLICATON # 134632; 298 28<sup>TH</sup> ST., LLC**  
**CONSTRUCTION OF A NEW HOUSE**  
SCTM # 0100-199-04-049

**Approved**

2.     **APPLICATION # 136746; EDWIN JELLEY**  
**EXPANSION OF AN EXISTING HOUSE**  
SCTM # 0100-140-04-151

**Approved**

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**D. COMMUNICATIONS**

1. Letter dated February 3, 2021 from Mark Cuthbertson to the Town of Babylon Planning Board regarding PB Job # 20-11A; Winters Center for Autism requesting its first extension of time.

**Approved**

2. Memo dated February 11, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 20-11A; Winters Center for Autism stating no objection to granting an extension of time.

**Read and Filed**

3. Letter dated February 11, 2021 from Darrell J. Conway to the Town of Babylon Planning Department regarding PB Job #19-41B; Easton Home Building Corp. requesting an extension of time.

**Approved**

4. Memo dated February 11, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-41B; Easton Home Building Corp. stating no objection to granting an extension of time.

**Read and Filed**

5. Letter dated February 9, 2021 from Christopher Robinson to the Town of Babylon Planning Department regarding PB Job # 19-15AD; RGP Owners DP, LLC requesting and extension of time.

**Approved**

6. Memo dated February 11, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-15AD; RGP Owners DP, LLC stating no objection to granting an extension of time.

**Read and Filed**

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**E. 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 8, 2021                      **Approved**

**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 02/22/21

**Record Extended to 4/26/21**

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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 03/29/21

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 02/22/21

**Record Closed. Motion made to close record and request Commissioner remove from the reserved calendar per applicant's request.**

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

1. PB JOB # 18-25A; GAIL GRACE ESTATES OF COPIAGUE – MODIFIED  
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 02/22/21

**Record Extended to 3/15/21**

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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 02/22/21

**Record Extended to 3/15/21**

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

**Record Extended to 4/12/21**

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**

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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 02/22/21

**Record Extended to 3/29/21**

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 02/22/21

**Record closed**

January 4, 2021

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 04/12/21

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January 25, 2021

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 02/22/21

**Record Extended to 3/15/21**

ADDENDUM

**A. WORK SESSION/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

**B. RESOLUTION/NEGATIVE DECLARATION/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

**Approved**

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**C. RESOLUTION/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

**Approved as amended**

**D. COMMUNICATIONS**

1.     Letter dated January 19, 2021 from Jose Taveras to Town of Babylon Planning  
      Department regarding PB Job # 20-32B; Rafael Taveras requesting removal of a  
      covenant and restriction regarding “no accessory apartment”.

**Read and filed**

2.     Letter dated February 11, 2021 from Richard T. Bartlett, BAR-Architects to the  
      Town of Babylon, Planning Department regarding PB Job 19-06A; 7-11 Corp.,  
      withdrawing their application to redevelop property.

**Read and filed**