

PLANNING BOARD MEETING SUMMARY  
JUNE 21, 2021

**A. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE**

1. JOB # 19-16AE; WEST BABYLON GARDENS, LLC  
Location: s/s of Farmingdale Rd. (NYS Route 1090, approximately 1947.73’ w/o Elmwood Rd., West Babylon  
Proposes: To rezone a parcel from GA Industry to MR – Multiple Residence, demolish an existing 23,854sf, industrial masonry building, and construct 2 two-story apartment for twenty eight one bed-room units with dens.  
Zone: GA Industry to MR Multiple Residence  
SEQRA: Unlisted Action – Uncoordinated Review

**Record Extended to 7/12/21. Open items: revisions needed in Engineering and Planning. Jerry O’Neill recuses.**

**B. ARCHITECTURAL REVIEW**

1. APPLICATION # 136763; CARLIE BUCCOLA  
RAISING AND EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-030-01-110.001

**Approved**

2. APPLICATION # 137804; DAMIEN LOHSE  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-226-02-093

**Approved**

3. APPLICATION #136438; PRIYADARSHAN BAJPAYI  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-185-02-044.035

**Approved**

**C. 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.

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**ACCEPTANCE OF MINUTES**

May 24, 2021           **Approved**  
June 7, 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 07/12/21

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 06/21/21

**Record Extended to 8/16/21**

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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 07/12/21

August 3, 2020

1. 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 09/13/21

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**

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 07/26/21

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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 06/28/21

March 15, 2021

1.     **Job # 20-03A; Robert Hancock**  
Location: n/e/c of Sunrise Hwy. and Cindy Dr., West Babylon  
Proposes: Interior alterations to the first and second floor of a mixed use building to renovate the existing 2<sup>nd</sup> floor apartments.  
Zone: EB Business  
SEQRA: Type II Action  
Record Extended 07/12/21

April 26, 2021

1.     **PB JOB # 18-07A; KAZIMIERZ GOLEBIEWSKI**  
Location: n/s/o Oak Street, w/o of Great Neck Rd., Copiague  
Proposes: To demolish the existing structures on the parcel and erect two new buildings. Building #1 will have a footprint of 3,382sf and will be two stories. The building will contain retail space on the first floor, a private office on the second floor, and will additionally contain four two-bedroom units. Building #2 will have a footprint of 2,411sf and will contain four two bedroom units, along with associated site improvements.  
Zone: DC – Downtown Copiague  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 06/21/21

**Record Extended to 7/19/21**

May 3, 2021

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1. PB JOB # 20-17AE; LARISSA FOMITCHEVA  
Location: n/s/o Sunrise Hwy, east of 43<sup>rd</sup> St., Lindenhurst  
Proposes: To undergo interior alterations to the first floor of the existing building in order to construct a 2,194sf medical office with storage on the 2<sup>nd</sup> floor. The applicant is proposing a change of zone to the adjacent lot, 121 West Sunrise Highway from Residence B to Business EB in order to construction additional parking for the office, along with associated site improvements.  
Zone: EB Business and Residence B to EB Business  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 06/28/21

May 10, 2021

1. PB JOB # 18-49A; SHINY PROPERTIES, INC.  
Location: n/w/c of Long Island Av. & Eastwood Av., Deer Park  
Proposes: To erect a 3,000sf, multi-tenant building to be used for retail, along with associated site improvements.  
Zone: E Business  
SEQRA: Type II Action  
Record Extended to 6/28/21

May 24, 2021

1. PB JOB # 20-24ABN; LONG ISLAND INDUSTRIAL MANAGEMENT, LLC  
Location: s/w/c/o Marcus Blvd. & Commack Road, Deer Park  
Proposes: To subdivide a 5.13 acre lot into two lots with an interior roadway being used to traverse the site, connecting Marcus Blvd. and Commack Rd., as follows: Lot A is proposed at 160,744sf and a 35,827sf Lidl grocery store is proposed to be contracted on Lot A. Lot B is proposed at 62,922sf and a 3,159sf Bolla Market gasoline service station and a convenience store with a canopy.  
Zone: GA Industry  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 6/21/21

**Record Extended to 7/12/21**