

PLANNING BOARD AGENDA
JANUARY 10, 2022

A. PUBLIC HEARING/SITE PLAN REVIEW/LIFTING OF TOWN BOARD C&R

1. PB JOB # 21-35AI; MCDONALD'S CORPORATION
Location: e/s of NYS Route 231, 120' s/o Weeks Rd., N. Babylon
Proposes: To renovate an existing McDonald's restaurant to reduce the total number of seats, add a second drive thru lane, and a 128sf addition to the building for a second pick-up window. Additionally, the applicant requests the lifting of a Town Board C&R.
Zone: EA Business
SEQRA: Type II Action

B. RESOLUTION/MODIFIED SITE PLAN

1. PB JOB # 20-22A; THE KENT ARCHITECTURE COLLABORATIVE, LLC
Location: n/s/o Daniel St., 768' w/o NYS Route 110
Proposes: To convert previously approved parking stalls to outdoor storage and staging areas.
Zone: G Industry
SEQRA: Type II Action

C. WORK SESSION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 20-34AGE; Krishiv, LLC
Location: s/s/o Farmingdale Rd. (NYS Route 109), 473' w/o SSP, Farmingdale
Proposes: To maintain and renovate an existing motel, along with associated site improvements and to rezone a parcel from G Industry to MH – Motel/Hotel, in order to construct a new 11,899sf 4 story, eighty-four room hotel adjacent to the existing motel, along with associated site improvements.
Zone: MH-Motel/Hotel and G Industry to MH-Motel/Hotel
SEQRA: Unlisted Action – Uncoordinated Review

PLANNING BOARD AGENDA

JANUARY 10, 2022

D. RESOLUTION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 20-34AGE; Krishiv, LLC
Location: s/s/o Farmingdale Rd. (NYS Route 109), 473' w/o SSP, Farmingdale
Proposes: To maintain and renovate an existing motel, along with associated site improvements and to rezone a parcel from G Industry to MH – Motel/Hotel, in order to construct a new 11,899sf 4 story, eighty-four room hotel adjacent to the existing motel, along with associated site improvements.
Zone: MH-Motel/Hotel and G Industry to MH-Motel/Hotel
SEQRA: Unlisted Action – Uncoordinated Review

E. WORK SESSION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 21-05AE; 304 COMMACK ROAD, LCC
Location: w/s/o Commack Rd., 533' n/o Tell Ave., Deer Park
Proposes: To rezone 2.03 acres from Residence B to MR-Multiple Residence and construct four (4) two-story dwellings for 36 one bedroom apartments.
Zone: Residence B
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 01/10/22

F. RESOLUTION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 21-05AE; 304 COMMACK ROAD, LCC
Location: w/s/o Commack Rd., 533' n/o Tell Ave., Deer Park
Proposes: To rezone 2.03 acres from Residence B to MR-Multiple Residence and construct four (4) two-story dwellings for 36 one bedroom apartments.
Zone: Residence B
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 01/10/22

G. ARCHITECTURAL REVIEW

1. APPLICATION # 138081; 95 E. BOOKER CORP.
CONSTRUCTION OF A NEW HOME
SCTM # 0100-80-01-043
2. APPLICATION # 139659; RICARDO MYRIE

PLANNING BOARD AGENDA

JANUARY 10, 2022

EXTENSION OF AN EXISTING HOUSE

SCTM # 0100-136-3-44

3. APPLICATION # 138441; DINGLE BAY ENTERPRISES, LTD
CONSTRUCTION OF A NEW HOME
SCTM # 0100-172-01-001
4. APPLICATION # 138442; DINGLE BAY ENTERPRISES, LTD
CONSTRUCTION OF A NEW HOME
SCTM # 0100-202-03-022
5. APPLICATION # 135322; KELVIN DIGGS
CONSTRUCTION OF A NEW HOME
SCTM # 0100-124-05-013
6. APPLICATION # 139467; LORRAINE SEARS
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-062-02-033

H. COMMUNICATIONS

1. Letter dated December 9, 2021 from Walter Wesolowski to the Planning Department regarding PB Job # 18-33A; Walter Wesolowski requesting two extensions of time.
2. Memo dated December 17, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB job # 18-33A; Walter Wesolowski stating no objection to granting two extensions of time.
3. Letter dated December 9, 2021 from Sefik Yavuz to the Planning Department regarding PB Job # 18-55A; Sefik Yavuz requesting three extensions of time.
4. Memo dated December 17, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB job # 18-55A; Sefik Yavuz stating no objection to granting three extensions of time.
5. Memo dated December 11, 2021 from Liz White, Deputy Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board stating no objection to approving PB Job # 20-22A; The Kent Architecture Collaborative (Modified)

I. COMMUNICATIONS (RESERVED)

**PLANNING BOARD AGENDA
JANUARY 10, 2022**

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

December 13, 2021

RESERVED CALENDAR

May 1, 2017

PLANNING BOARD AGENDA
JANUARY 10, 2022

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 08/01/22

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 02/07/22

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

**PLANNING BOARD AGENDA
JANUARY 10, 2022**

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 02/07/22

May 3, 2021

1. PB JOB # 20-17AE; LARISSA FOMITCHEVA
Location: n/s/o Sunrise Hwy, east of 43rd 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 2nd 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 02/07/22

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 02/07/22

July 13, 2021 (Old Town Hall)

1. JOB # 20-34AGE; Krishiv, LLC
Location: s/s/o Farmingdale Rd. (NYS Route 109), 473' w/o SSP, Farmingdale
Proposes: To maintain and renovate an existing motel, along with associated site improvements and to rezone a parcel from G Industry to MH – Motel/Hotel, in order to construct a new 11,899sf 4 story, eighty-four room hotel adjacent to the existing motel, along with associated site improvements.
Zone: MH-Motel/Hotel and G Industry to MH-Motel/Hotel
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 01/10/22

August 23, 2021 (Old Town Hall)

1. PB JOB # 19-22A; ELITE PROSPECT TRAINING, INC.
Location: s/w/c/o Milbar Blvd. & New Highway, East Farmingdale
Proposes: Interior alterations for place of amusement (Indoor baseball &

PLANNING BOARD AGENDA
JANUARY 10, 2022

softball facility).
Zone: G Industry
SEQRA: Type II Action
Record Extended to 01/10/22

October 25, 2021 (Old Town Hall)

1. JOB # 21-34B; DINGLE BAY ENTERPRISES, LTD.
Location: n/w/c of County Line Rd. and Smith St., North Amityville
Proposes: To demolish an existing residence and subdivide a 14,572sf parcel into two (2), in order to construct two (2) 2 story, colonial single-family dwellings.
Proposed lot 1 to be 7,951sf and lot 2 to be 6,621.78 sf.
Zone: B Residence
SEQRA: Unlisted Action – Uncoordinated Review
Extended to 01/24/22

2. JOB # 21-39AF; ELIAS PROPERTIES BABYLON, LLC
Location: s/s of Montauk Hwy., 760' w/o Muncie Rd., W. Babylon
Proposes: To raze a portion of an existing building and retrofit for a total of 149,974sf, multi-tenant commercial building for retail, medical and bar/restaurant uses, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Extended to 01/24/21

November 8, 2021(Old Town Hall)

1. JOB # 21-05AE; 304 COMMACK ROAD, LCC
Location: w/s/o Commack Rd., 533' n/o Tell Ave., Deer Park
Proposes: To rezone 2.03 acres from Residence B to MR-Multiple Residence and construct four (4) two-story dwellings for 36 one bedroom apartments.
Zone: Residence B
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 01/10/22

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.

PLANNING BOARD AGENDA
JANUARY 10, 2022

Zone: Residence C

SEQRA: Unlisted Action, Uncoordinated Review

Extended to 1/24/22