

**PLANNING BOARD AGENDA
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

C. ARCHITECTURAL REVIEW

1. APPLICATION # 134632; 298 28TH ST., LLC
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-199-04-049
2. APPLICATION # 136746; EDWIN JELLEY
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-140-04-151

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.
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.

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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.
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.
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.
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.

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

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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 to 05/10/21

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 02/22/21

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

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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

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

1. PB OB # 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

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

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

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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

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 02/22/21

December 14, 2020

1. JOB# 20-32B; RAFAEL TAVERAS

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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

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

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