

**PLANNING BOARD AGENDA  
MARCH 15, 2021**

**A. PUBLIC HEARING/SITE PLAN REVIEW**

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

**B. ARCHITECTURAL REVIEW**

1. APPLICATION # 136339; TERATH BAJAJ  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-132-04-031.003
2. APPLICATION # 136027; 430 MIDDLE ROAD, INC.  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-182-01-077
3. APPLICATION # 135325; BRIAN MAGAS  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-111-04-012

**C. COMMUNICATIONS**

1. Letter dated February 25, 2021 from Mark Cuthbertson to Rachel Scelfo, Commissioner, Planning Department, Town of Babylon regarding PB Job # 19-49A; Winter Bros. requesting an extension of time.
2. Memo dated March 1, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-49A; Winter Bros. stating no objection to granting an extension of time.
3. Letter dated March 2, 2021 from Nicole Blanda to the Planning Board, Town of Babylon regarding PB Job # 18-56AE; Santiago & Ingrid Taveras requesting an extension of time.
4. Memo dated March 3, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-56AE; Santiago & Ingrid Taveras stating no objection to granting an extension of time.

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5. Letter dated March 3, 2021 from Harold Gebhard to the Planning Board, Town of Babylon regarding PB Job # 17-33AF; Bobby Lau, requesting an extension of time.
6. Memo dated March 3, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-33AF; Bobby Lau stating no objection to granting an extension of time.
7. Letter dated March 5, 2021 from Dianne Hawxhurst to the Planning Board, Town of Babylon regarding 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.
8. Letter dated March 2, 2021 from Kristen McCabe to the Planning Department, Town of Babylon regarding PB Job #18-20A; Frontier Park (Phase V) requesting its 5<sup>th</sup> extension of time.
9. Memo date March 8, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-20A; Frontier Park (Phase V) stating no objection to granting the 5<sup>th</sup> extension of time.

**D. 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**

March 1, 2021

**RESERVED CALENDAR**

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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 04/26/21

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

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

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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 03/15/21

### 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 03/15/21
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 09/13/21

### 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 04/12/21

### October 5, 2020

1. JOB # 20-20A; TONY'S MEAT PALACE

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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 03/29/21

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

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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 03/15/21