

**PLANNING BOARD AGENDA
APRIL 12, 2021**

A. PUBLIC HEARING/SITE PLAN REVIEW

1. PB Job # 21-02A; CROSSROADS SHOPPING CENTER, LLC
Location: n/w/c of Albany Av. & Great Neck Rd., Amityville
Proposes: To construct a 6,788sf two story building for a municipal courthouse and offices, along with associated site improvements.
Zone: EB Business
SEQRA: Unlisted Action – Uncoordinated Review

B. WORK SESSION/SITE PLAN REVIEW

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

C. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW

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

D. RESOLUTION/SITE PLAN REVIEW

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

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E. WORK SESSION/SUBDIVISION

1. Job # 21-01B; Stanley Gilpin
Location: n/w/c/o Cedar Rd. and East St., Amityville
Proposes: To subdivide a parcel of land, zone Residence B, and totaling approximately 15,000sf (.35 acres), into two lots, in order to construct one, two story, single family dwelling on Lot 1 and to maintain an existing dwelling on Lot 2.
Zone: B Residence
SEQRA: Unlisted Action, Uncoordinated Review

F. RESOLUTION/NEGATIVE DECLARATION/SUBDIVISION

1. Job # 21-01B; Stanley Gilpin
Location: n/w/c/o Cedar Rd. and East St., Amityville
Proposes: To subdivide a parcel of land, zone Residence B, and totaling approximately 15,000sf (.35 acres), into two lots, in order to construct one, two story, single family dwelling on Lot 1 and to maintain an existing dwelling on Lot 2.
Zone: B Residence
SEQRA: Unlisted Action, Uncoordinated Review

G. RESOLUTION/SUBDIVISION

1. Job # 21-01B; Stanley Gilpin
Location: n/w/c/o Cedar Rd. and East St., Amityville
Proposes: To subdivide a parcel of land, zone Residence B, and totaling approximately 15,000sf (.35 acres), into two lots, in order to construct one, two story, single family dwelling on Lot 1 and to maintain an existing dwelling on Lot 2.
Zone: B Residence
SEQRA: Unlisted Action, Uncoordinated Review

H. RESOLUTION/MODIFIED SITE PLAN REVIEW

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1. **JOB # 17-13A; VIP AUTO GROUP (SERVICE CENTER)**
Location: s/s/of Sunrise Hwy., 213.29' e/o N. Jefferson Av., Lindenhurst
Proposes: to reconfigure the site circulation and traffic flow of site. The eastern site curb cut has been modified to a "One-Way Entrance" instead of a "One-Way Exit" for better functionality of entrance to the building for vehicles being serviced.
Zone: Eb Business

I. ARCHITECTURAL REVIEW

1. APPLICATION # 136792; DINGLE BAY ENTERPRISES, LTD
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-95-002-014
2. APPLICATION # 135824; KLAUDIA BENSON & WOJCIECH ZELKOWSKI
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-212-02-005

J. COMMUNICATIONS

1. Letter dated March 5, 2021 from Charles Lewis to the Town of Babylon Planning Department regarding PB Job # 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.
2. Letters dated March 13, 2021 from Linda Darrer, John Frevola, James Ranker, Ryan McNeece, Margaret Tallman, Elizabeth Ranker, Linda Sparaco, Philip J. Rogan, Michele Batista, Kathy Munro requesting a moratorium be placed the development of any new multi-family dwellings.
3. Letter dated April 1, 2021 from Nicole Blanda to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-01B; Stanley Gilpin submitting a petition in support of the applicant's proposal.
4. Letter dated March 18, 2021 from the Town of Huntington to the Town of Babylon stating adopted resolutions.
5. Memo dated April 6, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-13A; VIP Auto Group (Service) stating no objection to approval of modified site plan.

K. COMMUNICATIONS (RESERVED)

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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 29, 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 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 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 05/03/21

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

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

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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 04/12/21

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 04/12/21
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
Location: s/s/o Merrick Rd., 100' w/o Buena Vista Bl., Lindenhurst

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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 04/12/21

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

March 29, 2021

1. Job # 21-01B; Stanley Gilpin
Location: n/w/c/o Cedar Rd. and East St., Amityville
Proposes: To subdivide a parcel of land, zone Residence B, and totaling

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approximately 15,000sf (.35 acres), into two lots, in order to construct one, two story, single family dwelling on Lot 1 and to maintain an existing dwelling on Lot 2.

Zone: B Residence

SEQRA: Unlisted Action, Uncoordinated Review

Record Extended to 4/12/21