

PLANNING BOARD AGENDA
MAY 8, 2023

A. WORK SESSION/AMENDMENT/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 19-53AE; LIGHTHOUSE VILLAGE ESTATES, LLC
Location: w/s/o Lake Bl., n/o Garden Place, Lindenhurst
Proposes: To rezone five lots totaling 50,718sf from E Business, Eb Business, and Residence C to MR-Multiple Residence to construct one two story apartment building containing 8 one bedroom units and two additional two story buildings each with four one bedroom units.
Zone: E Business, Eb Business and Residence C to MR-Multiple Residence
SEQRA: Unlisted Action – Uncoordinated Review

B. RESOLUTION/AMENDMENT/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 19-53AE; LIGHTHOUSE VILLAGE ESTATES, LLC
Location: w/s/o Lake Bl., n/o Garden Place, Lindenhurst
Proposes: To rezone five lots totaling 50,718sf from E Business, Eb Business, and Residence C to MR-Multiple Residence to construct one two story apartment building containing 8 one bedroom units and two additional two story buildings each with four one bedroom units.
Zone: E Business, Eb Business and Residence C to MR-Multiple Residence
SEQRA: Unlisted Action – Uncoordinated Review

C. WORK SESSION/SITE PLAN REVIEW/GAS STATION/CONVENIENCE STORE

1. JOB# 21-46AN; Bolla EM Realty, LLC
Location: n/e/c/o NYS Route 231 and Claremont Street, Deer Park
Proposes: to construct a 703sf addition to an existing gas station/service station building for conversion to a 2,500sf Bolla Market convenience store and gas station, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action

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D. RESOLUTION/SITE PLAN REVIEW/GAS STATION/CONVENIENCE STORE

1. JOB# 21-46AN; Bolla EM Realty, LLC
Location: n/e/c/o NYS Route 231 and Claremont Street, Deer Park
Proposes: to construct a 703sf addition to an existing gas station/service station building for conversion to a 2,500sf Bolla Market convenience store and gas station, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action

E. WORK SESSION/SITE PLAN REVIEW

1. JOB# 22-23A; Educational Bus Transportation Inc.
Location: s/w/c of Straight Path and Edison Avenue, West Babylon
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review

F. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW

1. JOB# 22-23A; Educational Bus Transportation Inc.
Location: s/w/c of Straight Path and Edison Avenue, West Babylon
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review

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G. RESOLUTION/SITE PLAN REVIEW

1. JOB# 22-23A; Educational Bus Transportation Inc.
Location: s/w/c of Straight Path and Edison Avenue, West Babylon
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5 acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review

H. RESOLUTION/MODIFIED SITE PLAN REVIEW

1. JOB # 21-43AFD; RGP Owners DP, LLC - MODIFIED
Location: n/e/c/o Grand Blvd. & Commack Rd., Deer Park
Proposes: Changes to outdoor patio seating (no change to overall number of seats), adjustment to ADA ramps, changes to the site lighting plan, amend paving details and extent of pavement replacement, revisions to the grading and drainage plan for the southeast portion of the site, along with additional site improvements.
Zone: GA Industry
SEQRA: Type II Action

I. COMMUNICATIONS

1. Letter dated April 21, 2023 from Robert Curcio to Rachel Scelfo, Commissioner, Planning and Development regarding PB Job # 19-53AE; Lighthouse Village Estates, LLC requesting lowering the amount of affordable units to three instead of four.
2. Memo dated April 26, 2023 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-53AE; Lighthouse Village Estates, LLC stating no objection to lowering the amount of affordable units to three.
3. Memo dated May 3, 2023 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-43AFD; RGP Owners DP, LLC (Modified) stating no objection to the approval of the modified site plan.

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J. 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

April 24, 2023

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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 until 06-12-23

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

June 27, 2022

1. PB JOB # 19-52AE; Robert Amendola
Location: n/s/o Sunrise Highway, 344' w/o Bayview Avenue, N. Amityville
Proposes: To rezone 10 parcels from EB Business and B Residence to G
Industry, in order to legally maintain the expansion of a building and site for
warehousing and outdoor storage, along with associated site improvements for an
existing fencing company retail store, warehouse and storage yard.
Zone: Eb Business & B Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 05-22-23

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August 1, 2022

1. JOB# 22-23A; Educational Bus Transportation Inc.
Location: s/w/c of Straight Path and Edison Avenue, West Babylon
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 05-08-23

November 15, 2022

1. JOB# 22-32AE; Alzheimer's Foundation of America
Location: n/w/c/o Albany Avenue and Schleigel Boulevard, North Amityville
Proposes: a change for zone from B-Residence to E- Business, in order to construct interior alterations for a change of use from a convent to an office and day programming space for the Alzheimer's Foundation of America, along with associated site improvements.
Zone: B Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 05-08-23

January 10, 2023

1. JOB# 21-46AN; Bolla EM Realty, LLC
Location: n/e/c/o NYS Route 231 and Claremont Street, Deer Park
Proposes: to construct a 703sf addition to an existing gas station/service station building for conversion to a 2,500sf Bolla Market convenience store and gas station, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Extended until 05-08-23

March 13, 2023

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1. JOB# 22-19B; New Developers, LLC
Location: s/s/o of Essex Street, 269' e/o Straight Path, North Babylon
Proposes: to subdivide two (2) parcels totaling 40,000sf into four (4) 10,000sf lots, in order to construct four (4) 2-story, single family dwellings.
Zone: B Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record extended until 05-22-23

March 27, 2023

1. JOB# 22-33A; Ministerio Evangelico Misonero Voz De Salvacion
Location: s/e/c of Washington Avenue and N. 18th Street, Wyandanch
Proposes: to develop 1.26 acres of undeveloped land to construct a 5,683sf church with a 27,509sf parking lot, along with associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 05-15-23

April 3, 2023

1. JOB# 22-54A; Aero Engine Associates, LLC
Location: e/s/o New Horizons Blvd., 440' north of New Highway, Amityville
Proposes: to construct a 10,903sf, one-story warehouse addition to an existing industrial building, along with associated site improvements.
Zone: Planned Industrial Park
SEQRA: Unlisted Action
Extended until 05-08-23

April 17, 2023

1. JOB# 22-01A; Boss Auto Sales, Inc.
Location: s/w/c of Wyandanch Avenue and Belmont Avenue, West Babylon
Proposes: to legally maintain an existing building and site for use as a public garage, retail sales of automobiles, and outdoor storage of vehicles (for display of vehicles for sale and storage of vehicles being worked on), along with associated site improvements
Zone: GA Industry
SEQRA: Type II Action
Extended until 5-22-23

April 24, 2023

1. JOB# 22-49A; Empire CDR & J

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Location: n/s/of Bay Shore Road, approximately 81' w/o Weeks Road, Deer Park
Proposes: to renovate an existing 64,950.6sf single story masonry warehouse, and construct an approximate 874sf car wash, in connection with a proposed vehicle showroom and service center

Zone: G Industry

SEQRA: Unlisted Action, Uncoordinated Review

Extended until 5-22-23

2. JOB# 22-44A; 1948 DPA, LLC

Location: w/s/o NYS Route 231, 481' s/o Nicolls Road, Deer Park

Proposes: Interior alterations and façade renovations to an existing building formerly used as a bank with drive-thru for a change of use to a medical office building, along with associated site improvements

Zone: E Business

SEQRA: Type II Action

Extended until 5-15-23