

**PLANNING BOARD AGENDA  
MAY 16, 2022**

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

1. JOB # 21-37A; Lalmir Sultanzada

Location: n/w/c/o NYS Rte 110 & Lindy Ave., N. Amityville

Proposes: To demolish an existing structure in order to construct a 1,823sf 12 seat (take-out only) Popeye's restaurant with a drive-thru, along with associated site improvements.

Zone: E Business

SEQRA: Type II Action

**B. 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**

May 9, 2022

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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 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 08/01/22

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 05/23/22

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)

## PLANNING BOARD AGENDA

MAY 16, 2022

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 06/06/22

May 3, 2021

1. PB JOB # 20-17AE; LARISSA FOMITCHEVA  
Location: n/s/o Sunrise Hwy, east of 43<sup>rd</sup> 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 2<sup>nd</sup> 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 05/23/22

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 06/06/22

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  
Record Extended to 06/06/22

December 13, 2021 (Old Town Hall)

## PLANNING BOARD AGENDA

MAY 16, 2022

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.  
Zone: Residence C  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended to 05/16/22

### January 31, 2022 (Old Town Hall)

1. PB JOB # 21-41A; SNL COPIAGUE, LLC  
Location: n/s/o Sunrise Hwy., 274' w/o Court St., Copiague  
Proposes: A partial demolition of an existing building and a rear addition, in order to construct a 38,890sf (footprint), 3-story self-storage building, along with associated site improvements.  
Zone: G & GB Industry  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 05/16/22

### February 28, 2022 (zoom)

1. JOB # 20-25AB; 500 BICOUNTY CW NF, LLC  
Location: n/s/o BiCounty Blvd., approx. 150' n/o Michael Ave., E. Farmingdale  
Proposes: To subdivide a 14.97acre lot into two in order to construct a 38,276sf (footprint), three story self-storage building on Lot A and maintain an existing 124,552sf (footprint), two story multi-tenant office and warehouse building on Lot B, along with associated site improvements.  
Zone: G Industry  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended to 05/23/22

### May 9, 2022 (Adjourned until 05-23-22)

1. JOB # 21-33A; D'Addario & Company, Inc.  
Location: s/w/c/o Smith Street & Wellwood Ave., Farmingdale  
Proposes: To erect a 14,750sf addition to the existing 28,554sf one story industrial building.  
Zone: GA Industry  
SEQRA: Unlisted Action, Uncoordinated Review  
Adjourned until 05-23-22