

PLANNING BOARD AGENDA
MAY 23, 2022

A. PUBLIC HEARING/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 22-04AF; Liv Zhen Dong
Location: s/e/c/o NYS Route 109 and Edel Ave., W. Babylon
Proposes: To convert and renovate an existing 1,200sf tenant space into the Sake Asian Restaurant and proposed 18 seat bar.
Zone: E Business
SEQRA: Type II Action

B. PUBLIC HEARING/SITE PLAN REVIEW

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

C. WORK SESSION/SITE PLAN REVIEW/CHANGE OF ZONE

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

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**D. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/
CHANGE OF ZONE**

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

E. RESOLUTION/SITE PLAN REVIEW/CHANGE OF ZONE

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

F. WORK SESSION/SITE PLAN REVIEW/SUBDIVISION

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

G. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/

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SUBDIVISION

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

H. RESOLUTION/ SITE PLAN REVIEW/SUBDIVISION

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

I. COMMUNICATIONS

1. Letter dated May 12, 2022 from Andrew Raia, Town Clerk, Town of Huntington to the Town of Babylon stating the resolutions adopted by the Board.
2. Letter dated May 16, 2022 from Matthew Aylward, R&M Engineering to the Town of Babylon Planning Board regarding PB Job # 19-6AE; West Babylon Gardens requesting an extension of time.
3. Memo dated May 18, 2022 from Rachel Scelfo, Planning Commissioner to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-16AE; West Babylon Gardens stating no objection to granting an extension of time.

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

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expressing opposition to the applicant's proposal.

ACCEPTANCE OF MINUTES

May 16, 2022

RESERVED CALENDAR

May 1, 2017

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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 08/01/22

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 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)

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

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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 43rd 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 2nd 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)

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

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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

May 16, 2022 (Town Hall)

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

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site improvements.

Zone: E Business

SEQRA: Type II Action

Extended until 6-6-22