

**PLANNING BOARD AGENDA
JUNE 6, 2022**

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB # 20-31A; The Lofts@ Gail Grace, LLC
Location: n/e/c of Great Neck Rd. & Marconi Blvd., Copiague
Proposes: To demolish an existing structure in order to construct a 3-story mixed used building for a 1st floor wet retail/coffee shop with 10 seats and a total of thirteen (13) studio apartments on the 2nd and 3rd floor, along with associated site improvements.
Zone: Downtown Copiague
SEQRA: Compliant with Town of Babylon GEIS

B. WORK SESSION/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

C. RESOLUTION/NEGATIVE DECLARATION/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

D. RESOLUTION/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

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E. ARCHITECTURAL REVIEW

1. APPLICATION # 138258; BANTEX, LLC
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-83-02-057
2. APPLICATION # 138260; ROD STATEN CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-83-02-026 & 027

F. COMMUNICATIONS

1. Letter dated May 24, 2022 from Loretta Conzo, Marcus Organization to the Town of Babylon Planning Board regarding PB Job # 19-11AB; The Marcus Organization requesting a fifth extension of time.
2. Memo dated May 31, 2022 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-11AB; The Marcus Organization stating no objection to granting the fifth extension of time.

G. 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 16, 2022
May 23, 2022 - pending

RESERVED CALENDAR

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JUNE 6, 2022

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 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 until 06/06/22

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)

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JUNE 6, 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 until 06/06/22

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 until 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 until 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 Single-family residential dwellings.
Zone: Residence C
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 06/13/22

January 31, 2022 (Old Town Hall)

1. PB JOB # 21-41A; SNL COPIAGUE, LLC

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JUNE 6, 2022

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 until 06/13/22

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 site improvements.

Zone: E Business

SEQRA: Type II Action

Record Extended until 6-6-22

May 23, 2002 (Town Hall)

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

Record Extended until 6-6-22