

**PLANNING BOARD AGENDA  
JUNE 27, 2022**

**A. PUBLIC HEARING/MINOR SUBDIVISION**

1. PB JOB # 22-11B; Helmi Property Development  
Location: s/s/o America Ave., 155' e/o Farragut Rd, W. Babylon  
Proposes: To subdivide three (3) unimproved lots totaling 12,000sf into two (2) 6,000sf lots in order to construct two (2) single family dwellings.  
Zone: C Residence  
SEQRA: Unlisted Action, Uncoordinated Review

**B. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE**

1. PB JOB # 19-52A; 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

**C. ARCHITECTURAL REVIEW**

1. APPLICATION # 139415; MARIE CARDOZA  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-231-03-082

**D. COMMUNICATIONS**

1. Letter dated May 17, 2022 from Kenneth Arthur to the Town of Babylon regarding PB Job # 19-52A; Robert Amendola expressing opposition to the applicant's proposal.
2. Letter dated June 13, 2022 from Nicole Blanda to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-01B; Stanley Gilpin requesting an extension of time.
3. Memo dated June 15, 2022 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-01B; Stanley Gilpin stating no objection to granting an extension of time.

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4. Letter dated June 15, 2022 from Stephen Kretz to Rachel Scelfo, Commissioner, Planning Department regarding PB Job # 19-53AE; Lighthouse Village Estates requesting an extension of time.
5. Memo dated June 17, 2022 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-53AE; Lighthouse Village Estates stating no objection to granting an extension of time.

### **D. 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**

June 6, 2022

June 13, 2022 - pending

### **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 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 until 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 until 6-27-22

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**

May 10, 2021

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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 07-11-22

### 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 07-11-22

### 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 06/27/22

### 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 until 06/27/22

### May 16, 2022 (Town Hall)

1. JOB # 21-37A; Lalmir Sultanzada  
Location: n/w/c/o NYS Rte 110 & Lindy Ave., N. Amityville

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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 06-27-22

### 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 06-27-22

### June 6, 2022

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 1<sup>st</sup> floor wet retail/coffee shop with 10 seats and a total of thirteen (13) studio apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floor, along with associated site improvements.

Zone: Downtown Copiague

SEQRA: Compliant with Town of Babylon GEIS

Extended until 6-27-22

### June 13, 2022

1. PB JOB # 22-21A; The Academy Charter School

Location: s/s/o Long Island Ave., between S. 20<sup>th</sup> St & S. 19<sup>th</sup> St., Wyandanch

Proposes: Interior and exterior renovations to an existing building for a change of

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use from a hardware store to a charter school, demolition of an existing accessory structure, and associated site improvements.

Zone: E Business

SEQRA: Type II Action

Extended until 7-11-22

2. PB JOB # 22-16A; 669 Sunrise Hwy., LLC

Location: n/w/c of Sunrise Highway and Lenox Road., W. Babylon

Proposes: Interior alterations for a change of use to an MMA gym, along with associated site improvements.

Zone: Eb Business

SEQRA: Type II Action

Extended until 7-27-22