

**PLANNING BOARD AGENDA
JULY 10, 2023**

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB# 18-64A; A. Angela Holdings, Inc.
Location: s/e/c of Montauk Highway & Doges Promenade, Lindenhurst
Proposes: to demolish an existing two-family dwelling and construct a 3,918.77sf (footprint), two-story building for eight (8), one-bedroom apartments, along with associated site improvements.
Zone: E Business & C Residence
SEQRA: Unlisted Action, Uncoordinated Review

B. ARCHITECTURAL REVIEW

1. APPLICATION # 144165; JAMES FLYNN
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-138-02-008
2. APPLICATION # 139873; CHARLES WEINRAUB
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-112-02-027

C. 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 26, 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 12-18-23

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 07-17-23

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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 07-31-23

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 07-10-23

April 24, 2023

1. JOB# 22-49A; Empire CDR & J
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 07-31-23

May 16, 2023

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1. JOB# 21-48AF; Anthony Pellizzi (Wingstop)
Location: s/e/c/o Broadway (Route 110) and Nathalie Avenue, Amityville
Proposes: to convert and renovate an existing building for a proposed Wingstop restaurant with exterior pick-up window, along with associated site improvements
Zone: E Business
SEQRA: Type II Action
Extended until 07-10-23

June 5, 2023

1. JOB# 22-05BE; Janusz Swiderek
Location: e/s/o Rutgers Road, 202' north of Sunrise Highway, West Babylon
Proposes: to rezone a parcel from GA Industry to D Residence and subdivide a parcel from 13,500sf into two 6,750sf parcels, in order to construct a two-story family dwelling on each newly created lot.
Zone: GA Industry to D Residence
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 08-07-23