

**PLANNING BOARD AGENDA  
JULY 18, 2022**

**A. PUBLIC HEARING/LIFTING OF A COVENANT & RESTRICTION**

1. JOB# 21-45D; ARJ Fuel & Oil, Inc.  
Location: e/s of Straight Path, btw Old Country Rd and Volta Dr, Deer Park  
Proposes: To lift covenant and restriction #14 of Planning Board Resolution No. 2013-041, which states that “There shall be no preparing or handling of food products, only sale of pre-packaged food products permitted.”  
Zone: E Business  
SEQRA: Type II Action

**B. PUBLIC HEARING/MINOR SUBDIVISION**

1. JOB# 22-14B; MR Property Builders, LLC  
Location: n/s of Ferndale Court, 100’ e/o Pinelawn Avenue, Copiague  
Proposes to subdivide two (2) lots totaling 14,000sf into one 6,000sf parcel and one 8,000sf parcel in order to maintain an existing dwelling on lot 2 and erect a new single family dwelling on lot 1  
Zone: Residence C  
SEQRA: Unlisted Action, Uncoordinated Review

**C. PUBLIC HEARING/SITE PLAN REVIEW/COVENIENT STORE**

1. JOB# 20-10AN; Bolla Oil Corp.  
Location: s/w/c of Bay Shore Road and Commack Road, North Babylon  
Proposes: to demolish two one-story buildings on site; demolish canopy, remove storage tanks; and construct a 2,544sf Bolla Market Convenience Store and gasoline station  
Zone E Business  
SEQRA Unlisted Action, Uncoordinated Review

**D. ARCHITECTURAL REVIEW**

1. APPLICATION # 139792; 48 & 50 GRANT HOLDINGS, LLC  
CONSTRUCTION OF ANEW HOUSE  
SCTM # 0100-231-02-029 & 030

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**E. 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**

July 1, 2022  
July 11, 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 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 08-15-22

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 08-01-22

### 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 08-22-22

### 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 08-15-22

### 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 07-18-22

### May 16, 2022 (Town Hall)

1. JOB # 21-37A; Lalmir Sultanzada

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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 07-25-22

### 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 07-18-22

### 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 08-01-22

### June 13, 2022

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

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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 07-18-22

### June 27, 2022

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

Extended until 7-25-22

### July 11, 2022

1. PB JOB # 22-12B; 191 Belmont Ave., LLC

Location: e/s/o Belmont Ave., 70.7' s/o Manhattan Ave., W. Babylon  
Proposes: To subdivide a parcel of land totaling 16,357sf into one 8,203sf lot and 8,154sf lot, in order to maintain an existing dwelling on Lot # 1 and construct a new two-story single family dwelling on Lot #2.

Zone: Residence C

SEQRA: Unlisted Action, Uncoordinated Review

Record Extended until 8-1-22

2. PB JOB # 22-13B; G & R Building Corp.

Location: n/w/c of Lafayette Road and Sunrise Hwy., W. Babylon  
Proposes: To subdivide a parcel of land totaling 12,056sf into one 6,248sf parcel and one 5,808sf parcel in order to maintain an existing dwelling on Lot #1 and construct a new two-story, single family dwelling on Lot #2.

Zone: Residence C

SEQRA: Unlisted Action, Uncoordinated Review

Record Extended until 8-1-22