

PLANNING BOARD AGENDA
JULY 25, 2022

A. PUBLIC HEARING/SITE PLAN REVIEW/BAR RESTAURANT/LIFTING OF A COVENANT & RESTRICTION

1. JOB # 21-43AFD; RGP Owners DP, LLC
Location: n/e/c/o Grand Blvd. & Commack Rd., Deer Park
Proposes: To convert a vacant 5,655sf pad-site restaurant building into a two tenant restaurant building for a 90 seat (70 indoor, 20 outdoor) Panera with a drive-thru and a 26 seat Applebees “to-go”, along with associated site improvements.
Zone: GA Industry
SEQRA: Type II Action

B. WORK SESSION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 22-04AF; Liu 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

C. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 22-04AF; Liu 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

D. COMMUNICATIONS

1. Email from Emanuele Milillo to the Town of Babylon Planning Department regarding PB Job # 22-14B; MR Property Builders, LLC expressing opposition to the applicant’s proposal due to improper building.

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.

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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
July 18, 2022

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 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 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

1. PB JOB # 18-49A; SHINY PROPERTIES, INC.

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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 08-01-22

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

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 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

Extended until 08-01-22

June 13, 2022

1. 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 07-25-22

June 27, 2022

1. PB JOB # 19-52A; Robert Amendola

Location: n/s/o Sunrise Highway, 344' w/o Bayview Avenue, N. Amityville

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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

July 18, 2022

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

Extended until 07-25-22

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

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Zone: Residence C

SEQRA: Unlisted Action, Uncoordinated Review

Extended until 08-01-22

2. 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

Extended until 08-01-22