

PLANNING BOARD AGENDA
AUGUST 7, 2023

A. PUBLIC HEARING/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB# 23-21AF; Pollo Campero of New York, LLC
Location: s/w/c of NYS Route 110 and Ritter Avenue, North Amityville
Proposes: to demolish an existing structure in order to construct a one-story, 2,598sf, 60-seat Pollo Campero restaurant with drive-thru, along with associated site improvements
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review

B. ARCHITECTURAL REVIEW

1. APPLICATION # 143472; CHRIS CASAZZA
EXTENSION OF AN EXISTING HOUSE
SCTM # 0100-214-01-182
2. APPLICATION # 145032; THOMAS DANIELLO
LIFTING OF A CONDITION
SCTM # 0100-226-03-147

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

July 17, 2023

July 24, 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 08-07-23

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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 08-07-23

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 08-07-23

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

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July 10, 2023

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
Extended until 08-07-23

July 17, 2023

1. JOB# 22-57A; Manhattan Beer Distributors, LLC
Location: n/e/c/o Acorn Street & N. 10th Street, Wyandanch
Proposes: a 15,073.4sf addition to an existing warehouse building and legalization of outdoor storage of vehicles, along with associated site improvements
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 08-07-23

July 24, 2023

1. JOB# 23-06AI; Bartco 1114 Realty, LLC
Location: w/s/o of Route 110, 173' n/o Parkway Court, Farmingdale
Proposes: to renovate an existing 2,400sf single story masonry warehouse, for a change of use from an auto repair shop to an office use, along with associated site improvements. In addition, to the proposed work, the applicant also proposes to lift two Town Board Covenant and Restrictions limiting the use of the property.
Zone: E Business
SEQRA: Type II Action
Extended until 8-21-23