

**PLANNING BOARD AGENDA  
AUGUST 22, 2022**

**A. PUBLIC HEARING/SITE PLAN REVIEW**

1. JOB# 22-17A; JGJJG, LLC

Location: w/s/o Wellwood Avenue, 228' north of Central Avenue, E. Farmingdale  
Proposes to construct a 52,096sf (footprint), 3-story self-storage building, along with associated site improvements The subject application is a different iteration of a plan previously approved by the Planning Board on May 6, 2019 by Resolution No. 2019-067 for Planning Board Job # 18-08AB.

Zone: GA Industry

SEQRA: Unlisted Action, Uncoordinated Review

**B. WORK SESSION/SITE PLAN REVIEW/GAS STATION/CONVENIENCE 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

**C. RESCIND/NEGATIVE DECLARATION & SITE PLAN REVIEW/GAS STATION/CONVENIENCE 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

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**D. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/GAS STATION/CONVENIENCE 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

**E. RESOLUTION/SITE PLAN REVIEW/GAS STATION/CONVENIENCE 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

**F. COMMUNICATIONS**

1. Letter dated August 16, 2022 from Marianne Dennett to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels, LLC expressing opposition to the applicant's proposal.
2. Letter from Cathy Eger to the Town of Babylon Planning Board regarding PB Job # 22-22A; Fabrizio Funeral Chapels, LLC expressing opposition to the applicant's proposal.

**G. 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.

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**ACCEPTANCE OF MINUTES**

August 1, 2022  
August 15, 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 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 12-12-22

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 09-12-22

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 09-12-22

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 09-12-22

May 16, 2022 (Town Hall)

1. **JOB # 21-37A; Lalmir Sultanzada**  
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 08-22-22

June 6, 2022

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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 08-22-22

### 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 09-12-22

### 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 09-12-22

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

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construct a new two-story, single family dwelling on Lot #2.

Zone: Residence C

SEQRA: Unlisted Action, Uncoordinated Review

Record Extended until 09-12-22

### July 18, 2022

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  
Extended until 09-12-22

### August 1, 2022

1. JOB# 22-22A; Fabrizio Funeral Chapels, LLC  
Location: n/e/c of Sunrise Highway & Magaw Place, West Babylon  
Proposes: Interior alterations for a change of use from a medical office to a funeral home, along with associated site improvements.  
Zone: Eb Business  
SEQRA: Type II Action  
Extended to 8-22-22
2. JOB# 22-23A; Educational Bus Transportation Inc.  
Location: s/w/c of Straight Path and Edison Avenue, West Babylon  
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot  
Zone: A Residence  
SEQRA: Unlisted Action, Uncoordinated Review  
Extended to 8-22-22

### August 15, 2022

1. JOB# 22-15ANE; Emerson Corner Corp.  
Location: n/e/c Merrick Road and Emerson Avenue, Copiague

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Proposes: To demo an existing building and pump island with canopy and to rezone a split-zoned parcel to E-Business, in order to construct a new pump island with a 3,900sf canopy and renovate an existing 2,860sf (footprint), two-story building for a gas station convenience store and public garage with storage space on the second floor, along with associated site improvements.  
Zone: E Business and C Residence to E Business  
SEQRA: Unlisted Action, Uncoordinated Review  
Extended to 9-19-22