

PLANNING BOARD AGENDA
SEPTEMBER 11, 2023

A. WORK SESSION/MODIFIED SITE PLAN REVIEW

1. JOB # 19-36AGE; Farmingdale Hospitality Partners, LLC
Location: w/s/o NYS Route 110, 919' n/o Michael Dr., E. Farmingdale
Proposes: Minor changes to the building footprint and reduction to the first floor area, adjust sidewalk locations in front of building, adjust the size and location of the refuse enclosure, adjustments to utility crossings, addition of a generator in rear of building, and adjustments to the landscaping in front of building.
Zone: MH – Motel/Hotel
SEQRA: Unlisted Action, Uncoordinated Review

B. RESOLUTON/MODIFIED SITE PLAN REVIEW

1. JOB # 19-36AGE; Farmingdale Hospitality Partners, LLC
Location: w/s/o NYS Route 110, 919' n/o Michael Dr., E. Farmingdale
Proposes: Minor changes to the building footprint and reduction to the first floor area, adjust sidewalk locations in front of building, adjust the size and location of the refuse enclosure, adjustments to utility crossings, addition of a generator in rear of building, and adjustments to the landscaping in front of building.
Zone: MH – Motel/Hotel
SEQRA: Unlisted Action, Uncoordinated Review

C. ARCHITECTURAL REVIEW

1. APPLICATION # 145747; LINDA CHARLES-PIERRE
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-107-02-036
2. APPLICATION # 145405; RANDY ROMAN
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-111-01-073
3. APPLICATION # 145689; MATAS BROTHERS, INC.
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-131-04-080

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D. COMMUNICATIONS

1. Email from Philip Capel to the Town of Babylon regarding PB Job # 22-52A; Bobby Lau expressing opposition to the applicant's proposal.
2. Memo dated August 23, 2023 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-36AGE; Farmingdale Hospitality Partners, LLC stating no objection to approving the modified site plan.

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

August 21, 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 09-11-23

March 27, 2023

**PLANNING BOARD AGENDA
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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 09-11-23

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 09-18-23

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 , two-story dwelling on each newly created lot.
Zone: GA Industry to D Residence
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 09-18-23

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 09-18-23

July 24, 2023

**PLANNING BOARD AGENDA
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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 10-02-23

August 7, 2023

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
Extended until 9/11/23

August 21, 2023

1. JOB# 22-52A; Bobby Lau
Location: n/s/o Sunrise Highway, 209' east of Albany Avenue, Amityville
Proposes to construct a 15,927sf single story retail center with partial second floor storage over one unit, as well as a proposed parking lot and associated site improvements.
Zone: E Business and EB Business
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 09-18-23