

**PLANNING BOARD AGENDA  
OCTOBER 3, 2022**

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

1. JOB# 18-07A; Kazimierz Golebiewski  
Location: n/s/o Oak Street, 340' west of Great Neck Road, Copiague  
Proposes: Application for shared parking waiver as per the provisions of the DC-Downtown Copiague code  
Zone: DC (Downtown Copiague)  
SEQRA: Unlisted Action, Uncoordinated Review

**B. HEARING/BARBED WIRE**

1. BW 22-033; JOSEPH AMODEI  
Location: n/w/c/o Wyandanch Ave., & Governor Ave., W. Babylon  
Proposed: Barbed Wire Fencing  
Zone: GA Industry

**C. WORK SESSION/SUBDIVISION**

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

**D. NEGATIVE DECLARATION RESOLUTION/SUBDIVISION**

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  
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**E. RESOLUTION /SUBDIVISION**

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

**F. WORK SESSION/BARBED WIRE**

1. BW 22-033; JOSEPH AMODEI  
Location: n/w/c/o Wyandanch Ave., & Governor Ave., W. Babylon  
Proposed: Barbed Wire Fencing  
Zone: GA Industry

**G. RESOLUTION/BARBED WIRE**

1. BW 22-033; JOSEPH AMODEI  
Location: n/w/c/o Wyandanch Ave., & Governor Ave., W. Babylon  
Proposed: Barbed Wire Fencing  
Zone: GA Industry

**H. ARCHITECTURAL REVIEW**

1. APPLICATION # 142279; SAMIA & THELMA JENNINGS  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-163-01-010
2. APPLICATION # 140739; JOSE ESPINAL/95 E. BOOKER CORP.  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-041-03-009
3. APPLICATION # 136537; MINKAH BUSINESS ALLIANCE, LLC  
AMENDMENT TO A RESOLUTION  
SCTM # 0100-014-06-027.001

**I. COMMUNICATIONS**

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1. Traffic Engineering Report from Nicole Blanda, to the Town of Babylon Planning Board regarding PB Job # 18-07A; Kazimierz Golebiewski.
2. Letter dated September 21, 2022 from Bryan Kuefer to the Town of Babylon Planning Board regarding PB job # 21-18A; 980-1 Enterprise, LLC requesting an extension of time.
3. Memo dated September 27, 2022 from Rachel Scelfo, Commissioner to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-18A; 980-1 Enterprise, LLC stating no objection to granting an extension of time.

**J. 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.
3. Transmittal dated August 26, 2022 from Key Civil Engineering to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels
4. Study of existing funeral homes dated August 24, 2022 from Key Civil Engineering to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels
5. Photo exhibit for PB Job # 22-22A; Fabrizio Funeral Chapels.
6. Town code Chapter 213; Article XLIII; Downtown Copiague Zoning District.

**ACCEPTANCE OF MINUTES**

September 19, 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

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.  
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 10-17-22

October 25, 2021 (Old Town Hall)

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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 09-19-22

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 10-17-22

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 10-03-22

June 27, 2022

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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  
Record Extended until 11-14-22

July 11, 2022

2. 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 10-03-22
  
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 10-03-22

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

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home, along with associated site improvements.

Zone: Eb Business

SEQRA: Type II Action

Record Extended to 10-17-22

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  
Record Extended to 10-03-22

### August 15, 2022

1. JOB# 22-15ANE; Emerson Corner Corp.  
Location: n/e/c Merrick Road and Emerson Avenue, Copiague  
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  
Record Extended to 9-19-22

### August 22, 2022

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  
Record Extended until 9-19-22

### September 12, 2022

1. JOB# 19-44ABE; West Babylon Manor, Inc.  
Location: on the n/s of Elmwood Road, 330' w/o NYS Route 109, West Babylon

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Proposes: To subdivide an existing A-Residence parcel in two in order to maintain an existing single family dwelling on Lot One. On Lot Two, maintain and legalize an existing garage and parking, and rezone to SCMR-Senior Citizen Multiple Residence, in order to merge with an existing adjacent SCMR complex  
Zone: SCMR – Senior Citizen Multiple Residence and A-Residence to SCMR  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended until 10-3-22