

PLANNING BOARD AGENDA  
OCTOBER 23, 2023

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

1. JOB# 21-24A; Pavlo Tupychak  
Location: on the west side of Great Neck Road, 65' south of Oak Street, Copiague,  
Proposes: to construct a 6,932sf (footprint), 3-story mixed-use building for 4  
commercial tenants (office and retail) on the 1<sup>st</sup> floor and 25 apartments (13 studio  
& 12 one-bedrooms) on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, legally maintain an existing 3-car  
garage with an office above, and associated site improvements  
Zone DC – Downtown Copiague  
SEQRA: Unlisted Action, Uncoordinated Review

**B. WORK SESSION/LOT LINE ADJUSTMENT**

1. JOB # 23-28L; Nikka Taylor  
Location: west side of S. 31<sup>st</sup>. St., 100' n/o Jamaica Ave., Wyandanch  
Proposes: A lot line adjustment in order to create two compliant Residence B lots.  
Zone: B Residence  
SEQRA: Type II Action

**C. RESOLUTION/LOT LINE ADJUSTMENT**

1. JOB # 23-28L; Nikka Taylor  
Location: west side of S. 31<sup>st</sup>. St., 100' n/o Jamaica Ave., Wyandanch  
Proposes: A lot line adjustment in order to create two compliant Residence B lots.  
Zone: B Residence  
SEQRA: Type II Action

**D. 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.

PLANNING BOARD AGENDA  
OCTOBER 23, 2023

**ACCEPTANCE OF MINUTES**

October 16, 2023

PLANNING BOARD AGENDA  
OCTOBER 23, 2023

**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 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 12-18-23

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 & October 2, 2023

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 10-23-23

March 27, 2023

**PLANNING BOARD AGENDA  
OCTOBER 23, 2023**

1. JOB# 22-33A; Ministerio Evangelico Misonero Voz De Salvacion  
Location: s/e/c of Washington Avenue and N. 18<sup>th</sup> 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 12-18-23

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 10-30-23

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 11-13-23

August 7, 2023

**PLANNING BOARD AGENDA  
OCTOBER 23, 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 10-30-23

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 10-30-23

September 18, 2023

1. JOB#22-55AF; 1822 Deer Park Holdings, LLC & 1836 Deer Park Holdings, LLC  
Location: s/w/c/o NYS Route 231 and Lake Avenue, Deer Park  
Proposes: To demolish all existing structures in order to construct two, one-story buildings for two bar/restaurants, each with 40 seats (28 indoor, 12 outdoor). Building A proposed at 2,400sf for an undetermined tenant. Building B proposed at 2,430sf, for a "Qdoba", with a drive-thru window for rapid pickup and traditional menu board.  
Zone: E Business  
SEQRA: Unlisted Action, Uncoordinated Review  
Extended until 10-30-23

October 16, 2023

1. JOB# 22-28AH; The Oil and Lubricant Depot, LLC

## PLANNING BOARD AGENDA

OCTOBER 23, 2023

Location: west side of Court Street, 132' north of Ralph Avenue, Copiague

Proposes: interior alterations and façade renovations to two existing buildings for a change of use from a bus depot to a warehouse for oil and petroleum products, along with associated site improvements.

Zone: G Industry

SEQRA: Type II Action

Extended until 10-30-23