

**PLANNING BOARD AGENDA
DECEMBER 13, 2021**

A. PUBLIC HEARING/MAJOR SUBDIVISION

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

B. COMMUNICATIONS

1. Letter dated November 8, 2021 from Andrew Raia, Town Clerk, Town of
Huntington regarding resolution adopted at the 11/4/21 Huntington Town Board
meeting.
2. Letter dated November 22, 2021 from Andrew Raia, Town Clerk, Town of
Huntington regarding resolution adopted at the 11/18/21 Huntington Town Board
meeting.

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

November 15, 2021 - pending
December 6, 2021 - pending

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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 to 08/01/22

April 16, 2018 & May 13, 2019

1. JOB # 17-06AE; MR Property Builders
Location: n/s of 45th 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 to 12/13/21

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

November 16, 2020(Adjourned from 9/14/20)

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1. PB JOB # 16-19AF; ACADIA REPUBLIC FARMINGDALE, LLC
Location: s/e/c/o Conklin St. and E. Carmans Rd., Farmingdale
Proposes: To construct a retail center, totaling 164,419sf and consisting of twelve one story structures, six of which are proposed restaurants for a total of 1,225 seats, along with associated site improvements.
Zone: G Industry
SEQRA: Type I Action
Record Extended to 02/07/22

May 3, 2021

1. PB JOB # 20-17AE; LARISSA FOMITCHEVA
Location: n/s/o Sunrise Hwy, east of 43rd St., Lindenhurst
Proposes: To undergo interior alterations to the first floor of the existing building in order to construct a 2,194sf medical office with storage on the 2nd floor. The applicant is proposing a change of zone to the adjacent lot, 121 West Sunrise Highway from Residence B to Business EB in order to construction additional parking for the office, along with associated site improvements.
Zone: EB Business and Residence B to EB Business
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 12/13/21

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 to 02/07/22

July 13, 2021 (Old Town Hall)

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1. **JOB # 20-34AGE; Krishiv, LLC**
Location: s/s/o Farmingdale Rd. (NYS Route 109), 473' w/o SSP, Farmingdale
Proposes: To maintain and renovate an existing motel, along with associated site improvements and to rezone a parcel from G Industry to MH – Motel/Hotel, in order to construct a new 11,899sf 4 story, eighty-four room hotel adjacent to the existing motel, along with associated site improvements.
Zone: MH-Motel/Hotel and G Industry to MH-Motel/Hotel
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 01/10/22

July 26, 2021 (Old Town Hall)

1. **JOB # 19-53AE; LIGHTHOUSE VILLAGE ESTATES, LLC**
Location: w/s/o Lake Bl., n/o Garden Place, Lindenhurst
Proposes: To rezone five lots totaling 50,718sf from E Business, Eb Business, and Residence C to MR-Multiple Residence to construct one two story apartment building containing 8 one bedroom units and two additional two story buildings each with four one bedroom units.
Zone: E Business, Eb Business and Residence C to MR-Multiple Residence
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 12/13/21

August 23, 2021 (Old Town Hall)

1. **PB JOB # 19-22A; ELITE PROSPECT TRAINING, INC.**
Location: s/w/c/o Milbar Blvd. & New Highway, East Farmingdale
Proposes: Interior alterations for place of amusement (Indoor baseball & softball facility).
Zone: G Industry
SEQRA: Type II Action
Record Extended to 01/10/22

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

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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

Extended to 12/13/21

2. **JOB # 21-39AF; ELIAS PROPERTIES BABYLON, LLC**
Location: s/s of Montauk Hwy., 760' w/o Muncie Rd., W. Babylon
Proposes: To raze a portion of an existing building and retrofit for a total of 149,974sf, multi-tenant commercial building for retail, medical and bar/restaurant uses, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Extended to 12/13/21

November 8, 2021(Old Town Hall)

1. **JOB # 19-30A; ROBERT KEGHLIAN**
Location: n/s/o Sunrise Hwy., approx., 400' w/o Decker St., Copiague
Proposes: To legally maintain an existing dwelling that has been converted to an office and an existing masonry yard, along with associated site improvements.
Zone: EB Business
SEQRA: Type II Action
Record Extended to 12/13/21

2. **JOB # 21-05AE; 304 COMMACK ROAD, LCC**
Location: w/s/o Commack Rd., 533' n/o Tell Ave., Deer Park
Proposes: To rezone 2.03 acres from Residence B to MR-Multiple Residence and construct four (4) two-story dwellings for 36 one bedroom apartments.
Zone: Residence B
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 12/13/21