

PLANNING BOARD MEETING SUMMARY  
JANUARY 24, 2022

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

1. PB JOB # 21-36AF; 1831 DEER PARK AVENUE, LLC  
Location: s/e/c/ of NYS Route 231 and Lake Avenue, Deer Park  
Proposes: Interior alterations and façade renovations to an existing vacant commercial building (formerly used as a bank), for change of use to a 48 seat Chipotle restaurant with a drive-thru mobile order pick up window, along with associated site improvements.  
Zone: E Business  
SEQRA: Type II Action

**Record Extended to 2/28/22. Open items: revisions required. Comments pending in Engineering.**

**B. PUBLIC HEARING/SITE PLAN REVIEW/SPECIAL EXCEPTION**

1. PB JOB # 18-30ABH; VL 10 1620 NEW HIGHWAY, LLC  
Location: w/s/o New Highway, 721' n/o Conklin St., E. Farmingdale  
Proposes: To reduce the footprint of Building A from 100,000sf to 30,232sf, in order to utilize the eastern portion of the site to construct a natural gas (public utility) winter supply facility and a 480sf control building, along with associated site improvements.  
Zone: G Industry  
SEQRA: Type I Action

**Record Extended to 2/28/22. Open items: minor comments outstanding.**

**C. WORK SESSION/SITE PLAN REVIEW/SPECIAL EXCEPTION**

1. PB JOB # 18-30ABH; VL 10 1620 NEW HIGHWAY, LLC  
Location: w/s/o New Highway, 721' n/o Conklin St., E. Farmingdale  
Proposes: To reduce the footprint of Building A from 100,000sf to 30,232sf, in order to utilize the eastern portion of the site to construct a natural gas (public utility) winter supply facility and a 480sf control building, along with associated site improvements.  
Zone: G Industry  
SEQRA: Type I Action

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**D. RESOLUTION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/  
SPECIAL EXCEPTION**

1. PB JOB # 18-30ABH; VL 10 1620 NEW HIGHWAY, LLC  
Location: w/s/o New Highway, 721' n/o Conklin St., E. Farmingdale  
Proposes: To reduce the footprint of Building A from 100,000sf to 30,232sf, in order to utilize the eastern portion of the site to construct a natural gas (public utility) winter supply facility and a 480sf control building, along with associated site improvements.  
Zone: G Industry  
SEQRA: Type I Action

**Approved as amended**

**E. ARCHITECTURAL REVIEW**

1. APPLICATION # 139526; MICHAEL & ANDREA LEONA  
EXPANSION OF AN EXISTING HOME  
SCTM # 0100-140-02-050

**Approved**

2. APPLICATION # 139750; DAVID FLETCHER  
EXPANSION OF AN EXISTING HOME  
SCTM # 0100-43-03-012

**Approved**

3. APPLICATION # 134689; MARIO AVILA-REYES  
EXPANSION OF AN EXISTING HOME  
SCTM # 0100-091-01-108

**Approved**

**F. COMMUNICATIONS**

1. Letter dated October 5, 2021 from Kristen McCabe to the Town of Babylon Planning Board regarding PB Job # 18-20A; Frontier Park Co., LLC (Phase V) requesting an extension of time.

**Approved**

2. Memo dated January 13, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job #

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18-20A; Frontier Park Co., LLC (Phase V) stating no objection to granting an extension of time.

**Read and filed**

**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.

**ACCEPTANCE OF MINUTES**

December 13, 2021  
January 10, 2022

**Previously approved. Remove from agenda.**  
**Approved**

**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 to 08/01/22

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 to 02/07/22

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**

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

1. PB JOB # 16-19AF; ACADIA REPUBLIC FARMINGDALE, LLC

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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 43<sup>rd</sup> 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 2<sup>nd</sup> 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 02/07/22

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)

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 02/28/22

August 23, 2021 (Old Town Hall)

1. PB JOB # 19-22A; ELITE PROSPECT TRAINING, INC.

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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 01/31/22

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  
Extended to 01/24/22

**Record Extended to 2/7/22**

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 01/24/21

**Record Extended to 2/7/22**

November 8, 2021(Old Town Hall)

1. 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 02/28/22

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

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Single-family residential dwellings.  
Zone: Residence C  
SEQRA: Unlisted Action, Uncoordinated Review  
Extended to 1/24/22

**Record Extended to 2/28/22**

January 10, 2022 (Old Town Hall)

1. PB JOB # 21-35AI; MCDONALD'S CORPORATION  
Location: e/s of NYS Route 231, 120' s/o Weeks Rd., N. Babylon  
Proposes: To renovate an existing McDonald's restaurant to reduce the total number of seats, add a second drive thru lane, and a 128sf addition to the building for a second pick-up window. Additionally, the applicant requests the lifting of a Town Board C&R.  
Zone: EA Business  
SEQRA: Type II Action  
Extended to 1/24/22

**Record Extended to 2/28/22**

**ADDENDUM**

**A. WORK SESSION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/LIFTING OF TOWN BOARD C&R**

1. PB JOB # 21-35AI; MCDONALD'S CORPORATION  
Location: e/s of NYS Route 231, 120' s/o Weeks Rd., N. Babylon  
Proposes: To renovate an existing McDonald's restaurant to reduce the total number of seats, add a second drive thru lane, and a 128sf addition to the building for a second pick-up window. Additionally, the applicant requests the lifting of a Town Board C&R.  
Zone: EA Business  
SEQRA: Type II Action

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**B. RESOLUTION/REFERRAL TO TOWN BOARD/SITE PLAN REVIEW/LIFTING OF TOWN BOARD C&R**

1. PB JOB # 21-35AI; MCDONALD'S CORPORATION  
Location: e/s of NYS Route 231, 120' s/o Weeks Rd., N. Babylon  
Proposes: To renovate an existing McDonald's restaurant to reduce the total number of seats, add a second drive thru lane, and a 128sf addition to the building for a second pick-up window. Additionally, the applicant requests the lifting of a Town Board C&R.  
Zone: EA Business  
SEQRA: Type II Action  
Extended to 1/24/22

**Approved as amended**

**C. ARCHITECTURAL REVIEW**

1. APPLICATION # 134542; RAFFAELE SUTIERI  
AMENDMENT TO RESOLUTION  
SCTM # 0100-139-02-058

**Approved**

**D. COMMUNICATIONS**

1. Letter from Keith Brown of Brown, Altman & DiLeo to Town of Babylon Planning Board regarding PB Job # 21-35AI; McDonald's Corporation regarding the delivery truck route of the site.

**Read and Filed**