

PLANNING BOARD MEETING SUMMARY  
JANUARY 31, 2022

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

1. PB JOB # 21-41A; SNL COPIAGUE, LLC  
Location: n/s/o Sunrise Hwy., 274' w/o Court St., Copiague  
Proposes: A partial demolition of an existing building and a rear addition, in order to construct a 38,890sf (footprint), 3-story self-storage building, along with associated site improvements.  
Zone: G & GB Industry  
SEQRA: Unlisted Action-Uncoordinated Review

**Record Extended to 2/28/22. Open items: Planning requested revisions on 12/17/21. Revisions pending.**

**B. INFORMATIONAL HEARING/LIFTING OF TOWN BOARD COVENANT & RESTRICTION**

1. PB JOB # 21-47I; THE YNL, LLC  
Location: s/e/c/o NYS Route 109 and Edel Ave., W. Babylon  
Proposes: For relief of a May 3, 1977 TB Resolution # 36, Covenant & Restriction # 10. (d) restaurant facilities shall be permitted in free-standing buildings and in addition shall be limited to no more than two (2) restaurant facilities in the main building. Each such restaurant facility in the main building, if any, shall be limited to a store width of sixteen (16) feet and a depth of one hundred (100) feet.  
Zone: E Business  
SEQRA: Type II Action

**Record Extended to 2/7/22. Open items: Planning waiting on survey to rectify metes and bounds discrepancy.**

**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.

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**ACCEPTANCE OF MINUTES**

January 24, 2022

**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 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)

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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 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)

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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 01/31/22

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

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 02/07/22
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 02/07/22

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

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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

Extended to 02/28/22

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 02/28/22

January 24, 2022 (Old Town Hall)

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
2. 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

ADDENDUM

**A. ARCHITECTURAL REVIEW**

PLANNING BOARD MEETING SUMMARY  
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1. APPLICATION 136569; GREGORY A. MIGILIACCIO  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-185-01-008

**Approved**

**B. COMMUNICATIONS**

1. Letter dated January 30, 2022 from Sonali Singh to the Town of Babylon  
Planning Board regarding PB Job # 21-36AF; 1831 Deer Park Avenue, LLC expressing concerns about garbage and traffic with the Chipotle restaurant.

**Read and Filed**