

PLANNING BOARD MEETING SUMMARY
FEBRUARY 8, 2021

A. RESOLUTION/SCRIVENER'S ERROR/ARCHITECTURAL REVIEW

1. APPLICATION # 135640; ZION GOSPEL CHURCH
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-202-02-038

Approved

B. ARCHITECTURAL REVIEW

1. APPLICATION # 136642; DINGLE BAY ENTERPRISES
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-095-02-015

Approved
Julianne Nolan recuses

C. COMMUNICATIONS

1. Letter dated January 25, 2021 from Nicole Blanda to the Town of Babylon, Planning & Development regarding PB Job # 16-37A; Martin Lavender requesting two extensions of time.

Approved

2. Memo dated February 1, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-37A; Martin Lavender stating no objection to granting two extensions of time.

Read and Filed

3. Letter dated January 21, 2021 from Harold Gebhard to the Town of Babylon, Planning & Development regarding PB Job # 18-46AN; Omar Mahmud requesting an extension of time.

Approved

4. Memo dated February 1, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-46AN; Omar Mahmud stating no objection to granting the extension of time.

Read and Filed

5. Letter dated January 28, 2021 from Eric J. Pelletier to the Town of Babylon,

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Planning & Development regarding PB Job # 17-16A; David Nunez requesting three extensions of time.

Approved
Dan Truchan opposed

6. Memo dated February 1, 2021 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-16A; David Nunez stating no objection to granting the three extensions of time.

Read and Filed

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.

ACCEPTANCE OF MINUTES

January 25, 2021

Approved

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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 05/10/21

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 02/22/21

December 10, 2018

1. JOB # 15-35AE; ENEYET K. CHAWDHURY
Location: n/w/c of Bayshore Rd. and Commack Rd., Deer Park.
Proposes: A change of zone from B Residence to E Business in order to construct
an 8,430sf, one-story commercial building with a full basement, a 693sf
mezzanine and a loading dock for two retail stores and a 6,250sf supermarket,
along with associated site improvements.
Zone: B Residence to E Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 02/08/21

**Record Extended to 3/29/21. Bring back for referral to Town Board for
Change of Zone.**

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July 13, 2020

1. PB JOB # 19-06A; SEVEN ELEVEN CORP.
Location: s/w/c of Merrick Rd. (Montauk Hwy.) and S. Great Neck Rd., Copiague
Proposes: A change of use to an existing pad site for 3,204sf 7-Eleven along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Record Extended to 02/08/21

Record Extended to 2/22/21

July 20, 2020 (Adjourned), August 24, 2020

1. PB OB # 18-25A; GAIL GRACE ESTATES OF COPIAGUE – MODIFIED
Location: s/w/c of Merrick Rd. and Baylawn Ave., Copiague
Proposes: To add an additional parcel of land to the site plan in order to provide additional parking stalls and improve site circulation; and to change of the mix of one and two bedroom units in the building.
Zone: E Business and C Residence
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 02/22/21

August 3, 2020

1. PB JOB # 20-21B; RENZON HOLDINGS, LLC
Location: n/s/o Beaver La., 722' e/o Route 109, W. Babylon
Proposes: To subdivide a parcel totaling approx.. 10,929sf into two lots, in order to construct 2 two-story, single family dwellings on each new lot.
Zone: Residence A
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 02/08/21

Record Extended to 2/22/21

2. PB JOB # 20-08A; DEBORAH YELVINGTON
Location: n/s/o Schmitt Blvd., 250' w/o New Hwy., E. Farmingdale
Proposes: Interior alterations and site work in connection with the addition of an exterior loading dock with retaining wall, drainage structures, new overhead door.
Zone: GA Industry
SEQRA: Type II Action
Record Extended to 03/01/21

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September 21, 2020

1. PB JOB # 20-06AE; GAETANO PINELLO
Location: s/w/c of Montauk Hwy. (Merrick Rd.) and Hawkins Blvd., Copiague
Proposes: To rezone 4 parcels from E Business to MR (Multiple Residence),
demolish five existing commercial buildings and construct (1) two-story
apartment building and associated site improvements.
Zone: E Business
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 02/22/21

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)

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 02/08/21

Record Extended to 2/22/21

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December 14, 2020

1. JOB# 20-32B; RAFAEL TAVERAS
Location: n/e/c of Marconi Bl. And Meucci Av., Copiague
Proposes: To subdivide a parcel of land totaling 19,690sf into two new lots to construct a single family dwelling on lot 1 and maintain the existing dwelling on lot 2.
Zone: Residence C
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended 02/22/21

January 4, 2021

1. JOB # 20-07ADIN; BOLLA MANAGEMENT CORP.
Location: n/w/c/o NYS Route 110 & Bentley Rd., N. Amityville
Proposes: To demolish an existing gas station in order to construct a 2,680sf Bolla Market gas station/convenience store with six pump islands and a 3,456sf canopy, along with associated site improvements. Additionally, requests lifting of previously imposed Planning Board & Town Board covenants and restrictions.
Zone: E Business
SEQRA: Unlisted action – Uncoordinated Review
Record Extended to 02/08/21

Record Extended to 4/12/21

January 25, 2021

1. JOB # 20-33B; H.B.R.G. Corp. and G & R Building Corp.
Location: s/s/o Manhattan Ave., 111.96' e/o Belmont Ave., West Babylon
Proposes: To subdivide and undeveloped parcel of land zoned Residence C, and totaling approximately 12,000sf, into two lots, in order to construct two two-story, single family dwellings on each new lot.
Zone: Residence C
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 02/08/21

Record Extended to 2/22/21

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ADDENDUM

A. RESOLUTION/REFERRAL TO TOWN BOARD FOR LIFTING OF C&R

1. JOB # 20-07ADIN; BOLLA MANAGEMENT CORP.
Location: n/w/c/o NYS Route 110 & Bentley Rd., N. Amityville
Proposes: To demolish an existing gas station in order to construct a 2,680sf Bolla Market gas station/convenience store with six pump islands and a 3,456sf canopy, along with associated site improvements. Additionally, requests lifting of previously imposed Planning Board & Town Board covenants and restrictions.
Zone: E Business
SEQRA: Unlisted action – Uncoordinated Review

Approved

B. ARCHITECTURAL REVIEW

1. APPLICATION # 136107; MELODY FISCHETTI
EXPANSION OF EXISTING HOUSE
SCTM # 0100-160-02-010

Approved

2. APPLICATION # 134403; WHEATLEY HOMES CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-039-03-014

Approved

3. APPLICATION # 134402; WHEATLEY HOMES CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-039-03-012

Approved

C. COMMUNICATIONS

1. Letter dated January 28, 2021 from Homsy Irani to Matthew Esposito, Planning Department, Town of Babylon regarding PB Job # 20-04AE; 181 Merritt Ave., Inc. discussing updated footprint of approved house plans.

Approved