

PLANNING BOARD MEETING SUMMARY
FEBRUARY 28, 2022

A. PUBLIC HEARING/SITE PLAN REVIEW/MINOR SUBDIVISION

1. JOB # 20-25AB; 500 BICOUNTY CW NF, LLC
Location: n/s/o BiCounty Blvd., approx.. 150' n/o Michael Ave., E. Farmingdale
Proposes: To subdivide a 14.97acre lot into two in order to construct a 38,276sf (footprint), three story self-storage building on Lot A and maintain an existing 124,552sf (footprint), two story multi-tenant office and warehouse building on Lot B, along with associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review

Record Extended to 3/14/22. Open items: revisions pending.

B. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB # 21-18A; 480-1 Enterprise, LLC
Location: s/w/c of Little East Neck Rd & 6th St., W. Babylon
Proposes: Interior alterations to an existing 10,622sf, one story masonry retail/warehouse building, in order to increase office and retail space and maintain warehouse space for an electrical supply store.
Zone: E Business and C Residence
SEQRA: Type II Action

Record Extended to 3/28/22. Open items: revisions pending

C. WORK SESSION/SITE PLAN REVIEW/BAR/RESTAURANT

1. 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

D. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

1. 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

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Approved

E. ARCHITECTURAL REVIEW

1. APPLICATION # 134636; YVES-MARYSE TELEMAQUE
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-103-01-039

Approved

2. APPLICATION # 138641; ANNE KORBER
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-136-01-038

Approved

3. APPLICATION # 138854; COSTBOX, LLC
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-12-02-020

Approved

F. COMMUNICATIONS

1. Letter dated February 1, 2022 from Harold Gebhard to the Town of Babylon Planning Board regarding PB Job # 17-33AE; Bobby Lau requesting two extensions of time.

Approved

2. Memo dated February 16, 2022 from Rachel Scelfo, Commissioner, Planning to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-33AE; Bobby Lau stating no objection to granting two extensions of time.

Read and Filed

3. Letter dated February 7, 2022 from Nicole Blanda to the Town of Babylon Planning Board regarding PB Job # 17-24AC; 532 Albany Ave., LLC requesting two extensions of time.

Approved

4. Memo dated February 16, 2022 from Rachel Scelfo, Commissioner, Planning to

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Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-24AC;
532 Albany Ave., LLC stating no objection to granting two extensions of time.

Read and Filed

5. Letter dated February 17, 2022 from Rafael Taveras to Town of Babylon Planning Board regarding PB Job # 20-32B; Rafael Taveras requesting an extension of time.

Approved

6. Memo dated February 18, 2022 from Rachel Scelfo, Commissioner, Planning to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 20-32B; Rafael Taveras stating no objection to granting an extension of time.

Read and Filed

7. Email dated February 23, 2022 from Lou Iannone, Jr to the Town of Babylon Planning Board regarding PB Job # 20-25AB; 500 Bi County expressing concerns with the applicant's proposal.

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

January 31, 2022	Approved
February 7, 2022	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 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 03/28/22

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
Location: s/e/c/o Conklin St. and E. Carmans Rd., Farmingdale

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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 04/11/22

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 03/14/22

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 03/14/22

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

Record Extended to 3/14/22

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 &

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softball facility).
Zone: G Industry
SEQRA: Type II Action
Record Extended to 02/28/22

Record Extended to 3/14/22

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 03/07/22

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 02/28/22

Record closed

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

Record Extended to 3/14/22

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 02/28/22

Record Extended to 3/14/22

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

Record Extended to 3/28/22

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

Record Extended to 3/28/22

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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

Record Extended to 3/7/22

January 31, 2022 (Old Town Hall)

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 02/28/22

Record Extended to 3/28/22

2. 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 03/07/22

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February 7, 2022 (Zoom)

1. JOB# 21-20AF; Chick-Fil-A, Inc.
Location: n/w/c of Montauk Highway and Brookvale Avenue, West Babylon
Proposes: To demolish existing pad site building, within the Great South Bay Shopping Center, in order to construct a 4,947sf (footprint), 122 seat (98 indoor, 24 outdoor) Chick-Fil-A with a drive-thru, along with associated site I improvements.
Zone; E Business: SEQRA
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 3/7/22

ADDENDUM

**A. WORK SESSION/NEGATIVE DECLARATION/SITE PLAN REVIEW/
SUBDIVISION**

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

**B. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/
SUBDIVISION**

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

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C. ARCHITECTURAL REVIEW

1. APPLICATION # 138531; JOSEPH MARINO
EXTENSION AND RAISING OF AN EXSTING HOUSE
SCTM # 0100-231-02-065

Approved

D. COMMUNICATION

1. Letter from John Lauth, Airport Manager, Republic Airport to Town of Babylon
Environmental Control regarding PB Job # 18-30AN; VL 10 1620 New Highway,
LLC Modified stating their review of the applicant's proposal.

Read and Filed