

PLANNING BOARD MEETING SUMMARY  
MARCH 7, 2022

**A. COMMUNICATIONS**

1. Letter dated February 28, 2022 from Pam J. to the Town of Babylon Planning Board regarding PB Job # 20-25AB; 500 Bi County expressing concerns regarding the applicant's proposal.

**Read and Filed**

2. Letter dated March 1, 2022 from Lou Iannone to the Town of Babylon Planning Board regarding PB Job # 20-25AB; 500 Bi County expressing opposition to the applicant's proposal.

**Read and Filed**

3. Letter dated February 28, 2022 from Thomas Joseph, Jr to the Town of Babylon Planning Board regarding PB Job # 20-25AB; 500 Bi County expressing opposition to the applicant's proposal.

**Read and Filed**

4. Letter dated February 28, 2022 from Sandy Cohen to the Town of Babylon Planning Board regarding PB Job # 20-25AB; 500 Bi County regarding the debris on the property.

**Read and Filed**

**B. 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**

February 28, 2022 - 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 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 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)

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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 04/11/22

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 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 03/14/22

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 03/14/22

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

**Read and Filed. Julianne Nolan abstains.**

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 03/14/22

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 Single-family residential dwellings.  
Zone: Residence C  
SEQRA: Unlisted Action, Uncoordinated Review  
Extended to 03/14/22

January 10, 2022 (Old Town Hall)

1. PB JOB # 21-35AI; MCDONALD'S CORPORATION

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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 03/28/22

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 03/28/22
  
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 03/07/22

**Record closed**

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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 03/28/22
  
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  
  
**Record Extended to 3/28/22**

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 improvements.  
Zone; E Business: SEQRA  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended to 3/7/22  
  
**Record Extended to 3/28/22**

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February 28, 2022 (zoom)

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
  
2. JOB # 21-18A; 480-1 Enterprise, LLC  
Location: s/w/c of Little East Neck Rd & 6<sup>th</sup> 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

ADDENDUM

**A. WORK SESSION/MODIFIED SITE PLAN REVIEW**

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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**B. RESOLUTION/MODIFIED SITE PLAN REVIEW**

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**

**C. COMMUNICATIONS**

1. Letter dated March 7, 2022 from the Tellez family to the Town of Babylon Planning Board regarding PB Job # 20-25AB; Bi County expressing opposition to the applicant's proposal.

**Read and Filed**

2. Letter dated March 7, 2022 from Ricardo & Gladys Urbano to the Town of Babylon Planning Board regarding PB Job # 20-25AB; Bi County expressing opposition to the applicant's proposal.

**Read and Filed**