

PLANNING BOARD MEETING SUMMARY
MARCH 15, 2021

A. PUBLIC HEARING/SITE PLAN REVIEW

1. Job # 20-03A; Robert Hancock
Location: n/e/c of Sunrise Hwy. and Cindy Dr., West Babylon
Proposes: Interior alterations to the first and second floor of a mixed use building to renovate the existing 2nd floor apartments.
Zone: EB Business
SEQRA: Type II Action

Record Extended to 4/12/21. Open items: revisions required.

B. ARCHITECTURAL REVIEW

1. APPLICATION # 136339; TERATH BAJAJ
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-132-04-031.003

Approved

2. APPLICATION # 136027; 430 MIDDLE ROAD, INC.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-182-01-077

Approved

3. APPLICATION # 135325; BRIAN MAGAS
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-111-04-012

Approved

C. COMMUNICATIONS

1. Letter dated February 25, 2021 from Mark Cuthbertson to Rachel Scelfo, Commissioner, Planning Department, Town of Babylon regarding PB Job # 19-49A; Winter Bros. requesting an extension of time.

Approved

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2. Memo dated March 1, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-49A; Winter Bros. stating no objection to granting an extension of time.

Read and Filed

3. Letter dated March 2, 2021 from Nicole Blanda to the Planning Board, Town of Babylon regarding PB Job # 18-56AE; Santiago & Ingrid Taveras requesting an extension of time.

Approved

4. Memo dated March 3, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-56AE; Santiago & Ingrid Taveras stating no objection to granting an extension of time.

Read and Filed

5. Letter dated March 3, 2021 from Harold Gebhard to the Planning Board, Town of Babylon regarding PB Job # 17-33AF; Bobby Lau, requesting an extension of time.

Approved

6. Memo dated March 3, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-33AF; Bobby Lau stating no objection to granting an extension of time.

Read and Filed

7. Letter dated March 5, 2021 from Dianne Hawxhurst to the Planning Board, Town of Babylon regarding 18-25A; Gail Grace Estates (modified) expressing opposition to the applicant's proposal.

Read and Filed

8. Letter dated March 2, 2021 from Kristen McCabe to the Planning Department, Town of Babylon regarding PB Job #18-20A; Frontier Park (Phase V) requesting its 5th extension of time.

Approved. Julianne Nolan abstains.

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9. Memo date March 8, 2021 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-20A; Frontier Park (Phase V) stating no objection to granting the 5th extension 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

March 1, 2021 **Approved**

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

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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 04/26/21

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 03/29/21

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

1. PB JOB # 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 03/15/21

Record Extended to 3/29/21

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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 03/15/21

Record Extended to 3/29/21

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 09/13/21

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 04/12/21

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

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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 03/29/21

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 04/12/21

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 03/15/21

Record closed

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ADDENDUM

A. WORK SESSION/SUBDIVISION

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

B. RESOLUTION/NEGATIVE DECLARATION/SUBDIVISION

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

Approved

C. RESOLUTION/SUBDIVISION

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

Approved as amended. Update resolution date to 3/15/21.

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D. ARCHITECTURAL REVIEW

1. APPLICATION # 134542; RAFFAELE SQUITIERI
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-139-02-058

Approved

2. APPLICATION # 136797; DINGLE BAY ENTERPRISES
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-107-01-009

Approved. Julianne Nolan abstains.

3. APPLICATION # 137001; LI PROPERTY HOLDERS, LLC
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-212-01-005

Approved

4. APPLICATION # 137010; JAMES JACKSON
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-020-01-016.002

Approved

E. COMMUNICATIONS

1. Letter dated March 5, 2021 from James Smith to the Town of
Babylon Planning Department regarding PB Job # 18-25A; Gail Grace Estates
Modified expressing opposition to the applicant's proposal.

Read and Filed

2. Letter dated March 5, 2021 from Concerned Citizen to the Town of
Babylon Planning Department regarding PB Job # 18-25A; Gail Grace Estates
Modified expressing opposition to the applicant's proposal.

Read and Filed

3. Two letters dated March 5, 2021 from a concerned citizens to the Town of
Babylon Planning Department regarding PB Job # 18-25A; Gail Grace Estates
Modified expressing opposition to the applicant's proposal.

Read and Filed

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4. Same letter dated March 5, 2021 from Steven Hawxhurst, Jean Garera, Lisa & Norbert Marzion, Nancy Cypser, Jerry Dean, George & Susan McDougall, Deborah C, John Vogt, Gloria Cipriano to the Town of Babylon Planning Department regarding PB Job # 18-25A; Gail Grace Estates Modified expressing opposition to the applicant's proposal.

Read and Filed

5. Letter dated March 9, 2021 from Brian T. Sinsabaugh to the Town of Babylon Planning Department regarding PB Job 16-38AE; Wagstaff Partners, Ltd requesting a fourth extension of time.

Approved

6. Memo dated March 11, 2021 from Liz White, Deputy Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-38AE; Wagstaff Partners, Ltd. stating no objection to granting a fourth extension of time.

Read and Filed