

PLANNING BOARD MEETING SUMMARY
MARCH 28, 2022

A. WORK SESSION/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

B. RESOLUTION/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

Approved

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.

ACCEPTANCE OF MINUTES

March 14, 2022 **Approved**

PLANNING BOARD MEETING SUMMARY
MARCH 28, 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 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

Record Extended to 5/23/22

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

PLANNING BOARD MEETING SUMMARY
MARCH 28, 2022

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 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 04/25/22

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 04/25/22

PLANNING BOARD MEETING SUMMARY
MARCH 28, 2022

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 & softball facility).
Zone: G Industry
SEQRA: Type II Action
Record Extended to 03/28/22

Record Extended to 4/11/22

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
Record Extended to 03/28/22

Record extended to 5/2/22. 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 04/11/22

PLANNING BOARD MEETING SUMMARY
MARCH 28, 2022

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
Record Extended to 04/11/22

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
Record Extended to 03/28/22

Record Extended to 4/11/22

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

Record Extended to 4/11/22

PLANNING BOARD MEETING SUMMARY
MARCH 28, 2022

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

Record Extended to 4/25/22

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 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 03/28/22

Record Extended to 4/25/22

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 03/28/22

Record Extended to 4/11/22

PLANNING BOARD MEETING SUMMARY
MARCH 28, 2022

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 03/28/22

Record Extended to 4/25/22

2. 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

Record closed

March 14, 2022 (Zoom)

1. PB JOB # 21-44M; NORTH BABYLON ASSOCIATES, LLC
Location: e/s/o NYS Route 231, 120's/o Weeks Rd., N. Babylon
Proposes: To install 12 Tesla Electric Vehicle charging stations and transformer at an existing shopping center, along with associated site improvements.
Zone: EA Business
SEQRA: Type II Action
Record Extended to 03/28/21

Record closed. Remove from agenda.

ADDENDUM

A. ARCHITECTURAL REVIEW

1. APPLICATION # 139941/140074; MARCIN CZERWINSKI
EXPANSION OF AN EXISTING HOME
SCTM # 0100-156-03-038

Approved