

PLANNING BOARD MEETING SUMMARY  
MARCH 29, 2021

**A. PUBLIC HEARING/SUBDIVISION**

1. Job # 21-01B; Stanley Gilpin  
Location: n/w/c/o Cedar Rd. and East St., Amityville  
Proposes: To subdivide a parcel of land, zone Residence B, and totaling approximately 15,000sf (.35 acres), into two lots, in order to construct one, two story, single family dwelling on Lot 1 and to maintain an existing dwelling on Lot 2.  
Zone: B Residence  
SEQRA: Unlisted Action, Uncoordinated Review

**Record Extended to 4/12/21. Open items: all comments have been addressed.  
Record to remain open for additional comments from the public.**

**B. COMMUNICATIONS**

1. Letters dated March 15, 2021 from Elizabeth Ranker and J. Santos, to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace (modified) expressing opposition to the applicant's proposal.

**Read and Filed**

2. Copies of the same letter from Barbara Anne Sequira, Gina Caruso, Christina Campbell, Margaret Braga, Andrew Meyerwitz, Syme Siwk, dated March 5, 2021 to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace (modified) expressing opposition to the applicant's proposal.

**Read and Filed**

3. Copies of the same letter from Robert Duncan, Kimberly O'Neill, Dennis Johnson, Kathy Gullo, Angela Johnson, Jean Ambra, Lucille Diekh, Gus Cypser, Cynthia Farley dated March 3, 2021 to the Town of Babylon Planning Board requesting a moratorium be placed on the development of any new multi-family dwellings.

**Read and Filed**

4. Copies of the same letter from Kathy Burns, Augustus Williams, Joan Venturo, Janet Scholl, Edward Scholl, Phyllis Koch, Annette Mikenzie, Kathleen Frevola dated March 13, 2021 to the Town of Babylon Planning Board requesting a moratorium be placed on the development of any new multi-family dwellings.

**Read and Filed**

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**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 15, 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 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 05/10/21

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 04/26/21

December 10, 2018

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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

**Record Extended to 5/3/21**

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 03/29/21

**Record Extended to 4/12/21.**

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 03/29/21  
**Record Extended to 4/12/21**
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

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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**

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