

PLANNING BOARD MEETING SUMMARY
APRIL 17, 2023

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB# 22-01A; Boss Auto Sales, Inc.
Location: s/w/c of Wyandanch Avenue and Belmont Avenue, West Babylon
Proposes: to legally maintain an existing building and site for use as a public garage, retail sales of automobiles, and outdoor storage of vehicles (for display of vehicles for sale and storage of vehicles being worked on), along with associated site improvements
Zone: GA Industry
SEQRA: Type II Action

**Record Extended to 5/22/23. Open items: request for revisions sent on 3/30/23.
Revisions pending.**

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

1. JOB# 22-02AF; Yong Fang, LLC
Location: s/w/c of Grand Boulevard and Brandywine Drive, Deer Park
Proposes: Interior alterations to an existing multi-tenant retail building in order to convert a take-out pizzeria and adjacent retail space into a 25 seat Dominican restaurant, along with associated site improvements
Zone: G Industry
SEQRA: Type II Action

C. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB# 22-02AF; Yong Fang, LLC
Location: s/w/c of Grand Boulevard and Brandywine Drive, Deer Park
Proposes: Interior alterations to an existing multi-tenant retail building in order to convert a take-out pizzeria and adjacent retail space into a 25 seat Dominican restaurant, along with associated site improvements
Zone: G Industry
SEQRA: Type II Action

Approved

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D. WORK SESSION/SITE PLAN REVIEW

1. JOB# 21-51A; MPK MAC, Inc.
Location: n/s/o Sunrise Highway, 820' west of Magaw Place, West Babylon
Proposes: to renovate an existing building for two, three bedroom apartments, along with associated site improvements
Zone: Eb Business
SEQRA: Type II Action

E. RESOLUTION/SITE PLAN REVIEW

1. JOB# 21-51A; MPK MAC, Inc.
Location: n/s/o Sunrise Highway, 820' west of Magaw Place, West Babylon
Proposes: to renovate an existing building for two, three bedroom apartments, along with associated site improvements
Zone: Eb Business
SEQRA: Type II Action

Approved

F. WORK SESSION/MINOR SUBDIVISION

1. JOB# 22-09B; Dingle Bay Enterprises
Location: n/s/o Spring Street, 384' east of Straight Path, Wheatley Heights
Proposes: to subdivide a parcel of land total 32,688 sq. ft. (0.75 acres) into two (2) 16,344 sq. ft. lots, in order to construct two (2) single family dwellings.
Zone: Residence B
SEQRA: Unlisted Action, Uncoordinated Review

G. RESOLUTION/NEGATIVE DECLARATION/MINOR SUBDIVISION

1. JOB# 22-09B; Dingle Bay Enterprises
Location: n/s/o Spring Street, 384' east of Straight Path, Wheatley Heights
Proposes: to subdivide a parcel of land total 32,688 sq. ft. (0.75 acres) into two (2) 16,344 sq. ft. lots, in order to construct two (2) single family dwellings.
Zone: Residence B
SEQRA: Unlisted Action, Uncoordinated Review

Approved

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H. RESOLUTION/MINOR SUBDIVISION

1. JOB# 22-09B; Dingle Bay Enterprises
Location: n/s/o Spring Street, 384' east of Straight Path, Wheatley Heights
Proposes: to subdivide a parcel of land total 32,688 sq. ft. (0.75 acres) into two (2) 16,344 sq. ft. lots, in order to construct two (2) single family dwellings.
Zone: Residence B
SEQRA: Unlisted Action, Uncoordinated Review

Approved

I. ARCHITECTURAL REVIEW

1. APPLICATION # 130770; ANDRE HATCHETT REVOCABLE TRUST
AMENDMENT TO APPROVAL FOR A NEW HOUSE
SCTM # 0100-015-02-042

Approved

J. COMMUNICATIONS

1. Letter dated April 5, 2023 from Patrick Maslinski to the Town of Babylon Planning Board regarding PB Job # 22-54A; Aero Engine Associates expressing concerns about the applicant's proposal.

Read and Filed

2. Letter dated April 6, 2023 from Gregory Alvarez to the Town of Babylon Planning Board regarding PB Job # 21-20AF; Chick Fil A requesting a second extension of time.

Approved

3. Memo dated April 6, 2023 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-20AF; Chick Fil A stating no objection to granting the second extension of time.

Read and Filed

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K. 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

April 3, 2023 **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 until 06-12-23

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
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June 27, 2022

1. PB JOB # 19-52AE; Robert Amendola
Location: n/s/o Sunrise Highway, 344' w/o Bayview Avenue, N. Amityville
Proposes: To rezone 10 parcels from EB Business and B Residence to G Industry, in order to legally maintain the expansion of a building and site for warehousing and outdoor storage, along with associated site improvements for an existing fencing company retail store, warehouse and storage yard.
Zone: Eb Business & B Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 05-22-23

August 1, 2022

1. JOB# 22-23A; Educational Bus Transportation Inc.
Location: s/w/c of Straight Path and Edison Avenue, West Babylon
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5 acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 05-08-23

November 15, 2022

1. JOB# 22-32AE; Alzheimer's Foundation of America
Location: n/w/c/o Albany Avenue and Schlegel Boulevard, North Amityville
Proposes: a change for zone from B-Residence to E- Business, in order to construct interior alterations for a change of use from a convent to an office and day programming space for the Alzheimer's Foundation of America, along with associated site improvements.
Zone: B Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended until 04-24-23

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November 28, 2022

1. JOB# 22-09B; Dingle Bay Enterprises
Location: n/s/o Spring Street, 384' east of Straight Path, Wheatley Heights
Proposes: to subdivide a parcel of land total 32,688 sq. ft. (0.75 acres) into two (2) 16,344 sq. ft. lots, in order to construct two (2) single family dwellings.
Zone: Residence B
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 04-24-23

Record Closed

January 10, 2023

1. JOB# 21-46AN; Bolla EM Realty, LLC
Location: n/e/c/o NYS Route 231 and Claremont Street, Deer Park
Proposes: to construct a 703sf addition to an existing gas station/service station building for conversion to a 2,500sf Bolla Market convenience store and gas station, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Extended until 04-17-23

Record Extended to 4/24/23

January 30, 2023

1. JOB# 22-38A; Parand Auto Collision Centers, Inc.
Location: s/s/o W. Sunrise Hwy, btw 44th St & 45th St, Lindenhurst
Proposes: to demolish the easterly most of two existing buildings on site, in order to construct a 4,933sf addition to the remaining building and construct interior alterations for a 8,143sf public garage for a Maaco Collision Repair and Auto Painting, with outdoor storage, along with associated site improvements
Zone: Eb Business
SEQRA: Unlisted
Record Extended until 04-17-23

Record Closed

February 27, 2023

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1. JOB# 22-24A; Novak Motors
Location: s/w/s/o Route 109, approx. 1,219.59' n/w of Southern State Parkway, Farmingdale
Proposes: To renovate the interior and exterior of an existing auto repair shop, along with associated site improvements. This site has been previously used as a gasoline service station, and is zoned G Industry
Zone: G Industry
SEQRA: Type II Action
Extended until 04-17-23

Record Extended to 4/24/23

March 6, 2023

1. JOB# 22-02AF; Yong Fang, LLC
Location: s/w/c of Grand Boulevard and Brandywine Drive, Deer Park
Proposes: Interior alterations to an existing multi-tenant retail building in order to convert a take-out pizzeria and adjacent retail space into a 25 seat Dominican restaurant, along with associated site improvements
Zone: G Industry
SEQRA: Type II Action
Extended until 04-17-23

Record Closed

March 13, 2023

1. JOB# 22-19B; New Developers, LLC
Location: s/s/o of Essex Street, 269' e/o Straight Path, North Babylon
Proposes: to subdivide two (2) parcels totaling 40,000sf into four (4) 10,000sf lots, in order to construct four (4) 2-story, single family dwellings.
Zone: B Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record extended until 4-24-23

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2. JOB# 22-53A; Deer Park, LLC
Location: e/s/o NYS Route 231, 217' south of Bay Shore Road, Deer Park
Proposes: interior alterations to an existing retail tenant space for a change of use to a Summit Health pediatric medical office, along with associated site improvements.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record extended until 4-17-23

Record Closed. Bring back for work session and resolution.

March 27, 2023

1. JOB# 22-33A; Ministerio Evangelico Misonero Voz De Salvacion
Location: s/e/c of Washington Avenue and N. 18th Street, Wyandanch
Proposes: to develop 1.26 acres of undeveloped land to construct a 5,683sf church with a 27,509sf parking lot, along with associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 04-17-23

Record Extended to 5/15/23

April 3, 2023

1. JOB# 22-54A; Aero Engine Associates, LLC
Location: e/s/o New Horizons Blvd., 440' north of New Highway, Amityville
Proposes: to construct a 10,903sf, one-story warehouse addition to an existing industrial building, along with associated site improvements.
Zone: Planned Industrial Park
SEQRA: Unlisted Action
Extended until 4-24-23

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ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW

1. JOB# 22-38A; Parand Auto Collision Centers, Inc.
Location: s/s/o W. Sunrise Hwy, btw 44th St & 45th St, Lindenhurst
Proposes: to demolish the easterly most of two existing buildings on site, in order to construct a 4,933sf addition to the remaining building and construct interior alterations for a 8,143sf public garage for a Maaco Collision Repair and Auto Painting, with outdoor storage, along with associated site improvements
Zone: Eb Business
SEQRA: Unlisted Action, Uncoordinated Review

B. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW

1. JOB# 22-38A; Parand Auto Collision Centers, Inc.
Location: s/s/o W. Sunrise Hwy, btw 44th St & 45th St, Lindenhurst
Proposes: to demolish the easterly most of two existing buildings on site, in order to construct a 4,933sf addition to the remaining building and construct interior alterations for a 8,143sf public garage for a Maaco Collision Repair and Auto Painting, with outdoor storage, along with associated site improvements
Zone: Eb Business
SEQRA: Unlisted Action, Uncoordinated Review

Approved

C. RESOLUTION/SITE PLAN REVIEW

1. JOB# 22-38A; Parand Auto Collision Centers, Inc.
Location: s/s/o W. Sunrise Hwy, btw 44th St & 45th St, Lindenhurst
Proposes: to demolish the easterly most of two existing buildings on site, in order to construct a 4,933sf addition to the remaining building and construct interior alterations for a 8,143sf public garage for a Maaco Collision Repair and Auto Painting, with outdoor storage, along with associated site improvements
Zone: Eb Business
SEQRA: Unlisted Action, Uncoordinated Review

Approved

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D. AMENDMENT TO A RESOLUTION

1. JOB# 22-47C; Town of Babylon (Phase II Subdivision) Modified
Location: s/e/c/o Straight Path and Long Island Avenue, Wyandanch
Proposes: To modify a previously approved subdivision application, which created the development block for Phase II of Wyandanch Rising, in order to meet SCDHS requirements.
Zone: Wyandanch FBC T5 and T4
SEQRA: Type I – GEIS Review Finding Resolution adopted May 22, 2009

Approved

E. ARCHITECTURAL REVIEW

1. APPLICATION # 144810; DINGLE BAY ENTERPRISES, LTD
CONSTRUCTION OF NEW HOUSE
SCTM # 0100-055-02-049 & 0100-055-02-050

Approved

F. COMMUNICATIONS

1. Letter dated April 4, 2023 from Harold Gebhard to the Town of Babylon Planning Board regarding PB Job # 18-56AE; Ingrid & Santiago Taveras requesting four extensions of time.

Approved. Dan Truchan voting nay.
2. Memo dated April 14, 2023 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-56AE; Ingrid & Santiago Taveras stating no objection to granting the four extensions of time.

Read and Filed