

PLANNING BOARD MEETING SUMMARY
APRIL 25, 2022

A. WORK SESSION/SITE PLAN REVIEW

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

B. RESOLUTION/SITE PLAN REVIEW

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

Approved

C. WORK SESSION/SITE PLAN REVIEW/CHANGE OF ZONE

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

D. NEGATIVE DECLARATION/SITE PLAN REVIEW/CHANGE OF ZONE

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

Approved

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E. RESOLUTION/SITE PLAN REVIEW/CHANGE OF ZONE

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

Approved

F. 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 11, 2022

Approved

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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 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 05/23/22

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

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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 06/06/22

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

Record Extended to 5/9/22

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

Record Extended to 6/6/22

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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 05/02/22

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
Record Extended to 04/25/22

Record Extended 5/16/22

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 04/25/22

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 04/25/22

Record Extended to 5/16/22

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 04/25/22

Record Extended to 5/9/22

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 04/25/22

Record Extended to 5/23/22

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ADDENDUM

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

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

B. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

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

Approved

C. ARCHITECTURAL REVIEW

1. APPLICATION # 135435; SANJAY SHETTY
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-162-02-088

Approved

2. APPLICATION # 138809; EDGAR NELSON, INC.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-123-01-032

Approved

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3. APPLICATOIN # 140882; EASTON HOME BUILDING CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-042-02-018.001

Approved

4. APPLICATION # 140320; EDWARD RATUSZNY
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-207-01-062

Approved

5. APPLICATION # 139945; ROBERT ROSENBERG
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-086-01-174

Approved

D. COMMUNICATIONS

1. Letter dated April 18, 2022 from Mark Cuthbertson to the Town of Babylon Planning Board regarding PB Job # 19-49A; Winter Bros. requesting two extensions of time.

Approved

2. Memo dated April 21, 2022 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-49A; Winter Bros. stating no objection to granting two extensions of time.

Read and Filed