

PLANNING BOARD MEETING SUMMARY  
APRIL 26, 2021

**A. PUBLIC HEARING/SITE PLAN REVIEW**

1. PB JOB # 18-07A; KAZIMIERZ GOLEBIEWSKI  
Location: n/s/o Oak Street, w/o of Great Neck Rd., Copiague  
Proposes: To demolish the existing structures on the parcel and erect two new buildings. Building #1 will have a footprint of 3,382sf and will be two stories. The building will contain retail space on the first floor, a private office on the second floor, and will additionally contain four two-bedroom units. Building #2 will have a footprint of 2,411sf and will contain four two bedroom units, along with associated site improvements.  
Zone: DC – Downtown Copiague  
SEQRA: Unlisted Action – Uncoordinated Review

**Record Extended to 5/24/21. Open items: revisions required in Planning and Building.**

**B. INFORMATIONAL HEARING/LOT LINE ADJUSTMENT**

1. PB JOB # 21-07L; ELINTON CONCEPCION  
Location: s/s/o Gordon Ave., 330' e/o Straight Path, West Babylon  
Proposes: A lot line adjustment between two residential parcels to shift the boundary line between the two lots 22 feet to the east.  
Zone: A Residence  
SEQRA: Type II Action

**Record Closed. Bring back for work session and resolution.**

**C. COMMUNICATIONS**

1. Letter from Margaret Braga to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates Modified expressing opposition to the applicant's proposal.

**Read and Filed**

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**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**

April 12, 2021	<b>Approved</b>
April 19, 2021	<b>Approved</b>

**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

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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

**Record Extended to 6/21/21**

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 05/03/21

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 04/26/21

**Record Extended to 5/10/21**

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August 3, 2020

1. 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

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 05/03/21

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 05/03/21

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April 12, 2021

1. PB Job # 21-02A; CROSSROADS SHOPPING CENTER, LLC  
Location: n/w/c of Albany Av. & Great Neck Rd., Amityville  
Proposes: To construct a 6,788sf two story building for a municipal courthouse and offices, along with associated site improvements.  
Zone: EB Business  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 05/03/21