

PLANNING BOARD MEETING SUMMARY
MAY 22, 2023

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

1. JOB# 22-32AE; Alzheimer's Foundation of America
Location: n/w/c/o Albany Avenue and Schleigel 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: Type II Action

B. RESOLUTION/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB# 22-32AE; Alzheimer's Foundation of America
Location: n/w/c/o Albany Avenue and Schleigel 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: Type II Action

Approved

C. COMMUNICATIONS

1. Letter dated May 15, 2023 from Nicole Blanda to the Town of Babylon Planning Board regarding PB Job # 21-37A; Lalmir Sultanzada requesting an extension of time.

Approved

2. Memo dated May 16, 2023 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-37A; Lalmir Sultanzada stating no objection to granting the extension of time.

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

May15, 2023

Pending

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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 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

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

Record Extended to 6/26/23

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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 05-22-23

Record Extended to 7/10/23

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 06-12-23

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 05/22/23

Record Extended to 6/5/23

PLANNING BOARD MEETING SUMMARY
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April 17, 2023

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
Extended until 5-22-23

Record Extended to 6/26/23

April 24, 2023

1. JOB# 22-49A; Empire CDR & J
Location: n/s/of Bay Shore Road, approximately 81' w/o Weeks Road, Deer Park
Proposes: to renovate an existing 64,950.6sf single story masonry warehouse, and construct an approximate 874sf car wash, in connection with a proposed vehicle showroom and service center
Zone: G Industry
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 5-22-23

Record Extended to 6/26/23

2. JOB# 22-44A; 1948 DPA, LLC
Location: w/s/o NYS Route 231, 481' s/o Nicolls Road, Deer Park
Proposes: Interior alterations and façade renovations to an existing building formerly used as a bank with drive-thru for a change of use to a medical office building, along with associated site improvements
Zone: E Business
SEQRA: Type II Action
Extended until 5-22-23

Record Closed

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May 16, 2023

1. JOB# 21-48AF; Anthony Pellizzi (Wingstop)
Location: s/e/c/o Broadway (Route 110) and Nathalie Avenue, Amityville
Proposes: to convert and renovate an existing building for a proposed Wingstop restaurant with exterior pick-up window, along with associated site improvements
Zone: E Business
SEQRA: Type II Action
Extended until 6-5-23

ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW

1. JOB# 22-44A; 1948 DPA, LLC
Location: w/s/o NYS Route 231, 481' s/o Nicolls Road, Deer Park
Proposes: Interior alterations and façade renovations to an existing building formerly used as a bank with drive-thru for a change of use to a medical office building, along with associated site improvements
Zone: E Business
SEQRA: Type II Action
Extended until 5-22-23

B. RESOLUTION/SITE PLAN REVIEW

1. JOB# 22-44A; 1948 DPA, LLC
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Proposes: Interior alterations and façade renovations to an existing building formerly used as a bank with drive-thru for a change of use to a medical office building, along with associated site improvements
Zone: E Business
SEQRA: Type II Action
Extended until 5-22-23

Approved