

PLANNING BOARD MEETING SUMMARY
JUNE 6, 2022

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB # 20-31A; The Lofts@ Gail Grace, LLC

Location: n/e/c of Great Neck Rd. & Marconi Blvd., Copiague

Proposes: To demolish an existing structure in order to construct a 3-story mixed used building for a 1st floor wet retail/coffee shop with 10 seats and a total of thirteen (13) studio apartments on the 2nd and 3rd floor, along with associated site improvements.

Zone: Downtown Copiague

SEQRA: Compliant with Town of Babylon GEIS

**Record Extended to 6/27/22. Open items: Revisions requested in April.
Revisions needed in Planning, Engineering, Environmental and Building.**

B. WORK SESSION/SITE PLAN REVIEW

1. JOB # 21-33A; D'Addario & Company, Inc.

Location: s/w/c/o Smith Street & Wellwood Ave., Farmingdale

Proposes: To erect a 14,750sf addition to the existing 28,554sf one story industrial building.

Zone: GA Industry

SEQRA: Unlisted Action, Uncoordinated Review

C. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW

1. JOB # 21-33A; D'Addario & Company, Inc.

Location: s/w/c/o Smith Street & Wellwood Ave., Farmingdale

Proposes: To erect a 14,750sf addition to the existing 28,554sf one story industrial building.

Zone: GA Industry

SEQRA: Unlisted Action, Uncoordinated Review

Approved

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JUNE 6, 2022

D. RESOLUTION/SITE PLAN REVIEW

1. JOB # 21-33A; D'Addario & Company, Inc.
Location: s/w/c/o Smith Street & Wellwood Ave., Farmingdale
Proposes: To erect a 14,750sf addition to the existing 28,554sf one story industrial building.
Zone: GA Industry
SEQRA: Unlisted Action, Uncoordinated Review

Approved

E. ARCHITECTURAL REVIEW

1. APPLICATION # 138258; BANTEK, LLC
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-83-02-057

Approved

2. APPLICATION # 138260; ROD STATEN CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-83-02-026 & 027

Approved

F. COMMUNICATIONS

1. Letter dated May 24, 2022 from Loretta Conzo, Marcus Organization to the Town of Babylon Planning Board regarding PB Job # 19-11AB; The Marcus Organization requesting a fifth extension of time.

Approved

2. Memo dated May 31, 2022 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-11AB; The Marcus Organization stating no objection to granting the fifth extension of time.

Read and Filed

G. COMMUNICATIONS (RESERVED)

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JUNE 6, 2022

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

May 16, 2022 **Approved**
May 23, 2022 - pending

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 08/01/22

PLANNING BOARD MEETING SUMMARY
JUNE 6, 2022

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 until 06/06/22

Record Extended to 6/27/22

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

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 until 06/06/22

Record closed and removed.

PLANNING BOARD MEETING SUMMARY
JUNE 6, 2022

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 until 06/06/22

Record Extended to 7/11/22

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 until 06/06/22

Record extended to 7/11/22. Julianne Nolan abstains.

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 until 06/13/22

PLANNING BOARD MEETING SUMMARY
JUNE 6, 2022

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 until 06/13/22

May 16, 2022 (Town Hall)

1. JOB # 21-37A; Lalmir Sultanzada
Location: n/w/c/o NYS Rte 110 & Lindy Ave., N. Amityville
Proposes: To demolish an existing structure in order to construct a 1,823sf 12 seat (take-out only) Popeye's restaurant with a drive-thru, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Record Extended until 6-6-22

Record Extended to 6/27/22

May 23, 2022 (Town Hall)

1. JOB # 22-04AF; Liv Zhen Dong
Location: s/e/c/o NYS Route 109 and Edel Ave., W. Babylon
Proposes: To convert and renovate an existing 1,200sf tenant space into the Sake Asian Restaurant and proposed 18 seat bar.
Zone: E Business
SEQRA: Type II Action
Record Extended until 6-6-22

Record Extended to 6/13/22

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JUNE 6, 2022
ADDENDUM

A. WORK SESSION/AMENDMENT TO A SITE PLAN RESOLUTION

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/AMENDMENT TO A SITE PLAN RESOLUTION

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. ARCHITECTURAL REVIEW

1. APPLICATION # 140039; JOSEPH RECCHIA
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-142-03-072

Approved

D. COMMUNICATION

1. Letter dated May 27, 2022 from Joseph Buzzell, Buzzell, Blanda & Visconti to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-19A; Acadia Properties Farmingdale, LLC stating they are withdrawing the application and can be removed from the Reserved Calendar.

Read and Filed