

PLANNING BOARD MEETING SUMMARY
JUNE 13, 2022

A. INFORMATION HEARING/BARBED WIRE

1. BW Job # 22-001; JRAR, Inc.
Location: n/s of Bayshore Road, 449.02' e/o Skidmore Rd., Deer Park
Proposes: Legalize barbed wire fencing in connection with an auto repair shop.
Zone: G Industry

B. RESOLUTION/BARBED WIRE

1. BW Job # 22-001; JRAR, Inc.
Location: n/s of Bayshore Road, 449.02' e/o Skidmore Rd., Deer Park
Proposes: Legalize barbed wire fencing in connection with an auto repair shop.
Zone: G Industry

Approved

C. PUBLIC HEARING/SITE PLAN REVIEW

1. PB JOB # 22-21A; The Academy Charter School
Location: s/s/o Long Island Ave., between S. 20th St & S. 19th St., Wyandanch
Proposes: Interior and exterior renovations to an existing building for a change of use from a hardware store to a charter school, demolition of an existing accessory structure, and associated site improvements.
Zone: E Business
SEQRA: Type II Action

Record Extended to 7/11/22. Open items: comments pending in Traffic Safety. Revisions required.

2. PB JOB # 22-16A; 669 Sunrise Hwy., LLC
Location: n/w/c of Sunrise Highway and Lenox Road., W. Babylon
Proposes: Interior alterations for a change of use to an MMA gym, along with associated site improvements.
Zone: Eb Business
SEQRA: Type II Action

Record Extended to 7/27/22. Open items: Revisions under review

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.

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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 23, 2022 **Approved**

June 6, 2022 - 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 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 until 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

May 10, 2021

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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 07-11-22

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 07-11-22

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 until 06/13/22

Record Extended to 6/27/22

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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 until 06/13/22

Record Extended to 6/27/22

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 06-27-22

May 23, 2002 (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 06-13-22

Record Extended to 6/27/22

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June 6, 2022

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
Extended until 6-27-22

ADDENDUM

A. WORK SESSION/AMENDMENT TO 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

B. RESOLUTION/AMENDMENT TO 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

C. ARCHITECTURAL REVIEW

1. APPLICATION # 137043; JOMAR PIMENTEL
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-023-01-030

Approved

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2. APPLICATIN # 139956; KEVIN BARRY
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-157-02-030

Approved

D. COMMUNICATION

1. Letter dated June 3, 2022 from Andrew J. Campanelli, Campanelli & Associates to Patrick Halpin, Chairperson, Planning Board regarding Local Zoning Ordinances for the placement of 5G Wireless Facilities.

Read and Filed