

PLANNING BOARD MEETING SUMMARY
JUNE 26, 2023

A. WORK SESSION/SUBDIVISION

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 07-10-23

B. RESOLUTION/NEGATIVE DECLARATION/SUBDIVISION

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 07-10-23

Approved

C. RESOLUTION/SUBDIVISION

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 07-10-23

Approved

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D. WORK SESSION/SUBDIVISION/CHANGE OF ZONE/REFERRAL TO TOWN BOARD

1. JOB# 22-05BE; Janusz Swiderek
Location: e/s/o Rutgers Road, 202' north of Sunrise Highway, West Babylon
Proposes: to rezone a parcel from GA Industry to D Residence and subdivide a parcel from 13,500sf into two 6,750sf parcels, in order to construct a two-story family dwelling on each newly created lot.
Zone: GA Industry to D Residence
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 6-26-23

E. RESOLUTION/SUBDIVISION/CHANGE OF ZONE/REFERRAL TO TOWN BOARD

1. JOB# 22-05BE; Janusz Swiderek
Location: e/s/o Rutgers Road, 202' north of Sunrise Highway, West Babylon
Proposes: to rezone a parcel from GA Industry to D Residence and subdivide a parcel from 13,500sf into two 6,750sf parcels, in order to construct a two-story family dwelling on each newly created lot.
Zone: GA Industry to D Residence
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 6-26-23

Approved

F. ARCHITECTURAL REVIEW

1. APPLICATION # 141562; SCOTT MCINTOSH
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-225-02-006.003

Approved

2. APPLICATION # 129184; NASSAU/SUFFOLK PARTNERSHIP
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-228-01-041

Approved. Patrick Halpin abstains.

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G. COMMUNICATIONS

1. Letter dated June 14, 2023 from Christopher Labate, Labcrew Engineering to Matthew Esposito, Town of Babylon, Planning regarding PB Job # 22-07A; Vogue Holdings requesting an extension of time.

Approved

2. Memo dated June 20, 2023 from Rachel Scelfo, Planning Commissioner to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 22-07A; Vogue Holdings stating no objection to granting the extension of time.

Read and Filed

H. 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

June 5, 2023

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 until 06-12-23

Record Extended to 12/18/23 - nunc pro tunc

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 06-26-23

Record Extended to 7/17/23

PLANNING BOARD MEETING SUMMARY
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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 07-10-23

Record closed

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

Record Extended to 7/31/23 – nunc pro tunc

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 06-26-23

Record Extended to 7/10/23

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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 06-26-23

Record Extended to 7/31/23

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 06-26-23

Record Extended to 7/10/23

June 5, 2023

1. JOB# 22-05BE; Janusz Swiderek
Location: e/s/o Rutgers Road, 202' north of Sunrise Highway, West Babylon
Proposes: to rezone a parcel from GA Industry to D Residence and subdivide a parcel from 13,500sf into two 6,750sf parcels, in order to construct a two-story family dwelling on each newly created lot.
Zone: GA Industry to D Residence
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 6-26-23

Record Extended to 8/7/23

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ADDENDUM

A. ARCHITECTURAL REVIEW

1. APPLICATION # 143703; SYDNEY RAE INVESTORS
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-083-01-070 & 071

Approved

2. APPLICATION # 143129; 95 E. BOOKER CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-056-01-035

Approved