

PLANNING BOARD MEETING SUMMARY
JULY 11, 2022

A. PUBLIC HEARING/MINOR SUBDIVISION

1. PB JOB # 22-12B; 191 Belmont Ave., LLC
Location: e/s/o Belmont Ave., 70.7' s/o Manhattan Ave., W. Babylon
Proposes: To subdivide a parcel of land totaling 16,357sf into one 8,203sf lot and 8,154sf lot, in order to maintain an existing dwelling on Lot # 1 and construct a new two-story single family dwelling on Lot #2.
Zone: Residence C
SEQRA: Unlisted Action, Uncoordinated Review

Record Extended to 8/1/22. Open items: revisions needed in Planning.

2. PB JOB # 22-13B; G & R Building Corp.
Location: n/w/c of Lafayette Road and Sunrise Hwy., W. Babylon
Proposes: To subdivide a parcel of land totaling 12,056sf into one 6,248sf parcel and one 5,808sf parcel in order to maintain an existing dwelling on Lot #1 and construct a new two-story, single family dwelling on Lot #2.
Zone: Residence C
SEQRA: Unlisted Action, Uncoordinated Review

Record Extended to 8/1/22. Open items: revisions needed in Planning.

B. COMMUNICATIONS

1. Email containing picture dated June 27, 2022 from Martin Siri to the Planning Board regarding PB Job # 19-52AE; Robert Amendola showing damage to his fence because of storage.

Read and Filed

C. 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.

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ACCEPTANCE OF MINUTES

June 27, 2022 – pending **Approved**
July 1, 2022

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 08-15-22

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

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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 07-11-22

Record Extended to 8/1/22

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

Record Extended to 8/22/22. 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 7-11-22

Record Extended to 8/15/22

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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 7-11-22

Record Extended to 7/18/22

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 07-25-22

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 07-11-22

Record Extended to 7/18/22

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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 07-11-22

Record Extended to 8/1/22

June 13, 2022

1. 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
Extended until 07-11-22

Record Extended to 7/18/22

June 27, 2022

1. PB JOB # 22-11B; Helmi Property Development
Location: s/s/o America Ave., 155' e/o Farragut Rd, W. Babylon
Proposes: To subdivide three (3) unimproved lots totaling 12,000sf into two (2) 6,000sf lots in order to construct two (2) single family dwellings.
Zone: C Residence
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 7-11-22

Record closed

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1. PB JOB # 19-52A; 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
Extended until 7-25-22

ADDENDUM

A. WORK SESSION/MINOR SUBDIVISION

1. PB JOB # 22-11B; Helmi Property Development
Location: s/s/o America Ave., 155' e/o Farragut Rd, W. Babylon
Proposes: To subdivide three (3) unimproved lots totaling 12,000sf into two (2) 6,000sf lots in order to construct two (2) single family dwellings.
Zone: C Residence
SEQRA: Unlisted Action, Uncoordinated Review

B. RESOLUTION/NEGATIVE DECLARATION/MINOR SUBDIVISION

1. PB JOB # 22-11B; Helmi Property Development
Location: s/s/o America Ave., 155' e/o Farragut Rd, W. Babylon
Proposes: To subdivide three (3) unimproved lots totaling 12,000sf into two (2) 6,000sf lots in order to construct two (2) single family dwellings.
Zone: C Residence
SEQRA: Unlisted Action, Uncoordinated Review

Approved

C. RESOLUTION/MINOR SUBDIVISION

1. PB JOB # 22-11B; Helmi Property Development
Location: s/s/o America Ave., 155' e/o Farragut Rd, W. Babylon
Proposes: To subdivide three (3) unimproved lots totaling 12,000sf into two (2) 6,000sf lots in order to construct two (2) single family dwellings.
Zone: C Residence
SEQRA: Unlisted Action, Uncoordinated Review

Approved

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D. RESOLUTION/SCRIVENORS ERROR /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

Approved

E. ARCHITECTURAL REVIEW

1. APPLICATION # 139392; ALAN & COLLEEN BIGORA
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-127-03-036

Approved

2. APPLICATION # 140420; P. SERVANTE
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-176-03-040.001

Approved

F. COMMUNICATIONS

1. Letter dated July 5, 2022 to the Town of Babylon regarding PB Job # 22-13B; G&R Building Corp. expressing opposition to the applicant's proposal.

Read and Filed

2. Letter dated July 8, 2022 from Janet Bullard to the Town of Babylon regarding PB Job # 19-52A; Robert Amendola expressing concerns about the fencing.

Read and Filed

3. Letter dated June 29, 2022 from Janet Bullard to the Town of Babylon regarding PB Job # 19-52A; Robert Amendola expressing opposition to the applicant's proposal.

Read and Filed