

PLANNING BOARD MEETING SUMMARY  
JULY 17, 2023

**A. PUBLIC HEARING/SITE PLAN REVIEW**

1. JOB# 22-57A; Manhattan Beer Distributors, LLC  
Location: n/e/c/o Acorn Street & N. 10<sup>th</sup> Street, Wyandanch  
Proposes: a 15,073.4sf addition to an existing warehouse building and legalization of outdoor storage of vehicles, along with associated site improvements  
Zone: G Industry  
SEQRA: Unlisted Action, Uncoordinated Review

**Record Extended to 8/7/23. Open items: minor revisions needed in Planning.  
Pat Halpin abstains.**

**B. WORK SESSION/SITE PLAN REVIEW**

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

**C. RESOLUTION/SITE PLAN REVIEW**

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

**Approved**

**D. COMMUNICATIONS**

1. Petition from Kath G., American Venice Civic Association to the Town of Babylon Planning Board regarding PB Job # 18-64A; A. Angela Holdings, Inc. expressing opposition to the applicant's proposal.

**Read and Filed**

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**E. 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**

July 10, 2023                      **Approved**

**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 28<sup>th</sup> 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 12-18-23

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

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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 07-17-23

**Record Extended to 8/7/23**

March 27, 2023

1. JOB# 22-33A; Ministerio Evangelico Misonero Voz De Salvacion  
Location: s/e/c of Washington Avenue and N. 18<sup>th</sup> 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 07-31-23

**Record Extended to 8/7/23**

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 07-31-23

**Record Extended to 8/7/23**

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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 08-07-23

July 10, 2023

1. JOB# 18-64A; A. Angela Holdings, Inc.  
Location: s/e/c of Montauk Highway & Doges Promenade, Lindenhurst  
Proposes: to demolish an existing two-family dwelling and construct a 3,918.77sf (footprint), two-story building for eight (8), one-bedroom apartments, along with associated site improvements.  
Zone: E Business & C Residence  
SEQRA: Unlisted Action, Uncoordinated Review  
Extended until 07-31-23

**Record Extended to 8/7/23**

ADDENDUM

**A. ARCHITECTURAL REVIEW**

1. APPLICATION # 142138; JCDC REAL ESTATE HOLDING, LLC  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-159-04-010

**Approved**

2. APPLICATION # 144679; JOYCE DAVANZO  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-186-01-140.001

**Approved**

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**B. COMMUNICATIONS**

1. Letter dated July 13, 2023 from Frank Cardino to the Planning Board regarding PB Job # 20-32B; Rafael Taveras requesting three extensions of time.

**Approved. Julianne Nolan abstains.**

2. Memo dated July 17 , 2023 from Rachel Scelfo, Planning Commissioner to Patrick Halpin, Chairperson, Planning Board stating no objection to granting three extensions of time.

**Read and Filed**