

PLANNING BOARD MEETING SUMMARY  
JULY 24, 2023

**A. PUBLIC HEARING/SITE PLAN REVIEW/LIFTING TOWN BOARD COVENANT AND RESTRICTION**

1. JOB# 23-06AI; Bartco 1114 Realty, LLC  
Location: w/s/o of Route 110, 173' n/o Parkway Court, Farmingdale  
Proposes: to renovate an existing 2,400sf single story masonry warehouse, for a change of use from an auto repair shop to an office use, along with associated site improvements. In addition, to the proposed work, the applicant also proposes to lift two Town Board Covenant and Restrictions limiting the use of the property.  
Zone: E Business  
SEQRA: Type II Action

**Record Extended to 8/21/23. Open items: Request for revisions sent to the applicant.**

**B. COMMUNICATIONS**

1. Letter dated July 12, 2023 from David I. Roth, Attorney to the Town of Babylon Planning Board regarding 12-48B; Norma Lobo requesting extensions of time to re-open an expired Planning Board job.

**Denied**

2. Email dated July 18, 2023 from Michele Insinga to the Town of Babylon Planning Board regarding PB Job # 18-64A; A. Angela Holdings expressing opposition to the applicant's proposal.

**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.

**ACCEPTANCE OF MINUTES**

July 17, 2023

**Pending**

PLANNING BOARD MEETING SUMMARY  
JULY 24, 2023

**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

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 08-07-23

March 27, 2023

PLANNING BOARD MEETING SUMMARY  
JULY 24, 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 08-07-23

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 08-07-23

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 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 08-07-23

July 17, 2023

1. JOB# 22-57A; Manhattan Beer Distributors, LLC

## PLANNING BOARD MEETING SUMMARY

JULY 24, 2023

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

Extended until 08-07-23

### ADDENDUM

#### **A. RESOLUTION/AMENDMENT/SITE PLAN REVIEW**

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

**Approved**