

PLANNING BOARD MEETING SUMMARY
JULY 25, 2022

A. PUBLIC HEARING/SITE PLAN REVIEW/BAR RESTAURANT/LIFTING OF A COVENANT & RESTRICTION

1. JOB # 21-43AFD; RGP Owners DP, LLC

Location: n/e/c/o Grand Blvd. & Commack Rd., Deer Park

Proposes: To convert a vacant 5,655sf pad-site restaurant building into a two tenant restaurant building for a 90 seat (70 indoor, 20 outdoor) Panera with a drive-thru and a 26 seat Applebees “to-go”, along with associated site improvements.

Zone: GA Industry

SEQRA: Type II Action

Record Extended to 8/1/22. Open items: Planning to review comments brought up at meeting.

B. WORK SESSION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 22-04AF; Liu 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

C. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 22-04AF; Liu 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

Approved

D. COMMUNICATIONS

1. Email from Emanuele Milillo to the Town of Babylon Planning Department regarding PB Job # 22-14B; MR Property Builders, LLC expressing opposition to the applicant’s proposal due to improper building.

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 1, 2022 **Approved**
July 11, 2022 **Approved**
July 18, 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

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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

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 08-01-22

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 08-22-22

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 08-15-22

January 31, 2022 (Old Town Hall)

1. PB JOB # 21-41A; SNL COPIAGUE, LLC

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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 08-01-22

Record closed

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

Record Extended to 8/22/22

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 08-01-22

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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 07-25-22

Record Extended to 8/1/22

June 27, 2022

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

Record Extended to 9/12/22

July 11, 2022

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 until 8-1-22

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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 until 8-1-22

July 18, 2022

1. JOB# 21-45D; ARJ Fuel & Oil, Inc.
Location: e/s of Straight Path, btw Old Country Rd and Volta Dr, Deer Park
Proposes: To lift covenant and restriction #14 of Planning Board Resolution No. 2013-041, which states that “There shall be no preparing or handling of food products, only sale of pre-packaged food products permitted.”
Zone: E Business
SEQRA: Type II Action
Extended until 07-25-22

Record Extended to 8/1/22

1. JOB# 22-14B; MR Property Builders, LLC
Location: n/s of Ferndale Court, 100’ e/o Pinelawn Avenue, Copiague
Proposes to subdivide two (2) lots totaling 14,000sf into one 6,000sf parcel and one 8,000sf parcel in order to maintain an existing dwelling on lot 2 and erect a new single family dwelling on lot 1
Zone: Residence C
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 08-01-22
2. JOB# 20-10AN; Bolla Oil Corp.
Location: s/w/c of Bay Shore Road and Commack Road, North Babylon
Proposes: to demolish two one-story buildings on site; demolish canopy, remove storage tanks; and construct a 2,544sf Bolla Market Convenience Store and gasoline station
Zone E Business
SEQRA Unlisted Action, Uncoordinated Review
Extended until 08-01-22

PLANNING BOARD MEETING SUMMARY
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ADDENDUM

A. WORK SESSION/SITE PLAN

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

B. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN

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

Approved

C. RESOLUTION/SITE PLAN

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

Approved as amended

D. COMMUNICATIONS

1. Email dated July 24, 2022 from Marie Andria to the Town of Babylon regarding PB Job # 21-43AFD; RGP Owners DP, LLC expressing concerns about the applicant's proposal.

Read and Filed