

PLANNING BOARD MEETING SUMMARY
AUGUST 1, 2022

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB# 22-22A; Fabrizio Funeral Chapels, LLC
Location: n/e/c of Sunrise Highway & Magaw Place, West Babylon
Proposes: Interior alterations for a change of use from a medical office to a funeral home, along with associated site improvements.
Zone: Eb Business
SEQRA: Type II Action

Record Extended to 8/22/22. Open items: Revisions needed in Engineering, Highway, Planning and Traffic Safety.

2. JOB# 22-23A; Educational Bus Transportation Inc.
Location: s/w/c of Straight Path and Edison Avenue, West Babylon
Proposes: To construct an approximate 1,500sf one story dispatch office, along with 5acres of asphalt parking area, and two above ground fueling tanks and dispensers, in connection with a proposed school bus storage operation/school bus depot
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review

Record Extended to 8/22/22. Open items: revisions required in multiple departemtnents.

B. ARCHITECTURAL REVIEW

1. APPLICATION # 140411; LABORDE DODARD
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-107-02-013

Approved

2. APPLICATION # 141878; JUAN ECHEVERRI
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-124-01-010

Approved

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C. COMMUNICATIONS

1. Letter dated July 25, 2022 from Jesseka Green to the Town of Babylon regarding PB Job # 19-52AE; Robert Amendola expressing opposition to the applicant's proposal.

Read and Filed

2. Letter dated July 27, 2022 from Asante Mills to the Town of Babylon regarding PB Job # 21-43AFD; RGP Owners DP, LLC expressing opposition to the applicant's proposal.

Read and Filed

D. 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 18, 2022 **Approved**
July 25, 2022

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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 08/01/22

Record Extended to 12/22/22

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

May 10, 2021

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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

Record Extended to 9/12/22

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

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 08-22-22

June 6, 2022

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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

Record Extended to 8/15/22

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 08-01-22

Record Extended to 8/15/22

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 09-12-22

July 11, 2022

1. PB JOB # 22-12B; 191 Belmont Ave., LLC

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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

Record Extended to 8/15/22

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

Record Extended to 8/15/22

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 08-01-22

Record Closed

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2. 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

Record Extended to 8/15/22

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

Record Closed. Bring back for work session and resolution.

July 25, 2022

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
Extended until 08-01-22

Record closed

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ADDENDUM

A. WORK SESSION SITE/PLAN REVIEW/BAR/RESTAURANT/LIFTING OF A C&R

2. 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

B. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT/LIFTING OF A C&R

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

Approved

C. WORK SESSION/LIFTING OF A C&R

3. 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 08-01-22

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D. RESOLUTION/LIFTING OF A C&R

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

Approved

E. ARCHITECTURAL REVIEW

1. APPLICATION # 140160; ROBERT GALASSO
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-135-01-022

Approved

2. APPLICATION # 141970; MAKA DEVELOPMENT, LLC
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-042-02-010

Approved

F. COMMUNICATIONS

1. Letter (with attachments) dated July 26, 2022 from Nicole Blanda, Buzzell, Blanda & Visconti, LLP to Patrick Halpin, Chairperson, Planning Board regarding
PB Job # 22-14B; MR Property Builders (195 Ferndale Ct., Copiague) providing additional information regarding this proposal.

Read and Filed

2. Letter dated July 19, 2022 from Jeffrey & Rita Hansen to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 20-10AN; Bolla Oil Corp. expressing opposition to the applicant’s proposal.

Read and Filed

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3. Letter dated July 21, 2022 from Magalie Audain to the Town of Babylon regarding PB Job # 20-10AN; Bolla Oil Corp. expressing concerns about the applicant's proposal.

Read and Filed