

PLANNING BOARD MEETING SUMMARY
AUGUST 15, 2022

A. PUBLIC HEARING/SITE PLAN REVIEW/GAS STATION/CONVENIENCE STORE/CHANGE OF ZONE

1. JOB# 22-15ANE; Emerson Corner Corp.
Location: n/e/c Merrick Road and Emerson Avenue, Copiague
Proposes: To demo an existing building and pump island with canopy and to rezone a split-zoned parcel to E-Business, in order to construct a new pump island with a 3,900sf canopy and renovate an existing 2,860sf (footprint), two-story building for a gas station convenience store and public garage with storage space on the second floor, along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review

Record Extended to 9/19/22. Open items: Revisions needed in a number of departments.

B. WORK SESSION/SITE PLAN REVIEW/GAS STATION/CONVENIENCE STORE

1. 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

C. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/GAS STATION/CONVENIENCE STORE

1. 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

Approved

PLANNING BOARD MEETING SUMMARY
AUGUST 15, 2022

D. RESOLUTION/SITE PLAN REVIEW/GAS STATION/CONVENIENCE STORE

1. 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

Approved

E. ARCHITECTURAL REVIEW

1. APPLICATION # 141360; MARCIN CZERWINSKI
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-214-03-054

Approved

2. APPLICATION # 142165; RAMNARIE & SHAZEELA SEEOBIN
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-058-03-010

Approved

3. APPLICATION # 138915; HENRY SCHWAB
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-041-04-055

Approved

F. COMMUNICATIONS

1. Letter dated August 1, 2022 from Barbara Brown to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels, LLC expressing opposition to the applicant's proposal.

Read and Filed

PLANNING BOARD MEETING SUMMARY
AUGUST 15, 2022

2. Letter dated August 9, 2022 from Peter D'Arienzo to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels, LLC expressing opposition to the applicant's proposal.

Read and Filed

3. Letter dated August 9, 2022 from James Hammer to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels, LLC expressing opposition to the applicant's proposal.

Read and Filed

G. 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 25, 2022 **Approved**
August 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 12-12-22

PLANNING BOARD MEETING SUMMARY
AUGUST 15, 2022

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

Record Extended to 9/12/22

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

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 09-12-22

PLANNING BOARD MEETING SUMMARY
AUGUST 15, 2022

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

Record Extended to 9/12/22

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

PLANNING BOARD MEETING SUMMARY
AUGUST 15, 2022

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 08-15-22

Record Extended to 8/22/22

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 08-15-22

Record closed. Bring back for work session and resolution.

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

PLANNING BOARD MEETING SUMMARY
AUGUST 15, 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 08-15-22

Record Extended to 9/12/22

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 08-15-22

Record Extended to 9/12/22

July 18, 2022

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 08-15-22

Record extended to 9/12/22

PLANNING BOARD MEETING SUMMARY
AUGUST 15, 2022

August 1, 2022

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
Extended to 8-22-22

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 5 acres 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
Extended to 8-22-22

ADDENDUM

A. ARCHITECTURAL REVIEW

1. APPLICATION # 139819; JENNIFER MAIORINI
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-145-01-079

Approved

2. APPLICATION # 140170; ROBERT VERNEUILLE
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-216-04-017

Approved. Memo to be amended.

3. APPLICATION # 140179; SUSAN WALSH
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-047-01-081

Approved

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AUGUST 15, 2022

B. COMMUNICATIONS

1. Letter from the Geremia Household to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels expressing opposition to the applicant's proposal.

Read and Filed

2. Letter dated August 9, 2022 from Nicole Blanda to the Town of Babylon regarding PB Job # 22-16A; 669 Sunrise Highway, LLC stating solutions to the parking requirements.

Read and Filed