

PLANNING BOARD MEETING SUMMARY
AUGUST 21, 2023

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB# 22-52A; Bobby Lau
Location: n/s/o Sunrise Highway, 209' east of Albany Avenue, Amityville
Proposes to construct a 15,927sf single story retail center with partial second floor storage over one unit, as well as a proposed parking lot and associated site improvements.
Zone: E Business and EB Business
SEQRA: Unlisted Action, Uncoordinated Review

Record Extended to 9/18/23. Open items: revisions under review.

B. WORK SESSION/RELIEF OF PLANNING BOARD COVENANT AND RESTRICTIONS

1. JOB# 23-22DI; Town of Babylon
Location: s/e/c/o Straight Path and Long Island Avenue, Wyandanch
Proposes to lift previously imposed covenants and restrictions from the Planning Board, Town Board, and Zoning Board of Appeals
Zone: Wyandanch FBC – T5
SEQRA: Type II Action

C. RESOLUTION/RELIEF OF PLANNING BOARD COVENANT AND RESTRICTIONS

1. JOB# 23-22DI; Town of Babylon
Location: s/e/c/o Straight Path and Long Island Avenue, Wyandanch
Proposes to lift previously imposed covenants and restrictions from the Planning Board, Town Board, and Zoning Board of Appeals
Zone: Wyandanch FBC – T5
SEQRA: Type II Action

Approved

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D. RESOLUTION/REFERRAL TO TOWN BOARD FOR RELIEF OF TOWN BOARD COVENANT AND RESTRICTIONS

1. JOB# 23-22DI; Town of Babylon
Location: s/e/c/o Straight Path and Long Island Avenue, Wyandanch
Proposes to lift previously imposed covenants and restrictions from the Planning Board, Town Board, and Zoning Board of Appeals
Zone: Wyandanch FBC – T5
SEQRA: Type II Action

Approved

E. WORK SESSION/RELIEF OF PLANNING BOARD COVENANT AND RESTRICTIONS

1. JOB# 23-19D; Michael Scarione
Location s/s/o Dr. Reed Boulevard, 77.33’ west of Albany Avenue, Amityville
Proposes to lift previously imposed Covenant and Restriction “only two entrances shall be permitted; one in the front of the house and the other in the rear of the house”
Zone: Residence B
SEQRA: Type II Action

F. RESOLUTION/RELIEF OF PLANNING BOARD COVENANT AND RESTRICTIONS

1. JOB# 23-19D; Michael Scarione
Location s/s/o Dr. Reed Boulevard, 77.33’ west of Albany Avenue, Amityville
Proposes to lift previously imposed Covenant and Restriction “only two entrances shall be permitted; one in the front of the house and the other in the rear of the house”
Zone: Residence B
SEQRA: Type II Action

Approved

G. ARCHITECTURAL REVIEW

1. APPLICATION # 140411; LABORDE DODARD
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-107-02-013

Approved

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2. APPLICATION # 142262 & 143165; DANNY LEE
EXTENSION OF AN EXISTING HOUSE
SCTM # 0100-154-04-029

Approved

3. APPLICATION # 141955; UA AMERICA CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-186-03-006

Approved

H. 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

August 7, 2023
August 14, 2023

Approved
Approved

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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 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 08-21-23

Record Extended to 9/11/23

March 27, 2023

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1. JOB# 22-33A; Ministerio Evangelico Misonero Voz De Salvacion
Location: s/e/c of Washington Avenue and N. 18th 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 09-11-23

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 08-21-23

Record Extended to 9/18/23

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 , two-story dwelling on each newly created lot.
Zone: GA Industry to D Residence
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 09-18-23

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 08-21-23
Record Extended to 9/18/23

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July 24, 2023

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
Extended until 8-21-23

Record Extended to 10/2/23

August 7, 2023

1. JOB# 23-21AF; Pollo Campero of New York, LLC
Location: s/w/c of NYS Route 110 and Ritter Avenue, North Amityville
Proposes: to demolish an existing structure in order to construct a one-story, 2,598sf, 60-seat Pollo Campero restaurant with drive-thru, along with associated site improvements
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 9/11/23

ADDENDUM

A. ARCHITECTURAL REVIEW

1. APPLICATION # 143723; PAT CAGGIANO
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-154-02-052.004

Approved

2. APPLICATION # 144809; FLORIDALMA CARRERA
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-090-01-092

Approved

B. COMMUNICATIONS

1. Email dated August 17, 2023 from Lou Rago to the Town of Babylon Planning

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Board regarding PB Job # 18-64A; A. Angela Holdings expressing opposition to the applicant's proposal.

Read and Filed