

**PLANNING BOARD MEETING SUMMARY  
SEPTEMBER 12, 2022**

**A. PUBLIC HEARING/SITE PLAN REVIEW/SUBDIVISION/CHANGE OF ZONE**

1. JOB# 19-44ABE; West Babylon Manor, Inc.  
Location: on the n/s of Elmwood Road, 330' w/o NYS Route 109, West Babylon  
Proposes: To subdivide an existing A-Residence parcel in two in order to maintain an existing single family dwelling on Lot One. On Lot Two, maintain and legalize an existing garage and parking, and rezone to SCMR-Senior Citizen Multiple Residence, in order to merge with an existing adjacent SCMR complex  
Zone: SCMR – Senior Citizen Multiple Residence and A-Residence to SCMR  
SEQRA: Unlisted Action, Uncoordinated Review

**Record extended to 10/3/22. Open items: revisions requested on August 17, 2022.**

**B. WORK SESSION/SUBDIVISION**

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

**C. RESOLUTION/NEGATIVE DECLARATION/SUBDIVISION**

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

**Approved**

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**D. RESOLUTION/SUBDIVISION**

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

**Approved**

**E. WORK SESSION/SITE PLAN REVIEW**

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 1<sup>st</sup> floor wet retail/coffee shop with 10 seats and a total of thirteen (13) studio apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floor, along with associated site improvements.  
Zone: Downtown Copiague  
SEQRA: Compliant with Town of Babylon GEIS

**G. RESOLUTION/SUBDIVISION**

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 1<sup>st</sup> floor wet retail/coffee shop with 10 seats and a total of thirteen (13) studio apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floor, along with associated site improvements.  
Zone: Downtown Copiague  
SEQRA: Compliant with Town of Babylon GEIS

**Approved with condition**

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**H. RESOLUTION/MODIFIED SITE PLAN**

1. PB JOB # 21-38AF; SO-HUBBARDS COMMONS, LLC  
Location: n/s/o Sunrise Highway, 760' w/o Hubbards Path, W. Babylon  
Proposes: To change a 3,560sf tenant space previously approved as a retail to a physical therapy (medical) office, along with associated site improvements.  
Zone: Eb Business  
SEQRA: Unlisted Action – Uncoordinated Review

**Approved**

**I. ARCHITECTURAL REVIEW**

1. APPLICATION # 140851; JOSE PAULINO  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-169-01-019

**Approved**

2. APPLICATION # 142320; RANJIT SINGH  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-065-02-012

**Approved**

3. APPLICATION # 142248; BUDGET ESTATES, INC.  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-039-03-063

**Approved**

**J. COMMUNICATIONS**

1. Letter dated August 20, 2022 from Robert Kranz to the Town of Babylon Planning Department regarding PB Job # 22-22A; Fabrizio Funeral Chapel expressing opposition to the applicant's proposal.

**Read and Filed**

2. Letter from Vincent Gilmor to the Town of Babylon Planning Department regarding PB Job # 22-22A; Fabrizio Funeral Chapel expressing opposition to the applicant's proposal.

**Read and Filed**

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3. Letter from Barbara Brown to the Town of Babylon Planning Department regarding PB Job # 22-22A; Fabrizio Funeral Chapels expressing opposition to the applicant's proposal.

**Read and Filed**

4. Letter dated August 18, 2022 from Andrew Raia, Town Clerk, Huntington, to the Town of Babylon regarding adopted resolutions.

**Read and Filed**

5. Memo dated September 6, 2022 from Rachel Scelfo, Commissioner, Planning and Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 21-38AF; SO-Hubbards Commons, LLC stating no objection to the approval of the modified site plan.

**Read and Filed**

6. Letter dated September 7, 2022 to the Town of Babylon Planning Board from Nicole Blanda regarding PB Job # 18-07A; Golebiewski requesting to re-open the application.

**A motion was made by Mr. O'Neill and seconded by Mr. Wynn to reopen the application.**

**K. 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 15, 2022      **Approved**  
August 22, 2022      **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 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 12-12-22

April 16, 2018 & May 13, 2019

1. JOB # 17-06AE; MR Property Builders  
Location: n/s of 45<sup>th</sup> 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 09-12-22

**Record closed. Remove from calendar.**

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**

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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

**Record Extended to 10/17/22**

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 09-19-22

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 09-12-22

**Record Extended to 10/17/22**

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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 10-03-22

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 1<sup>st</sup> floor wet retail/coffee shop with 10 seats and a total of thirteen (13) studio apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floor, along with associated site improvements.  
Zone: Downtown Copiague  
SEQRA: Compliant with Town of Babylon GEIS  
Extended until 09-12-22

**Record Closed**

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

**Record Extended to 11/14/22**

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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 09-12-22

**Record Extended to 10/3/22**

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 09-12-22

**Record Extended to 10/3/22**

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 09-12-22

**Record closed**

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 10-17-22



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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  
Extended to 10-03-22

August 15, 2022

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  
Extended to 9-19-22

August 22, 2022

1. JOB# 22-17A; JGJJG, LLC  
Location: w/s/o Wellwood Avenue, 228' north of Central Avenue, E. Farmingdale  
Proposes to construct a 52,096sf (footprint), 3-story self-storage building, along with associated site improvements The subject application is a different iteration of a plan previously approved by the Planning Board on May 6, 2019 by Resolution No. 2019-067 for Planning Board Job # 18-08AB.  
Zone: GA Industry  
SEQRA: Unlisted Action, Uncoordinated Review  
Extended until 9-19-22

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ADDENDUM

**A. ARCHITECTURAL REVIEW**

1. APPLICATION # 129179; NASSAU/SUFFOLK PARTNERSHIP  
HOUSING DEV. FUND  
CONSTRUCTION OF NEW HOUSE  
SCTM # 0100-227-05-080

**Approved**