

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 19, 2022

A. WORK SESSION/REFERRAL TO TOWN BOARD FOR A 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 until 10-3-22

B. RESOLUTION/REFERRAL TO TOWN BOARD FOR A 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 until 10-3-22

Approved

C. ARCHITECTURAL REVIEW

1. APPLICATION # 141428; DANIEL RUSSO
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-183-01-086.001

Approved

D. COMMUNICATIONS

1. Transmittal dated August 26, 2022 from Key Civil Engineering to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels

Reserved

2. Study of existing funeral homes dated August 24, 2022 from Key Civil

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Engineering to the Town of Babylon regarding PB Job # 22-22A; Fabrizio Funeral Chapels.

Reserved

3. Photo exhibit for PB Job # 22-22A; Fabrizio Funeral Chapels.

Reserved

4. Town code Chapter 213; Article XLIII; Downtown Copiague Zoning District

Reserved

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

September 12, 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 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

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 10-17-22

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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

Record Extended to 10/3/22. Julianne Nolan abstains.

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 10-17-22

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 10-03-22

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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
Record Extended until 11-14-22

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 10-03-22

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 10-03-22

August 1, 2022

1. JOB# 22-22A; Fabrizio Funeral Chapels, LLC

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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 10-17-22

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 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 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

Record Extended to 9-19-22

Record Extended to 11/12/22

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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

Record Extended until 9-19-22

Record Extended to 10/3/22.

September 12, 2022

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 until 10-3-22

ADDENDUM

A. COMMUNICATIONS

1. Letter dated September 15, 2022 from Robin Courts, Trustee of Hollywood Baptist Church to Patrick Halpin, Chairperson, Planning Board giving notice of adjourning the public hearing for PB Job # 19-03AE; Hollywood Baptist Church.

Read and Filed