

PLANNING BOARD MEETING SUMMARY
NOVEMBER 13, 2023

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB# 23-14A; Shah's Halal
Location: e/s/o New Horizons Boulevard, 570' n/o New Highway, Amityville
Proposes: To construct a 9,410sf one story warehouse addition to an existing 13,025sf single story warehouse with an office mezzanine, along with associated site improvements.
Zone: Planned Industrial Park
SEQRA: Unlisted Action, Uncoordinated Review

Record Extended to 11/27/23. Open items: minor revisions under review.

B. WORK SESSION/SUBDIVISION/CHANGE OF ZONE

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

C. RESOLUTION/NEGATIVE DECLARATION/SUBDIVISION/CHANGE OF ZONE

1. JOB# 22-05BE; Janusz Swiderek
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Approved

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D. RESOLUTION/SUBDIVISION/CHANGE OF ZONE

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Zone: GA Industry to D Residence
SEQRA: Unlisted Action, Uncoordinated Review

Approved

E. WORK SESSION/SITE PLAN REVIEW/BAR RESTAURANT

1. JOB#22-55AF; 1822 Deer Park Holdings, LLC & 1836 Deer Park Holdings, LLC
Location: s/w/c/o NYS Route 231 and Lake Avenue, Deer Park
Proposes: To demolish all existing structures in order to construct two, one-story buildings for two bar/restaurants, each with 40 seats (28 indoor, 12 outdoor).
Building A proposed at 2,400sf for an undetermined tenant. Building B proposed at 2,430sf, for a “Qdoba”, with a drive-thru window for rapid pickup and traditional menu board.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review

F. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/BAR RESTAURANT

1. JOB#22-55AF; 1822 Deer Park Holdings, LLC & 1836 Deer Park Holdings, LLC
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Approved

F. RESOLUTION/SITE PLAN REVIEW/BAR RESTAURANT

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1. JOB#22-55AF; 1822 Deer Park Holdings, LLC & 1836 Deer Park Holdings, LLC
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Proposes: To demolish all existing structures in order to construct two, one-story buildings for two bar/restaurants, each with 40 seats (28 indoor, 12 outdoor). Building A proposed at 2,400sf for an undetermined tenant. Building B proposed at 2,430sf, for a “Qdoba”, with a drive-thru window for rapid pickup and traditional menu board.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review

Approved

G. COMMUNICATIONS

1. Email dated October 30, 2023 from Donna Farina, Copiague Chamber of Commerce to the Town of Babylon Planning Board regarding PB JOB# 21-24A; Pavlo Tupyachak expressing opposition to the applicant’s proposal.

Read and Filed

2. Letter dated November 1, 2023 from Kathleen Deegan to the Planning Department regarding PB Job # 22-32AE; Alzheimer’s Foundation requesting an extension of time.

Approved

3. Memo dated November 2, 2023 from Rachel Scelfo, Commissioner to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 22-32AE; Alzheimer’s Foundation stating no objection to granting the extension of time.

Read and Filed

4. Letter dated November 1, 2023 from Nicole Blanda to Planning Board regarding PB Job # 21-13C; 995 & 1015 Great Neck Rd., LLC requesting an extension of time.

Approved

5. Memo dated November 3, 2023 from Matthew Esposito to Patrick Halpin, Planning Board regarding PB Job # 21-13C; 995 & 1015 Great Neck Rd., LLC stating no objection to granting the extension of time.

Read and Filed

PLANNING BOARD MEETING SUMMARY
NOVEMBER 13, 2023

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

October 30, 2023 **Approved**

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

PLANNING BOARD MEETING SUMMARY
NOVEMBER 13, 2023

June 27, 2022 & October 2, 2023

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 11-13-23

Record Extended to 1/8/24

March 27, 2023

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 12-18-23

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 11-13-23

Record Closed

PLANNING BOARD MEETING SUMMARY
NOVEMBER 13, 2023

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 11-13-23

Record Extended to 12/18/23

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 11-13-23

Record Extended to 11/27/23

August 21, 2023

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
Extended until 11-27-23

PLANNING BOARD MEETING SUMMARY
NOVEMBER 13, 2023

September 18, 2023

1. JOB#22-55AF; 1822 Deer Park Holdings, LLC & 1836 Deer Park Holdings, LLC
Location: s/w/c/o NYS Route 231 and Lake Avenue, Deer Park
Proposes: To demolish all existing structures in order to construct two, one-story buildings for two bar/restaurants, each with 40 seats (28 indoor, 12 outdoor). Building A proposed at 2,400sf for an undetermined tenant. Building B proposed at 2,430sf, for a “Qdoba”, with a drive-thru window for rapid pickup and traditional menu board.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 11-13-23

Record closed

October 16, 2023

1. JOB# 22-28AH; The Oil and Lubricant Depot, LLC
Location: west side of Court Street, 132’ north of Ralph Avenue, Copiague
Proposes: interior alterations and façade renovations to two existing buildings for a change of use from a bus depot to a warehouse for oil and petroleum products, along with associated site improvements.
Zone: G Industry
SEQRA: Type II Action
Extended until 12-04-23

October 23, 2023

1. JOB# 21-24A; Pavlo Tupyckak
Location: on the west side of Great Neck Road, 65’ south of Oak Street, Copiague,
Proposes: to construct a 6,932sf (footprint), 3-story mixed-use building for 4 commercial tenants (office and retail) on the 1st floor and 25 apartments (13 studio & 12 one-bedrooms) on the 2nd and 3rd floors, legally maintain an existing 3-car garage with an office above, and associated site improvements
Zone DC – Downtown Copiague
SEQRA: Unlisted Action, Uncoordinated Review
Extended until 11-13-23

Record Extended to 1/8/23

PLANNING BOARD MEETING SUMMARY
NOVEMBER 13, 2023

October 30, 2023

1. JOB# 23-05AIN; 1185 STRAIGHT PATH ROAD, LLC
Location: s/e/c of Straight Path and Fulton Street, West Babylon
Proposes: To demolish all existing structures in order to construct a 2,492sf, one-story gas station convenience store, a 3,006sf canopy over 6 pump islands, and a 1,092sf canopy over 3 diesel pump islands, along with associated site improvements.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review
Adjourned

ADDENDUM

A. ARCHITECTURAL REVIEW

1. APPLICATION # 146386; PETER MORRIS
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-209-05-019

Approved

B. COMMUNICATIONS

1. Email from Tom Colello to the Town of Babylon Planning Board regarding PB Job # 21-24A; Pavlo Tupyachak expressing opposition to the applicant's proposal.

Read and Filed

2. Email from Kathleen Corkins to the Town of Babylon Planning Board regarding PB Job # 21-24A; Pavlo Tupyachak expressing opposition to the applicant's proposal.

Read and Filed

3. Email from Walter Paluch to the Town of Babylon Planning Board regarding PB Job # 21-24A; Pavlo Tupyachak expressing opposition to the applicant's proposal.

Read and Filed