

PLANNING BOARD MEETING SUMMARY
APRIL 9, 2018

A. ARCHITECTURAL REVIEW

1. APPLICATION # 124196; MICHAEL PASTERLA
RAISING OF AN EXISTING HOUSE
SCTM # 0100-181-01-060

Approved

2. APPLICATION # 125292; JASON & MELISSA FORSHEE
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-133-04-113

Approved

3. APPLICATION # 122274; EGBERT FAMILY TRUST (CHRIS EGBERT)
RAISING OF AN EXISTING WITH EXTENSION
SCTM # 0100-181-01-90

Approved

B. COMMUNICATIONS

1. Letter dated March 5, 2018 from James F. Gaughran to Members of the Planning Board, Town of Babylon regarding PB Job # 16-33A; R Squared, LLC requesting a first extension of time.
2. Memo dated March 12, 2018 from Thomas Young, Commissioner, Planning & Development to Pat Halpin, Chairperson, Planning Board regarding PB Job # 16-33A; R Squared, LLC stating no objection to granting a first extension of time.

Approved. Julianne Nolan abstains.

3. Letter dated March 27, 2018 from Paul Della Univerita to Planning Board, Town of Babylon regarding PB Job # 15-41AE; Della Properties request a first extension of time.
4. Memo dated March 28, 2018 from Thomas Young, Commissioner, Planning & Development to Pat Halpin, Chairperson, Planning Board regarding PB Job # 15-41AE; Della Properties stating no objection to granting a first extension of time.

Approved

**PLANNING BOARD MEETING SUMMARY
APRIL 9, 2018**

5. Letter dated March 23, 2018 from Eric J. Helman, Amato Law Group to Planning Board, Town of Babylon regarding PB Job # 12-27A; 7-Eleven requesting a first extension of time.
6. Memo dated April 3, 2018 from Thomas Young, Commissioner, Planning & Development to Pat Halpin, Chairperson, Planning Board regarding PB Job # 12-27A; 7-Eleven stating no objection to granting a first extension of time.

Approved

B. COMMUNICATIONS (CONT'D)

7. Letter dated April 2, 2018 from David P. Leno, Rivkin Radler, Attorneys at Law to Town of Babylon Planning Board regarding PB Job # 17-03AF; R&F Farmingdale requesting a first extension of time.
8. Memo dated April 4, 2018 from Thomas Young, Commissioner, Planning & Development to Pat Halpin, Chairperson, Planning Board regarding PB Job # 17-03AF; R&F Farmingdale stating no objection to granting a first extension of time.

Approved

ACCEPTANCE OF MINUTES

March 12, 2018

Approved

RESERVED CALENDAR

August 13, 2012

1. JOB #11-33ACE; RANDY LAGONTERIE – ALBANY AVE. APARTMENTS
Location: w/s/o Albany Ave., 314.78' s/o Schlegel Blvd., N. Amityville
Proposes: to subdivide & rezone Parcel 1 to SCMR for 85 senior rentals
Zone: Residence B to SCMR
SEQRA Status: Unlisted Action – Coordinated Review
Record Extended to 4/9/18

Record Extended to 6/4/18

PLANNING BOARD MEETING SUMMARY
APRIL 9, 2018

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 to 5/7/18

May 8, 2017

1. JOB#16-36AE; Bunt Development Corp.
Location: w/s of Albany Av., 154.62' n/o Steele Pl., North Amityville
Proposes: To rezone seven (7) B Residence parcels to Multiple Residence to construct 13 buildings for 98 one-bedroom rental apartments, a caretakers building with a one-bedroom unit, an office and storage along with associated site improvements
Zone: B Residence to Multiple Residence
SEQRA: Type I Action-Coordinated Review
Planning Board Recommended a Change of zone 6/5/17
Record Extended to 6/4/18

June 12, 2017

1. JOB # 16-47A; PIPING ROCK HEALTH PRODUCTS, LLC
Location: s/s/o Executive Bl., 653' w/o of Broadhollow Rd., Farmingdale
Proposes: To maintain 52,381gfa of an existing industrial building, to construct a 25,322sf 1st floor addition, a 15,297sf 2nd floor addition for a total 93,000gfa and to construct three (3) 14'x70' loading bays
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 4/16/18

PLANNING BOARD MEETING SUMMARY
APRIL 9, 2018

June 26, 2017

1. JOB # 17-16A; DAVID NUNEZ
Location: n/s of Oak Street, and east of Pine Street, Copiague
Proposes: To demolish an existing 808sf 1-story vinyl house with office use and construct a new 1,016sf 2-story frame building with office use.
Zone: DC Zoning District
SEQRA: Type II Action
Record Extended to 3/26/18

Record Extended to 5/14/18

November 20, 2017

1. JOB # 16-38AE; WAGSTAFF PARTNERS, LTD.
Location: n/e/c of Old Country Road & Deer Park Av., Deer Park
Proposes: Change of zone to E Business and to construct a 3,719.75sf office building along with associated site improvements.
Zone: B Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Open: Comments from Traffic Safety. Revisions needed for planning and engineering – Have public safety look into illegal fencing area. Correct square footage for rec. to TB
Record Extended to 04/16/18

February 5, 2018

1. JOB # 17-38AF; CHICK-FIL-A
Location: e/s/o NYS Route 110, 129.7' north of Gazza Blvd., E. Farmingdale
Proposes: To demolish an existing building, erect site work, and construct a one-story 5,042.25sf Chick-Fil-A restaurant with 118 seats (102 indoor, 16 outdoor) with a drive thru.
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review
Open: Minor revisions from planning needed.
Record Extended to 4/9/18

Record Extended to 4/30/18

PLANNING BOARD MEETING SUMMARY
APRIL 9, 2018

March 5, 2018

1. JOB # 17-11ABE; 60 SCHMEELK PLACE, LLC
Location: s/s of Schmeelk Pl., 435.68' east of Great Neck Rd., Copiague
Proposes: to subdivide a parcel, zone A-Residence, and rezone an approximately 12,705sf portion of it to SCMR-Senior Citizen Multiple Residence, in order to construct 30 additional parking spaces for an existing, adjacent SCMR development.
Zone: From A Residence to SCMR
SEQRA: Unlisted Action-Uncoordinated Review
Open: Planning to look @ condition #7 (merger), change to c&r #4 – appropriate items listed for parking lot. DEC to look into condition #8 still needs T.B. recommendation Steve Kretz to go over merger w/Rich Casey
Record Extended to 3/26/18

Record Extended to 5/7/18. Gerry O'Neill abstains. Dan Truchan-Chairman.

March 12, 2018

1. JOB# 17-35AE; LINDENHURST GATE, LLC
Location: s/s/o Montauk Hwy., between Deauville Pkwy and Venetian Blvd, Lindenhurst
Proposes: To rezone 3 parcels from C Residence to E Business and construct a 5,036sf multi-tenant, retail building along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action-Uncoordinated Review
Open: Minor planning revisions, Recommendation to T.B. for change of zone; Question regarding needing a traffic study.
Condition- temporary fence not to obstruct view
Record Extended to 4/16/18

ADDENDUM

A. WORK SESSION/RECOMMENDATION TO THE TOWN BOARD FOR CHANGE OF ZONE

1. JOB # 17-11ABE; 60 SCHMEELK PLACE, LLC
Location: s/s of Schmeelk Pl., 435.68' east of Great Neck Rd., Copiague
Proposes: to subdivide a parcel, zone A-Residence, and rezone an Approximately 12,705sf portion of it to SCMR-Senior Citizen Multiple Residence, in order to construct 30 additional parking spaces for an existing, adjacent SCMR development.
Zone: From A Residence to SCMR
SEQRA: Unlisted Action-Uncoordinated Review

PLANNING BOARD MEETING SUMMARY
APRIL 9, 2018

**B. RESOLUTION/RECOMMENDATION TO THE TOWN BOARD
FOR CHANGE OF ZONE**

1. JOB # 17-11ABE; 60 SCHMEELK PLACE, LLC
Location: s/s of Schmeelk Pl., 435.68' east of Great Neck Rd., Copiague
Proposes: to subdivide a parcel, zone A-Residence, and rezone an
Approximately 12,705sf portion of it to SCMR-Senior Citizen Multiple
Residence, in order to construct 30 additional parking spaces for an existing,
adjacent SCMR development.
Zone: From A Residence to SCMR
SEQRA: Unlisted Action-Uncoordinated Review

Approved. Gerry O'Neill abstains. Dan Truchan-Chariman

C. ARCHITECTURAL REVIEWS

1. APPLICATION # 121095; THOMAS & MARIE ROGERS
RAISING OF AN EXISTING HOUSE WITH EXPANSION
SCTM # 0100-181-01-016

Approved

2. APPLICATION # 124531; JOSEPH SOUSA
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-214-01-08

Approved

3. APPLICATION # 120313; ZBIGNIEW JAKUBIAK
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-186-01-118

Approved

C. ARCHITECTURAL REVIEWS

4. APPLICATION # 123880; VINCE CORTAZAR
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-55-01-034

Approved

PLANNING BOARD MEETING SUMMARY
APRIL 9, 2018

5. APPLICATION # 124298; WILLIAM HOLLAND
RAISING OF AN EXISTING HOUSE WITH EXPANSION
SCTM # 0100-226-04-113

Approved