

**PLANNING BOARD AGENDA
APRIL 16, 2018**

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

1. JOB # 17-06AE; MR Property Builders
Location: n/s of 45th 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

B. COMMUNICATIONS

1. Letter dated April 10, 2018 to Members of the Planning Board, Town of Babylon from Rev. Fr. Demetrios Kazakis regarding PB Job # 11-01A; Babylon Hellenic Community requesting 10 extensions of time.
2. Memo dated April 11, 2018 to Patrick Halpin, Chairperson, Planning Board from Thomas Young, Commissioner, Planning and Development regarding PB Job # 11-01A; Babylon Hellenic Community stating no objection to granting 10 extensions of time.

ACCEPTANCE OF MINUTES

April 9, 2018

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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 6/4/18

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

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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

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 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

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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 4/30/18

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 05/07/18

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