

**PLANNING BOARD AGENDA  
OCTOBER 1, 2018**

**A. PUBLIC HEARING/SITE PLAN REVIEW/BAR/RESTAURANT**

1. JOB # 18-31AF; UE WEST BABYLON, LLC  
Location: n/w/c of Sunrise Hwy., and Hubbard's Path, W. Babylon  
Proposes: Interior alterations to two tenant spaces in a shopping center to construct a 3,840sf Orange Theory Fitness and a 2,800sf Café WOW (bar/restaurant)  
Zone: Eb Business  
SEQRA: Type II Action

**B. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE**

1. JOB # 18-04AE; 1163 MONTAUK, INC.  
Location: n/s of Montauk Hwy., 210' w/o Hawkins Bl., Copiague  
Proposes: A change of zone Residence C and E Business to MR. The applicant is also constructing two apartment buildings, Building "A" will be 4,775sf and will contain 8 one bedroom units, Building "B" will be 4,008sf and will also contain 8 one bedroom units.  
Zone: C Residence and E Business to MR (Multiple Residence)  
SEQRA: Unlisted Action-Uncoordinated Review

**C. SITE PLAN REVIEW**

1. JOB # 17-18A; LONG ISLAND STORAGE PARTNERS  
Location: n/s/o Wyandanch Ave., 100' w/o Governor Ave., Babylon  
Proposes: To repair fire damaged section of building, walls & roof.  
Zone: GA Industry  
SEQRA: Type II Action

**D. WORK SESSION/MINOR SUBDIVISION**

1. JOB #18-09B; DINGLE BAY ENTERPRISES  
Location: s/s/o Peacock La., approximately 100' w/o Pacific St., North Babylon  
Proposes: To subdivide a 12,500sf lot into two lots. The subdivision will create a 7,500sf lot and a 5000sf lot. The 5,000sf lot will maintain the existing dwelling. The applicant proposes to construct a new 1,236sf 2 story dwelling on the new 7,500sf lot.  
Zone: B Residence  
SEQRA: Unlisted Action- Uncoordinated Review

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

1. JOB # 18-20A; FRONTIER PARK CO., LLC (PHASE V)  
Location: n/s/o Nathalie Ave., 126' w/o Erickson Place  
Proposes: Construct one 3 story multi-residential building with 45 units  
Zone: MR  
SEQRA: Type I Action

**F. RESOLUTION/NEGATIVE DECLARATION/MINOR SUBDIVISION**

1. JOB #18-09B; DINGLE BAY ENTERPRISES  
Location: s/s/o Peacock La., approximately 100' w/o Pacific St.,  
North Babylon  
Proposes: To subdivide a 12,500sf lot into two lots. The subdivision will  
create a 7,500sf lot and a 5000sf lot. The 5,000sf lot will maintain the existing  
dwelling. The applicant proposes to construct a new 1,236sf 2 story dwelling  
on the new 7,500sf lot.  
Zone: B Residence  
SEQRA: Unlisted Action- Uncoordinated Review

**G. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW**

1. JOB # 18-20A; FRONTIER PARK CO., LLC (PHASE V)  
Location: n/s/o Nathalie Ave., 126' w/o Erickson Place  
Proposes: Construct one 3 story multi-residential building with 45 units  
Zone: MR  
SEQRA: Type I Action

**H. RESOLUTION/MINOR SUBDIVISION**

1. JOB #18-09B; DINGLE BAY ENTERPRISES  
Location: s/s/o Peacock La., approximately 100' w/o Pacific St.,  
North Babylon  
Proposes: To subdivide a 12,500sf lot into two lots. The subdivision will  
create a 7,500sf lot and a 5000sf lot. The 5,000sf lot will maintain the existing  
dwelling. The applicant proposes to construct a new 1,236sf 2 story dwelling  
on the new 7,500sf lot.  
Zone: B Residence  
SEQRA: Unlisted Action- Uncoordinated Review

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**I. RESOLUTION/SITE PLAN REVIEW**

1. JOB # 18-20A; FRONTIER PARK CO., LLC (PHASE V)  
Location: n/s/o Nathalie Ave., 126' w/o Erickson Place  
Proposes: Construct one 3 story multi-residential building with 45 units  
Zone: MR  
SEQRA: Type I Action

**J. ARCHITECTURAL REVIEW**

1. APPLICANT: CATHERINE GIBNEY  
RAISING OF AN EXISTING HOUSE  
SCTM # 100-227-01-029

**K. COMMUNICATIONS**

1. Letter dated September 21, 2018 from Stephen Kretz to the Planning Department, Town of Babylon regarding PB Job # 09-25AE; Parkway Properties, Inc. requesting two extensions of time.
2. Memo dated September 25, 2018 from Thomas Young, Commissioner, Planning & Development to Pat Halpin, Chairperson, Planning Board regarding PB Job # 09-25AE; Parkway Properties, Inc. stating no objection to the granting of a first and second extension of time.

**ACCEPTANCE OF MINUTES**

September 24, 2018 - pending

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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 to 12/3/18

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 1<sup>st</sup> floor addition, a 15,297sf 2<sup>nd</sup> 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 10/15/18

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 10/22/18

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November 20, 2017 & April 30, 2018

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  
Record Extended to 10/01/18

April 16, 2018

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 to 10/15/18

July 23, 2018

1. JOB # 17-24AC; 532 ALBANY AVENUE LLC AND RANDY LAGONTERIE  
Location: w/s of Albany Ave., 106.75' n/o Rainbow Lane, Amityville  
Proposes: To subdivide 4 parcels into 13, maintain an existing funeral home and 3 residential dwellings and to construct 9 new single family residential dwellings.  
Zone: B Residence  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 10/22/18

July 30, 2018

1. JOB # 14-40AEN; DEER HILLS SERVICE, LLC  
Location: n/e corner of Deer Park Av. and Nicolls Rd., Deer Park  
Proposes: A change of zone for one parcel from B- Residence to E-Business, to convert existing auto/truck repair bays in an existing 1,645sf gasoline service stations into a convenience store, and to construct a one story 1,800sf addition for an auto repair shop, along with associated site improvements.  
Zone: E Business and B Residence  
SEQRA: Type II Action  
Record Extended to 10/1/18

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August 6, 2018

1. JOB # 17-36A; WALMART  
Location: s/e/c of Grumman La. and Broad hollow Rd. (NYS Route 110),  
E. Farmingdale  
Proposes: To construct a 62,450sf addition to the front and south side of an  
existing Walmart store to accommodate new entrance vestibules and a new  
grocery department and drive-thru service canopy area. A new truck well, new  
bale and pallet enclosure, and associated site improvements.  
Zone: G Industrial  
SEQRA: Unlisted Action-Coordinated Review  
Record Extended to 10/01/18

August 21, 2018

1. JOB # 16-01AE; MITCHELL GIANNINI  
Location: n/e/c of 41<sup>st</sup> St. & Liberty St., Copiague  
Proposes: To rezone multiple parcels from B Residence to SCMR – Senior  
Citizen Multiple Residence in order to construct 9 two bedroom apartments.  
The proposal consists of a total of 38 units on multiple parcels and the majority  
of the development is located in the Village of Lindenhurst.  
Zone: From B Residence to SCMR  
SEQRA: Unlisted Action, Uncoordinated Review  
Record Extended to 10/01/18