

PLANNING BOARD MEETING SUMMARY
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

Record closed. Bring back for work session and resolution.

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

Record extended to 10/15/18. Open items: outstanding minor comments from Engineering.

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

Record closed. Bring back for work session and resolution.

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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

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

Approved

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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

Approved. Julianne Nolan abstains.

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

Approved

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

Approved. Julianne Nolan abstains.

J. ARCHITECTURAL REVIEW

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

Approved

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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.

Approved

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.

Read and filed.

ACCEPTANCE OF MINUTES

September 24, 2018 - pending

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 to 12/3/18

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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 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

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

Record extended to 10/22/18.

April 16, 2018

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

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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

Record extended to 10/15/18

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

Record extended to 10/15/18

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August 21, 2018

1. JOB # 16-01AE; MITCHELL GIANNINI
Location: n/e/c of 41st 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

Record extended to 10/22/18

ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW

1. JOB # 18-05A; MIRANDA ZIMNOCH
Location: n/w corner of Great Neck Rd. and Marconi Blvd.
Proposes: Buildout of 2nd floor offices above 1905-1911 Great Neck Rd.
Replace existing façade on 1905-1911 Great Neck Road
Zone: Downtown Copiague
SEQRA: Unlisted Action-Uncoordinated Review

B. RESOLUTION/NEGATIVE DECLARATION

1. JOB # 18-05A; MIRANDA ZIMNOCH
Location: n/w corner of Great Neck Rd. and Marconi Blvd.
Proposes: Buildout of 2nd floor offices above 1905-1911 Great Neck Rd.
Replace existing façade on 1905-1911 Great Neck Road
Zone: Downtown Copiague
SEQRA: Unlisted Action-Uncoordinated Review

Approved as amended.

C. RESOLUTION/SITE PLAN REVIEW

1. JOB # 18-05A; MIRANDA ZIMNOCH
Location: n/w corner of Great Neck Rd. and Marconi Blvd.
Proposes: Buildout of 2nd floor offices above 1905-1911 Great Neck Rd.
Replace existing façade on 1905-1911 Great Neck Road
Zone: Downtown Copiague
SEQRA: Unlisted Action-Uncoordinated Review

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Approved as amended

D. ARCHITECTURAL REVIEWS

1. APPLICATION # 126063; 4H REALTY
EXPANDING OF AN EXISTING HOUSE
SCTM# 0100-190-02-066

Approved

2. APPLICATION # 127741; RALPH BERTELLE
EXPANDING OF AN EXISTING HOUSE
SCTM# 0100-085-03-025

Approved

3. APPLICATION # 126064; KALVIN DIGGS
EXPANDING OF AN EXISTING HOUSE
SCTM# 0100-124-05-013

Approved