

**PLANNING BOARD AGENDA  
MARCH 18, 2019**

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

1. JOB # 18-50AF; LINDENHURST 96, LLC  
Location: n/s of Sunrise Highway, between N. Delaware Av. And N. Erie Av.,  
Lindenhurst  
Proposes: To construct a 2,300sf Chipotle Mexican Grill restaurant with 59 seats  
(41 indoor and 18 outdoor) along with associated site improvements.  
Zone: EB Business  
SEQRA: Type II Action

**B. ARCHITECTURAL REVIEWS**

1. APPLICATION # 117076; MARCIA D'ALOISIO  
EXPANSION OF AN EXISTING HOUSE  
SCTM# 0100-111-02-008

**C. COMMUNICATIONS**

1. Letter dated March 6, 2019 from Cesar Garcia to the Planning Board, Town of Babylon regarding PB Job# 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal. (with additional town-related correspondence)
2. Letter from Mark Doublet of Hops Scotch to the Planning Board, Town of Babylon regarding PB Job # 18-57AF; Hops Scotch expressing appreciation for the Planning Board's time at the March 11, 2019 meeting.
3. Letter dated March 12, 2019 from Jennifer and Christian Ramon to Mr. Halpin, Chairperson, Planning Board regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.
4. Letter dated March 10, 2019 from Tom & Maribel Hoefflerle to the Planning Board, Town of Babylon regarding PB Job# 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.
5. Letter dated March 10, 2019 from Sharon & Richard Lauro to the Planning Board, Town of Babylon regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.

**ACCEPTANCE OF MINUTES**

March 4, 2019  
March 11, 2019-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 05/06/19

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 04/15/19

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 04/1/19

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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 03/25/19

October 22, 2018

1. **JOB # 18-24ABDE; NORTH BABYLON ASSOCIATES**  
Location: s/s/o Weeks Rd., 337' e/o Deer Park Ave., North Babylon  
Proposes: To subdivide two lots zoned EA Business into two; on Lot 1 maintain an existing McDonald's and construct a 49,734sf, 3 tenant retail building; on Lot 2 rezone to GA Industry and construct a 49,940sf (footprint) self storage building.  
Zone: From EA Business to EA Business and GA Industry  
SEQRA: Unlisted Action-Uncoordinated Review  
PB Recommendation to TB for Change of zone 11/19/18  
Record Extended to 03/18/19

December 3, 2018

1. **JOB # 15-03A; CROSSROADS SHOPPING CENTER**  
Location: n/w/c of Great Neck Rd & Albany Avenue, Amityville  
Proposes: To construct an 8,777.67sf multi-tenant retail center for a proposed 7-Eleven and two retail stores, along with associated site improvements.  
Zone: E Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 04/15/19

December 10, 2018

1. **JOB # 15-35AE; ENEYET K. CHAWDHURY**  
Location: n/w/c of Bayshore Rd. and Commack Rd., Deer Park.  
Proposes: A change of zone from B Residence to E Business in order to construct an 8,430sf, one-story commercial building with a full basement, a 693sf mezzanine and a loading dock for two retail stores and a 6,250sf supermarket, along with associated site improvements.  
Zone: B Residence to E Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 04/15/19

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December 17, 2018

1.     **JOB # 18-08AB; JGJJG, LLC**  
Location: w/s of Wellwood Av., approximately 480' north of Central Av.,  
E. Farmingdale  
Proposes: To subdivide three parcels totaling 127,920sf (2.94 acres) into two  
parcels. One parcel will undergo site improvements for an existing business, the  
other will have a 31,507sf footprint two story self-storage building erected on it.  
Zone: GA Industry  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 03/25/19

March 4, 2019

1.     **JOB#16-32A; DOUGLAS A. LOVELADY**  
Location: n/s of Lincoln Av., 344' e/o Little East Neck Rd., Wyandanch  
Proposes: To construct a 1,522sf addition to an existing residential dwelling for a  
change of use to a house of worship along with associated site improvements.  
Zone: C Residence  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 04/01/19
  
2.     **JOB#18-51AE; PARKWAY VILLAGE ESTATES, LLC**  
Location: w/s of Deer Park Av., 113' n/o Brookside Av., North Babylon  
Proposes: to rezone a split zoned parcel from E-Business/B-Residence to MR-  
Multiple Residence, in order to construct 3 buildings for a total of forty (40) one-  
bedroom units and a community building, along with associated site  
improvements.  
Zone: E Business/B-Residence to MR-Multiple Residence  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 04/08/19

March 11, 2019

1.     **JOB# 18-57AF; MARK DOUBLET (HOPS SCOTCH)**  
Location: s/s of Long Island Av., 100' w/o Carlls Path, Deer Park  
Proposes: To undergo interior alterations to a 1,200sf area within an existing  
multi-tenant shopping center and to construct a bottle shop for the retail sale of  
beer and on premise consumption (tastings).  
Zone: G Industry  
SEQRA: Type II Action  
Record Extended 3/25/19