

PLANNING BOARD MEETING SUMMARY  
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

**Record Extended to 4/1/19.**

**B. ARCHITECTURAL REVIEWS**

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

**Approved**

**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)

**Read and Filed**

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.

**Read and Filed**

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.

**Read and Filed**

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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.

**Read and Filed**

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.

**Read and Filed**

**ACCEPTANCE OF MINUTES**

March 4, 2019           **Approved as Amended**  
March 11, 2019-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 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.

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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

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

**Record Extended to 4/8/19. Frank Santos abstains.**

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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

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

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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

ADDENDUM

**A. ARCHITECTURAL REVIEWS**

1. APPLICATION # 126421; ROCKY POINT FUNDING, LLC  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-58-0-059

**Approved**

2. APPLICATION # 129518; MICHAEL F. DELBALSO  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-23-03-04

**Approved**

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3. APPLICATION # 126271; VILLAGE CONTRACTOR, LLC  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-226-01-018

**Approved**

4. APPLICATION # 129357; BRANT CORP.  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-047-01-094

**Approved**

**B. COMMUNICATIONS**

1. Letter dated March 11, 2019 from Melissa Resnick to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.

**Read and Filed**

2. Letter dated March 12, 2019 from Diane Strong to Ms. Scelfo, Commissioner, Planning and Development regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.

**Read and Filed**