

PLANNING BOARD MEETING SUMMARY
APRIL 15, 2019

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

1. JOB # 19-01AF; ROMANO GATLAND

Location: s/e/c of Conklin St. and Route 110, E. Farmingdale

Proposes: Interior renovations to a 2,600sf tenant space in a multi-tenant building for a 66 seat Tropical Smoothie Café.

Zone: G Industry

SEQRA: Type II Action

Record closed. Bring back for work session/resolution.

B. WORK SESSION/MODIFIED SITE PLAN

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.

Location: s/w/c/o Sunrise Hwy & 35th St, Copiague

Proposes: Add two 1,000 gallon underground propane tanks, one heat RPZ enclosure along 35th Street frontage per water district and amend C&R #14.

Zone: G Industry

SEQRA Status: Type II Action

C. RESOLUTION/MODIFIED SITE PLAN

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.

Location: s/w/c/o Sunrise Hwy & 35th St, Copiague

Proposes: Add two 1,000 gallon underground propane tanks, one heat RPZ enclosure along 35th Street frontage per water district and amend C&R #14.

Zone: G Industry

SEQRA Status: Type II Action

Approved

D. ARCHITECTURAL REVIEWS

1. APPLICATION # 129535; DINGLE BAY ENTERPRISES, LTD
CONSTRUCTION OF A NEW HOUSE

SCTM# 0100-103-01-043

Approved

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E. COMMUNICATIONS

1. Letter dated April 5, 2019 from Madeline Jordan to the Town of Babylon Planning Board regarding PB Job # 18-51AE; Parkway Village Estates expressing opposition to the applicant's proposal.

Read and filed

2. Petition from residents to the Town of Babylon Planning Board regarding PB Job # 18-51AE; Parkway Village Estates expressing opposition to the applicant's proposal.

Read and filed

3. Letter dated April 2, 2019 from Jose F. Rivera to the Town of Babylon Planning Board regarding PB Job # 18-51AE; Parkway Village Estates expressing opposition to the applicant's proposal.

Read and filed

4. Memo dated April 9, 2019 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-10ADIN; Bolla Operating L.I. Corp. stating no objection to the approval of the modified site plan.

Read and filed

5. Letter dated April 4, 2019 from Darius Mroczkowski to the Town of Babylon Planning Board regarding PB Job # 18-01A; Rush Development, LLC requesting an extension of a time.

Approved

6. Memo dated April 10, 2019 from Rachel Scelfo, Commissioner, Planning and Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-01A; Rush Development, LLC stating no objection to the extension of time.

Read and filed

ACCEPTANCE OF MINUTES

April 8, 2019

Approved as amended

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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 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 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

Record Extended to 4/29/19

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
Recommendation to T.B. for change of zone 05/07/18 Res # 2018-065
Record Extended to 05/20/19

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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 05/06/19

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 05/06/19

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

Record Extended to 5/20/19

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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

Record Extended to 6/3/19

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 04/15/19

Record Extended to 5/13/19

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 04/29/19

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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 04/29/19

March 18, 2019

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 04/15/19

Record Extended to 5/6/19

ADDENDUM

A. COMMUNICATIONS

1. Letter dated April 11, 2019 from Bram Weber to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 14-44ABE; Engel Burman Deer Park, LLC requesting an extension of time.

Approved

2. Memo dated April 12, 2019 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 14-44ABE; Engel Burman Deer Park, LLC stating no objection to the granting of a first extension of time.

Read and filed

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3. Letter dated April 11, 2019 from Steven Lane to Town of Babylon regarding PB Job # 15-35AE; Eneyet K. Chawdhury expressing opposition to the applicant's proposal.

Read and filed

4. Letter from Jack Pellicano Jr. to Town of Babylon regarding PB Job # 15-35AE; Eneyet K. Chawdhury expressing opposition to the applicant's proposal.

Read and filed