

PLANNING BOARD AGENDA  
JUNE 1, 2020

**A. WORK SESSION/RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE/SUBDIVISION**

1. JOB # 19-45BE; MR PROPERTY BUILDERS, LLC  
Location: s/w/c of 3<sup>rd</sup> Av. and 9<sup>th</sup> St., West Babylon  
Proposes: A change of zone from E Business to C Residence, in order to subdivide an existing 14,000sf lot into two (2), maintain an existing single family dwelling, and construct a new, 2 story colonial style single family dwelling. Proposed lot 1 is 6,500sf and is to be improved with a new 2 story colonial style single family dwelling. Proposed Lot 2 is 7,500sf and is to maintain an existing 1 ½ story single family dwelling.  
Zone: E Business to C Residence  
SEQRA: Unlisted Action Uncoordinated Review

**B. WORK SESSION/SITE PLAN REVIEW/SUBDIVISION**

1. JOB # 19-19ABE; Bunt Development Corp.  
Location: e/s/o Albany Ave., 179' n/o Steele Pl., N. Amityville  
Proposes: To rezone 6 parcels from B Residence to MR (Multiple Residence) in order to construct 10 buildings for 80 one-bedroom condominium units and a separate building for maintenance with a caretaker's unit, along with associated site improvements. The applicant also proposes to subdivide one parcel (Lot 061) into two, in order to remove portion of land from the application, for dedication to a neighboring property.  
Zone: B Residence to MR (Multiple Residence)  
SEQRA: Unlisted Action

**C. WORK SESSION/SUBDIVISION**

1. JOB # 19-41B; Easton Home Building Corp.  
Location: n/w/c/o Central Ave., & W. 3<sup>rd</sup> St., Deer Park  
Proposes: to subdivide a parcel of land, zoned Residence C, and totaling 12,550sqft (.288 acres), into two lots, in order to construct one, two-story, one-family dwelling on Lot #2. The proposed dwelling will have a 1,100sqft footprint. The existing one (1) story dwelling on Lot #1 will remain. The existing dwelling will be modified to remove a rear addition and a one (1) story side addition will be erected on the east side of the existing dwelling.  
Zone: Residence C  
SEQRA: Unlisted Action – Uncoordinated Review

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

1. JOB # 18-44A; LINZER PRODUCTS CORP.  
Location: s/s/o Wyandanch Av., 261' e/o Mount Av., West Babylon  
Proposes: To construct a 35,000sf one story addition to an existing building for additional warehouse and office space, along with associated site improvements.  
Zone: GA Industry  
SEQRA: Unlisted Action – Coordinated Review

**E. NEGATIVE DECLARATION RESOLUTION/SUBDIVISION**

- JOB # 19-41B; Easton Home Building Corp.  
Location: n/w/c/o Central Ave., & W. 3<sup>rd</sup> St., Deer Park  
Proposes: to subdivide a parcel of land, zoned Residence C, and totaling 12,550sqft (.288 acres), into two lots, in order to construct one, two-story, one-family dwelling on Lot #2. The proposed dwelling will have a 1,100sqft footprint. The existing one (1) story dwelling on Lot #1 will remain. The existing dwelling will be modified to remove a rear addition and a one (1) story side addition will  
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erected on the east side of the existing dwelling.  
Zone: Residence C  
SEQRA: Unlisted Action – Uncoordinated Review

**E. NEGATIVE DECLARATION RESOLUTION/SITE PLAN REVIEW/SUBDIVISION**

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Zone: B Residence to MR (Multiple Residence)  
SEQRA: Unlisted Action

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

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Zone: GA Industry  
SEQRA: Unlisted Action – Coordinated Review

**G. RESOLUTION/RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE/SUBDIVISION**

1. JOB # 19-45BE; MR PROPERTY BUILDERS, LLC  
Location: s/w/c of 3<sup>rd</sup> Av. and 9<sup>th</sup> St., West Babylon  
Proposes: A change of zone from E Business to C Residence, in order to subdivide an existing 14,000sf lot into two (2), maintain an existing single family dwelling, and construct a new, 2 story colonial style single family dwelling. Proposed lot 1 is 6,500sf and is to be improved with a new 2 story colonial style single family dwelling. Proposed Lot 2 is 7,500sf and is to maintain an existing 1 ½ story single family dwelling.  
Zone: E Business to C Residence  
SEQRA: Unlisted Action Uncoordinated Review

**H. RESOLUTION/SITE PLAN REVIEW/SUBDIVISION**

1. JOB # 19-19ABE; Bunt Development Corp.  
Location: e/s/o Albany Ave., 179' n/o Steele Pl., N. Amityville  
Proposes: To rezone 6 parcels from B Residence to MR (Multiple Residence) in order to construct 10 buildings for 80 one-bedroom condominium units and a separate building for maintenance with a caretaker's unit, along with associated site improvements. The applicant also proposes to subdivide one parcel (Lot 061) into two, in order to remove portion of land from the application, for dedication to a neighboring property.  
Zone: B Residence to MR (Multiple Residence)  
SEQRA: Unlisted Action

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**I. RESOLUTION/SITE PLAN REVIEW**

1.     **JOB # 18-44A; LINZER PRODUCTS CORP.**  
Location: s/s/o Wyandanch Av., 261' e/o Mount Av., West Babylon  
Proposes: To construct a 35,000sf one story addition to an existing building for additional warehouse and office space, along with associated site improvements.  
Zone: GA Industry  
SEQRA: Unlisted Action – Coordinated Review

**J. RESOLUTION/MODIFIED SITE PLAN REVIEW/CONVENIENCE STORE**

1.     **PB Job # 10-25AN; Allen Leon (Leon Petroleum)**  
Location: s/w/c/o Commack Rd. & Grand Blvd, Deer Park  
Proposes: To revise the building elevations to add a mansard roof and cultured stone veneer base.  
Zone: G Industry

**K. RESOLUTION/MODIFIED SITE PLAN REVIEW/CHANGE OF ZONE**

1.     **PB Job # 18-51AE; Parkway Village Estates**  
Location: w/s/o Deer Park Avenue, 113' n/o Brookside Avenue, N. Babylon  
Proposes: To change the style of the perimeter fence to PVC and change the fence height along the northern property line to 8 feet. Additional changes to the RPZ and piping.  
Zone: MR
  
2.     **PB Job # 06-19AE; MAAL Holding Corp.**  
Location: s/e/c/o Wellwood Ave. & 9<sup>th</sup> St., Lindenhurst  
Proposes: To maintain a one-way curb cut entrance to the site from NYS Route 109, relocate the refuse enclosure, add tandem employee parking to the south of one building, and upgrade the landscaping across both sites. Additionally, an updated 239f letter from SCDPW was required to update ADA ramps to current standards.  
Zone: E Business

**L. RESOLUTION/SUBDIVISION**

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JOB # 19-41B; Easton Home Building Corp.

Location: n/w/c/o Central Ave., & W. 3<sup>rd</sup> St., Deer Park

Proposes: to subdivide a parcel of land, zoned Residence C, and totaling 12,550sqft (.288 acres), into two lots, in order to construct one, two-story, one-family dwelling on Lot #2. The proposed dwelling will have a 1,100sqft footprint. The existing one (1) story dwelling on Lot #1 will remain. The existing dwelling will be modified to remove a rear addition and a one (1) story side addition will

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erected on the east side of the existing dwelling.

Zone: Residence C

SEQRA: Unlisted Action – Uncoordinated Review

**M. ARCHITECTURAL REVIEW**

1. APPLICATION # 133687; DINGLE BAY ENTERPRISES, LTD  
SCTM # 0100-210-02-38.001  
CONSTRUCTION OF A NEW HOUSE

**N. COMMUNICATIONS**

1. Memo dated March 11, 2020 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 10-25AN; Allen Leon (Leon Petroleum) stating no objection to the approval of the modified site plan.
2. Memo dated April 28, 2020 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-51AE; Parkway Village Estates stating no objection to the approval of the modified site plan.
3. Memo dated April 10, 2020 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board, regarding PB Job # 06-19AE; MAAL Holding Corp. stating no objection to the approval of the modified site plan.
4. Letter from Steven Bilello, to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-20B; Steven Bilello requesting an extension of time.
5. Memo from Rachel Scelfo, Commissioner, Planning and Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 19-20B; Steven Bilello stating no objection to granting an extension of time.

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6. Letter dated May 6, 2020 from Andrew P. Raia, Town Clerk, Town of Huntington to the Town of Babylon regarding the adoption of resolutions.

**ACCEPTANCE OF MINUTES**

May 11, 2020

**RESERVED CALENDAR**

PLANNING BOARD AGENDA  
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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 08/03/20

April 16, 2018 & May 13, 2019

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 07/13/20

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 06/29/20

December 10, 2018

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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 06/08/20

August 12, 2019

1. JOB # 18-56AE; SANTIAGO AND INGRID TAVERAS  
Location: s/e/c of Oak St., and Lafayette St., Copiague  
Proposes: A change of zone from E Business to DC – Downtown Copiague in order to construct a three story mixed use building with one office and eleven two bedroom apartments.  
Zone: E Business to DC – Downtown Copiague  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 06/15/20

August 26, 2019

1. JOB # 18-39AFD; TEXAS ROADHOUSE HOLDINGS, LLC  
Location: n/w/c of Commack Rd., and Long Island Av., Deer Park  
Proposes: 750sf addition to an existing Texas Roadhouse restaurant in order to add 54 seats along with associated site improvements and to lift previously imposed Planning Board Covenants and Restrictions.  
Zone: E Business  
SEQRA: Type II Action  
Record Extended to 06/29/20

December 2, 2019

1. JOB # 18-44A; LINZER PRODUCTS CORP.  
Location: s/s/o Wyandanch Av., 261' e/o Mount Av., West Babylon



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Proposes: To construct a 35,000sf one story addition to an existing building for additional warehouse and office space, along with associated site improvements.

Zone: GA Industry

SEQRA: Unlisted Action – Coordinated Review

Record Extended to 06/01/20

### December 9, 2019

1. JOB # 19-24AK; CONKLIN STREET PARTNERS, LLC  
Location: n/w/c of Conklin St., and New Hwy., E. Farmingdale  
Proposes: To excavate a site to a depth of approximately six feet and construct a concrete crushing facility, along with associated site improvements.  
Zone: G Industry  
SEQRA: Unlisted Action  
Record Extended to 06/08/20

### January 6, 2020

1. JOB # 19-36AGE; FARMINGDALE HOSPITALITY PARTNERS, LLC  
Location: w/s/o Broad Hollow Rd. (NYS Route 110), 919' n/o Michael Dr., E. Farmingdale  
Proposes: A change of zone from G Industry to MH-Motel/Hotel, in order to construct a 4 story, 101 room Hampton Inn & Suites, Along with associated site improvements.  
Zone: G Industry  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 06/15/20

### January 13, 2020

1. JOB # 19-41B; EASTON HOME BUILDING CORP.  
Location: n/w/c of Central Av. And W. 3<sup>rd</sup> St., Deer Park  
Proposes: To subdivide a parcel of land 100.2'x125.25' into two lots and erect a new 1,100sf dwelling on the new lot. The existing dwelling is to remain and a side addition will be erected.  
Zone: Residence C  
SEQRA: Unlisted Action- Uncoordinated Review  
Record Extended to 06/01/20

### January 27, 2020

1. JOB # 19-51B; 67 CALVERT, INC.  
Location: s/s/o Calvert Av., 800' e/o Burgess Av., West Babylon  
Proposes: To subdivide a parcel of land, zoned Residence C, and totaling

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approximately 13,900sf, into two lots, in order to construct two (2), two-story, single family dwellings on each new lot.

Zone: C Residence

SEQRA: Unlisted Action – Uncoordinated Review

Record Extended to 06/01/20

### February 3, 2020

1. JOB # 19-45BE; MR PROPERTY BUILDERS, LLC  
Location: s/w/c of 3<sup>rd</sup> Av. and 9<sup>th</sup> St., West Babylon  
Proposes: A change of zone from E Business to C Residence, in order to subdivide an existing 14,000sf lot into two (2), maintain an existing single family dwelling, and construct a new, 2 story colonial style single family dwelling. Proposed lot 1 is 6,500sf and is to be improved with a new 2 story colonial style single family dwelling. Proposed Lot 2 is 7,500sf and is to maintain an existing 1 ½ story single family dwelling.  
Zone: E Business to C Residence  
SEQRA: Unlisted Action Uncoordinated Review  
Record Extended to 06/01/20

### March 2, 2020

1. JOB # 18-45AE; MR PROPERTY BUILDERS, LLC  
Location: w/s of Albany Ave., 318's/o Schleigel Bl., Amityville  
Proposes: To rezone a parcel from B Residence to MR-Multiple Residence in order to construct six (6) buildings, each with four (4) two-bedroom units, for a total of 24 two-bedroom units, along with associated site improvements.  
Zone: B Residence to MR- Multiple Residence  
SEQRA: Unlisted Action – Uncoordinated Review  
Record Extended to 06/01/20