

**PLANNING BOARD AGENDA
JULY 20, 2020**

A. PUBLIC HEARING/SITE PLAN REVIEW

1. PB OB # 18-25A; GAIL GRACE ESTATES OF COPIAGUE – MODIFIED
Location: s/w/c of Merrick Rd. and Baylawn Ave., Copiague
Proposes: To add an additional parcel of land to the site plan in order to provide additional parking stalls and improve site circulation; and to change of the mix of one and two bedroom units in the building.
Zone: E Business and C Residence
SEQRA: Unlisted Action – Uncoordinated Review

ADJOURNED TO A LATER DATE

B. WORK SESSION/SUBDIVISION

1. PB JOB # 20-14B; STANLEY GILPIN LIVING IRREVOCABLE TRUST
Location: e/s/o of Smith St., 150' s/o Nichols Av., Wheatley Heights
Proposes: To subdivide a parcel of land, zoned residence B, and totaling approximately 42,500sf into two lots, in order to construct two (2), two-story, single family dwellings on each new lot.
Zone: Residence B
SEQRA: Unlisted Action, Uncoordinated Review

C. RESOLUTION/NEGATIVE DECLARATION/SUBDIVISION

1. PB JOB # 20-14B; STANLEY GILPIN LIVING IRREVOCABLE TRUST
Location: e/s/o of Smith St., 150' s/o Nichols Av., Wheatley Heights
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D. RESOLUTION/SUBDIVISION

1. PB JOB # 20-14B; STANLEY GILPIN LIVING IRREVOCABLE TRUST
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E. COMMUNICATIONS

1. Letter dated July 8, 2020 from Lynda to Town of Babylon Planning Board regarding multiple planning board jobs in the area, expressing concerns regarding lack of hospitals in the area, overpopulation, crime and traffic.
2. Letter dated July 13, 2020 from Mrs. Lugten to the Town of Babylon Planning Board regarding PB Job # 17-33AF; Bobby Lau expressing traffic concerns in the area.
3. Letter dated July 14, 2020 from Dianne Hawxhurst to the Town of Babylon Planning Board regarding PB Job # 18-25A; Gail Grace Estates (Modified) expressing concerns regarding the change of units with two bedrooms and the traffic congestion in the area.
4. Letter dated July 14, 2020 from Lori Prisco to the Town of Babylon, Planning Board regarding PB Job # 19-06A; Seven Eleven Corp. expressing concerns regarding the type of establishment being proposed.
5. Letter dated July 15, 2020 from Chris Galis to the Town of Babylon, Planning Board regarding PB Job # 19-06A; Seven Eleven Corp. expressing opposition to the applicant's proposal.

ACCEPTANCE OF MINUTES

July 13, 2020 - 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 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 08/03/20

April 16, 2018 & May 13, 2019

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 08/07/20

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 08/10/20

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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 08/07/20

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 07/27/20

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 08/17/20

December 9, 2019

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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 07/27/20

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 08/10/20

February 3, 2020

1. JOB # 19-45BE; MR PROPERTY BUILDERS, LLC
Location: s/w/c of 3rd Av. and 9th 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 08/10/20

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

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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 08/10/20

June 15, 2020

1. JOB # 18-29AN; DIXON GAS CORP.
Location: n/e/c of Dixon Ave. and Bayview Ave., Copiague
Proposes: To renovate and convert an existing gasoline service station and public garage to 1,687sf convenience store, and erect a 2,600sf new canopy and four (4) new pump islands, along with associated site improvements.
Zone: G Industry
SEQRA: Type II Action
Record Extended to 07/20/20

June 22, 2020

1. PB JOB # 20-04AE; 181 MERRITT AVENUE, INC.
Location: n/e/c/o Merritt Ave. & N. 25th Street, Wyandanch
Proposes: Change of zone from E Business to C Residence in order to construct a two-story, colonial style single family dwelling.
Zone: E Business to C Residence
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 07/27/20

June 29, 2020

1. PB JOB # 17-33AF; BOBBY LAU
Location: s/s/o Farmingdale Rd. (NYS Route 109), between Kellum St. and Bedell St., Lindenhurst
Proposes: To construct a one story, multi-tenant masonry building of 10,539sf for a laundromat, Chinese take-out restaurant, and a retail store, along with associated site improvements.
Zone: E Business
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 07/20/20

July 13, 2020

1. PB JOB # 19-06A; SEVEN ELEVEN CORP.
Location: s/w/c of Merrick Rd. (Montauk Hwy.) and S. Great Neck Rd., Copiague

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Proposes: A change of use to an existing pad site for 3,204sf 7-Eleven along with associated site improvements.

Zone: E Business

SEQRA: Type II Action

Record Extended to 8/3/20

2. **PB JOB # 19-54A; F.W. WEBB**

Location: w/s/o Lamar Street, approx. 200' n/o Edison St.

Proposes: Modifications to existing warehouse and associated site improvements.

Zone: G Industry

SEQRA: Type II Action

Record Extended to 8/3/20