

PLANNING BOARD AGENDA
JULY 27, 2020

A. SITE PLAN REVIEW/INFORMATIONAL HEARING

1. PB JOB # 20-11A; WINTERS CENTER FOR AUTISM
Location: w/s/o Mahan St., 590's/o Patton Avenue, West Babylon
Proposes: A change of use to two existing industrial buildings for a vocational training center for adults with autism, along with associated site improvements.
Zone: GA & GB Industry
SEQRA: Unlisted Action – Uncoordinated Review

2. PB JOB # 19-49A; WINTER BROS.
Location: s/s/o Gleam St., approx. 500's/o Patton Ave., West Babylon
Proposes: To demolish an existing masonry building on-site and erect a 16,842sqft one (1) story, prefabricated warehouse building for the refurbishing and cleaning of Winter Brothers refuse containers.
Zone: G Industry
SEQRA: Unlisted Action – Uncoordinated Review

B. WORK SESSION/SITE PLAN REVIEW/BAR/RESTAURANT

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

**C. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/
BAR/RESTAURANT**

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D. WORK SESSION/SITE PLAN REVIEW/CHANGE OF ZONE

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

E. RESOLUTION/NEGATIVE DECLARATION/SITE PLAN REVIEW/CHANGE OF ZONE

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F. RESOLUTION/SITE PLAN REVIEW

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E. ARCHITECTURAL REVIEW

1. APPLICATION # 134012; JACOB V. KUNJUKUNJU
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-091-01-061.003

F. COMMUNICATIONS

1. Letter dated July 16, 2020 from Carol A. Bonsera to the Town of Babylon Planning Board regarding PB Job # 19-06A; Seven Eleven Corp. expressing opposition to the applicant's proposal.

G. COMMUNICATIONS/RESERVED

1. 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.

ACCEPTANCE OF MINUTES

July 13, 2020 - pending
July 20, 2020 - pending

RESERVED CALENDAR

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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 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 08/10/20

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

December 10, 2018

1. JOB # 15-35AE; ENEYET K. CHAUDHURY

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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 08/10/20

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

1. JOB # 19-24AK; CONKLIN STREET PARTNERS, LLC

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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

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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 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 08/03/20

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

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
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

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July 20, 2020

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 8/24/20