

PLANNING BOARD MEETING MINUTES  
TOWN OF BABYLON  
200 EAST SUNRISE HIGHWAY  
LINDENHURST, NEW YORK  
MONDAY JANUARY 22, 2018  
7:00 P.M.

PRESENT: PATRICK HALPIN, CHAIRPERSON  
MICHAEL CAFARO  
JULIANNE NOLAN  
GERALD O'NEILL  
FRANK SANTOS  
DANIEL TRUCHAN III  
EDWARD WYNN

ABSENT:

PRESENT: RICHARD CASEY, COUNSEL FOR THE TOWN  
BRIAN ZITANI, WATERWAYS MANAGEMENT SUPERVISOR, ENVIRONMENTAL  
CONTROL  
MATTHEW ESPOSITO, PLANNER, PLANNING AND DEVELOPMENT  
DENISE GRAZIANO, SECRETARY

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**A. RESOLUTION/AMENDMENT**

1. JOB # 17-03AF; R & F FARMINGDALE, LLC C/O NEIL A. RUBE  
Location: n/e/c of Broadhollow Rd. & Schmitt Bl., East Farmingdale  
Proposes: To construct a 1,885sf Starbucks pad site with drive-thru and  
outdoor seating, along with associated site improvements  
Zone: GA Industry  
SEQRA: Type II Action

**Approved as amended**

RESOLUTION NO. 2018-012  
AMENDMENT TO RESOLUTION NO. 2017-169  
R & F FARMINGDALE, LLC  
PB JOB #17-03AF  
MONDAY, JANUARY 22, 2018

WHEREAS, pursuant to Babylon Town Code, Chapter 186, Sections 1-17, a formal application for the approval of a site plan review, entitled R & F Farmingdale, was submitted to the Planning Board of the Town of Babylon on February 10, 2017 and an application fee of \$ 600.00 was paid; and

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WHEREAS, proposed site plan is located on the northeast corner of Broadhollow Road and Schmitt Boulevard, in the hamlet of East Farmingdale, and is identified by Suffolk County Tax Map No. 0100-036-01-003; and

WHEREAS, a public hearing was held on said site plan at the Town Hall in North Lindenhurst, New York on November 13, 2017; and

WHEREAS, the site plan was approved by the Planning Board on December 11, 2017, by Resolution No. 2017-169 with certain conditions and covenants and restrictions; and

WHEREAS, Resolution No. 2017-169 on December 11, 2017 for R & F Farmingdale, was approved with the following Covenants & Restrictions that read:

1. No change in tenancy for the Raymour and Flanigan building without Planning Board approval.
2. Additional seating shall require Planning Board approval.
11. The owner/developer is responsible for maintaining all site development improvements including, but not limited to the following: fire and smoke detection system, automatic fire sprinkler system, building, drainage, curbs, sidewalks, fencing, asphalt, landscaping, etc.

WHEREAS, R & F Farmingdale, Planning Board Job #17-03AF, has applied for an amendment to Resolution No.2017-169 to change the following Covenants & Restrictions to read:

1. No change in the nature of furniture store use for the Raymour and Flanigan building without Planning Board approval.
2. Additional seating for the Starbucks building shall require Planning Board approval.
11. The owner/developer is responsible for maintaining or causing to be maintained all site development improvements including, but not limited to the following: fire and smoke detection system, automatic fire sprinkler system, building, drainage, curbs, sidewalks, fencing, asphalt, landscaping, etc.

WHEREAS, the Commissioner of Planning and Development has reviewed said submission and has found it to be acceptable.

NOW, THEREFORE, be it

RESOLVED, that the application of R & F Farmingdale, identified by SCTM: 0100-036-01-003 to amend the approved Resolution 2017-169 dated December 11, 2017, amending the covenant & restrictions requirements as stated is hereby approved.

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VOTES: (7)                      AYES: (7)    NAYS: (0)    ABSTAINED (0)

Patrick Halpin	X
Edward Wynn	X
Frank Santos	X
Michael Cafaro	X
Daniel Truchan	X
Gerald O'Neill	X
Julianne Nolan	X

The resolution was thereupon declared duly adopted.  
Dated January 22, 2018, Town of Babylon New York.

**B. ARCHITECTURAL REVIEW**

1. APPLICATION # 124142 & 119489; JAMES RANKER  
RAISING OF AN EXISTING HOUSE  
SCTM # 0100-182-01-142

**Approved**

2. APPLICATION # 124363; JOSE F. TAVARES  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-039-03-027

**Approved**

**C. COMMUNICATIONS**

1. Letter dated January 4, 2018 from Michael Manes, Senior Project Manager, Mavis Tire Supply, LLC to the Chairperson, Planning Board regarding PB Job # 15-07A; Mavis Discount Tire requesting four (4) extensions of time.
2. Memo dated January 9, 2018 from Thomas Young, Commissioner, Planning and Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-07A; Mavis Discount Tire stating no objection to granting all four extensions of time.

**Approved. Dan Truchan voting no.**

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3. Letter dated January 12, 2018 from David P. Leno, Rivkin Radler, LLP to Patrick G. Halpin, Chairperson, Planning Board regarding PB Job # 17-03AF; R & F Farmingdale, LLC requesting an amendment to the Covenants & Restrictions stated in the Resolution # 2017-169 previously approved by the Planning Board.

**Read and Filed**

4. Memo dated January 16, 2018 from Thomas Young, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-03AF; R & F Farmingdale, LLC stating no objection to the amendment of the Covenants & Restrictions in Resolution # 2017-169.

**Approved**

**ACCEPTANCE OF MINUTES**

December 11, 2017  
January 8, 2018

**Approved**  
**Approved**

## PLANNING BOARD MEETING MINUTES

### **RESERVED CALENDAR**

August 13, 2012

1. JOB #11-33ACE; RANDY LAGONTERIE – ALBANY AVE. APARTMENTS  
Location: w/s/o Albany Ave., 314.78' s/o Schlegel Blvd., N. Amityville  
Proposes: to subdivide & rezone Parcel 1 to SCMR for 85 senior rentals  
Zone: Residence B to SCMR  
SEQRA Status: Unlisted Action – Coordinated Review  
Record Extended to 01/22/18

**Record Extended to 2/26/18**

August 8, 2016 (April 24, 2017)

1. JOB #14-44ABE; ENGEL BURMAN AT DEER PARK, LLC.  
Location: e/s/o Washington Av, 100' n/o Sammis Av, Deer Park  
Proposes: to subdivide a Residence B parcel into two (2); rezone parcel one to SCMR to construct 200 units, and to construct a community facility on parcel two which shall remain as Residence B  
Zone: Parcel #1 to be rezoned to SCMR, Parcel #2 to remain B Residence  
SEQRA Status: Type I Action  
2<sup>nd</sup> Public Hearing 4/24/17  
PB Recommendation to TB 05/15/17  
Record Extended to 01/22/18

**Record Extended to 1/29/18**

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 01/29/18

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May 8, 2017

1. JOB # 16-24AEF; UE 713-715 Sunrise, LLC  
Location: n/s of Sunrise Hwy., approximately 1500' e/o Belmont Ave, West Babylon  
Proposes: To rezone a split-zone parcel to EB Business and construct a 10,849sf 4-tenant retail and restaurant building with drive through.  
Zone: Eb Business/C Residence to Eb Business  
SEQRA Status: Unlisted Action-Uncoordinated Review  
PB Recommendation to TB on 6/26/17  
TB Approved Change of zone on 9/6/17  
Record Extended to 01/29/18
2. JOB#16-36AE; Bunt Development Corp.  
Location: w/s of Albany Av., 154.62' n/o Steele Pl., North Amityville  
Proposes: To rezone seven (7) B Residence parcels to Multiple Residence to construct 13 buildings for 98 one-bedroom rental apartments, a caretakers building with a one-bedroom unit, an office and storage along with associated site improvements  
Zone: B Residence to Multiple Residence  
SEQRA: Type I Action-Coordinated Review  
Planning Board Recommended a Change of zone 6/5/17  
Record Extended to 02/28/18

June 12, 2017

1. JOB # 16-47A; PIPING ROCK HEALTH PRODUCTS, LLC  
Location: s/s/o Executive Bl., 653' w/o of Broadhollow Rd., Farmingdale  
Proposes: To maintain 52,381gfa of an existing industrial building, to construct a 25,322sf 1<sup>st</sup> floor addition, a 15,297sf 2<sup>nd</sup> floor addition for a total 93,000gfa and to construct three (3) 14'x70' loading bays  
Zone: G Industry  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 01/22/18

**Record Extended to 2/5/18**

## PLANNING BOARD MEETING MINUTES

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 01/22/17

**Record Extended to 2/26/18**

November 20, 2017

1. JOB # 16-38AE; WAGSTAFF PARTNERS, LTD.  
Location: n/e/c of Old Country Road & Deer Park Av., Deer Park  
Proposes: Change of zone to E Business and to construct a 3,719.75sf office building along with associated site improvements.  
Zone: B Residence to E Business  
SEQRA: Unlisted Action, Uncoordinated Review  
Open: Comments from Traffic Safety. Revisions needed for planning and engineering – Have public safety look into illegal fencing area. Correct square footage for rec. to TB  
Record Extended to 01/22/18

**Record Extended to 2/26/18**

December 18, 2017

1. JOB # 17-01A; GAVA PROPERTIES UNLIMITED, LLC  
Location: e/s of Little East Neck Rd., 87.48' n/o Windmill Av., West Babylon  
Proposes: To maintain an existing site and uses along with interior alterations and associated site improvements.  
Zone: E Business  
SEQRA: Type II Action  
Open items: Revisions needed for eng, t/s and planning. Traffic to check on area in the front for 3 point turn instead of backing out onto LEN Road.  
Record Extended to 01/22/18

**Record Extended to 2/5/18**

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ADDENDUM

**A. ARCHITECTURAL REVIEW**

1. APPLICATION # 122507; MICHAEL SILVESTRI  
RAISING OF AN EXISTING HOUSE  
SCTM # 0100-231-03-05

**Approved**

2. APPLICATION # 122772; RON MCATEER  
RAISING OF AN EXISTING HOUSE  
SCTM # 0100-190-03-106

**Approved**

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There being no further business to appear before the Board, a motion was made by Ms. Nolan, seconded by Mr. Truchan, all members present voting aye, to adjourn the meeting 7:16 p.m.