

PLANNING BOARD MEETING MINUTES
TOWN OF BABYLON
200 EAST SUNRISE HIGHWAY
LINDENHURST, NEW YORK
MONDAY MARCH 12, 2018
7:00 P.M.

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

ABSENT:

PRESENT: RICHARD CASEY, COUNSEL FOR THE TOWN
RICH GROH, CHIEF ENVIRONMENTAL ANALYST
MATTHEW ESPOSITO, PLANNER, PLANNING AND DEVELOPMENT
DENISE GRAZIANO, SECRETARY

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A. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB# 17-35AE; LINDENHURST GATE, LLC
Location: s/s/o Montauk Hwy., between Deauville Pkwy and Venetian Blvd,
Lindenhurst
Proposes: To rezone 3 parcels from C Residence to E Business and construct
a 5,036sf multi-tenant, retail building along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action-Uncoordinated Review

Appeared:
Nicole Blanda, Buzzell, Blanda & Visconti
535 Broad Hollow Road, Melville, New York

Mr. Halpin verified the applicant received a copy of Commissioner Young's memo.

Ms. Blanda stated she had. This is an application for site plan approval and a recommendation for a change of zone for a portion of the premises to be rezoned from Residence C to Business E. The property is on the south side on Montauk Highway. It is comprised of four separate tax lots that maintain frontage on Montauk Highway and that extend street to street from Deauville to Venetian Blvd. It has a total lot area of about 22,142 sf making it about half an acre. The largest tax lot, number 59, is zoned Business E. There are three other tax lots that front on Venetian

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presently zoned Residence C. The site is currently vacant and has a history of being a brownfield site that has been remediated. The property is now owned privately and has been purchased from the County. We are seeking to redevelop this site to have a 5,036 sf retail building. The tenants have not been determined yet. We cannot market a building that has not been approved yet.

There are currently three access points to the site right now. We are proposing two. There is an existing curb cut on Montauk Hwy. We have an application in with the NYSDOT asking for them to modify it to make it one way in and one way out. There are also two curb cuts on Deauville and we are asking to close those and make one central curb cut that would have ingress and egress to the site.

We are providing 5,188 sf of landscaping. The site will be dark sky compliant so that lighting will not spill over onto adjacent properties. As per meetings with various Town Departments the refuse will be set away from the residential properties with the proper screening and landscaping around it. There will be a 10 ft rear buffer with landscaping.

We are seeking a couple of variances from Zoning including parking and a setback variance. Most properties on this corridor are already zoned Business E. I can't see anyone wanting to build their home in a Residence C with the frontage on Montauk Hwy.

Ms. Nolan asked how many tenants they anticipate.

Ms. Blanda stated three tenants.

Ms. Nolan asked what types of tenants are envisioned.

Ms. Blanda stated they are hoping for retail tenants or they can have a tenant with 16 seats or less -something like a Subway Sandwich Shop or something on that order. They are hoping for dry retail spaces but have not had any specific talks yet.

Mr. Cafaro asked if they have done a traffic study there.

Ms. Blanda stated Nelson and Pope was that outside traffic consultant we hired for the Town. Based on their comments that we responded to, no traffic study was requested. There is an application pending with the DOT from RMS Engineering so if the Board had any question we would ask that we could keep the record open and have RMS submit it.

Mr. Truchan asked what the height of the plantings would be on the south east corner. It is hard for residents to get out of there.

Appeared:

Charles Lembo, Spaces Architects
410 Montauk Hwy. Lindenhurst, New York

Mr. Truchan stated there is a problem with visibility on Venetian and I would like to know how

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high the greenery will be.

Mr. Lembo stated there are street trees about 30 feet apart and we are closing the curb cut so there will be no access on Venetian.

Mr. Truchan stated I am concerned about the people pulling out of Venetian Blvd. making a left or right on to Montauk Hwy. They need to have a visibility from their vehicle.

Mr. Lembo stated they are street trees. The trees around the dumpster are about the height of the dumpster and all the others are really low.

Mr. Halpin asked what the distance is from the dumpster to the corner.

Mr. Lembo stated roughly 18'.

Mr. Wynn asked if the garbage truck will be able to turn around when the refuse is removed.

Mr. Lembo stated the way this is set up and the way Planning wanted it was the truck would come in from Deauville, go straight across the property, pick up the dumpster and back out back onto Deauville without making a u-turn.

Appeared;

Ed Schneider

3 Deauville Pkwy. Lindenhurst, New York 11757

Mr. Schneider asked if a traffic study has been done yet.

Mr. Halpin stated they have just reported that one has not been done yet.

Mr. Schneider asked if this is going to be dependent on that traffic study.

Mr. Halpin stated we will take that into consideration.

Mr. Schneider stated the reason he is asking is prior to the light being put in we had a ton of accidents on Venetian Blvd. It has slowed down a bit but they are still there. This is going to bring additional activity there. What is the distance between the driveway on Deauville and Montauk Highway?

Mr. Lembo stated from the north west edge to the property line is probably 25'.

Mr. Schneider stated so that is two or three cars if there is a red light. We have trouble with people using Deauville to avoid Venetian to make a left turn. We are going to have a backup of cars coming down the road. I have no problem with this complex but somewhere in this process can a light be put on the corner of Venetian and Deauville.

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Appeared:

Sharon Protano

453 Deauville Pkwy. Lindenhurst, New York 11757

Ms. Protano stated these three parcels - what are we going to get a Chinese place, nail salon or a pizza place? Do we really need this? Once the warm weather comes Montauk Highway becomes a raceway. This is not a necessity. Put a couple of trees and a bench.

Ms. Blanda stated anything that happens on Montauk Highway requires us to be at the mercy of NYSDOT, so as far as adding additional lights, I don't know how that would be done but we do have a pending application with them and they wanted the curb cut on Montauk Highway as one way in and one way out with a cement block in the middle so people can't jump it and try to make a left turn out. Presently there are two curb cuts on Deauville and we are trying to make it one because we feel it would provide better flow on the site. Montauk Highway is a commercial corridor and that is the history of it and the predominant zoning in this area is Business E. If the Board would like RMS to provide some sort of traffic report we would do so if the Board requests it. It was not requested of us and that is why we have not provided it.

Mr. Truchan stated without knowing the future tenants of this site, what is the belief of the turn-around of people coming in and out of the site and making left turns.

Mr. Blanda said do you mean the peak hours of traffic.

Mr. Truchan stated yes.

Ms. Blanda stated I would imagine as a retail store it would be open at 10. If it wasn't retail maybe closer to 11 or 12. Under oath, I don't want to say what traffic counts would be because I am not a traffic engineer.

Mr. Truchan stated you mentioned a Subway or something of that nature and they would possibly have to have a grease trap and their numbers of employees might be different. Would that be a consideration as to what time they would open or close during the week or on the weekend?

Ms. Blanda stated if you are talking about shifts for employees sometimes those types of uses offset the retail. We are providing 21 spaces and the requirement is 25. We would have to go to the Zoning Board for that but feel the way we have the site set up it would be able to accommodate.

Mr. Truchan asked if they needed to go to ZBA for anything else besides parking.

Ms. Blanda stated the rear yard setback.

Mr. Halpin stated the record is extended to 4/16/18 for minor Planning Board revisions.

Ms. Blanda asked if she would be notified if a Traffic Study was needed.

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Mr. Halpin stated yes.

A letter was submitted into the record addressed to Mr. Halpin from Jessica Reilly dated March 8, 2018 stating her concerns about the application.

ACCEPTANCE OF MINUTES

February 26, 2018

Approved as Amended

March 5, 2018

Approved

RESERVED CALENDAR

August 13, 2012

- 1. JOB #11-33ACE; RANDY LAGONTERIE – ALBANY AVE. APARTMENTS
 Location: w/s/o Albany Ave., 314.78’ s/o Schleigel 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 4/9/18

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 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 5/7/18

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May 8, 2017

1. 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 6/4/18

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 1st floor addition, a 15,297sf 2nd 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 03/12/18

Record Extended to 4/16/18

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 3/26/18

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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 3/19/18

Record Extended to 4/16/18

February 5, 2018

1. JOB # 17-38AF; CHICK-FIL-A
Location: e/s/o NYS Route 110, 129.7' north of Gazza Blvd., E. Farmingdale
Proposes: To demolish an existing building, erect site work, and construct a one-story 5,042.25sf Chick-Fil-A restaurant with 118 seats (102 indoor, 16 outdoor) with a drive thru.
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review
Open: Minor revisions from planning needed.
Record Extended to 4/9/18

March 5, 2018

1. JOB # 17-11ABE; 60 SCHMEELK PLACE, LLC
Location: s/s of Schmeelk Pl., 435.68' east of Great Neck Rd., Copiague
Proposes: to subdivide a parcel, zone A-Residence, and rezone an approximately 12,705sf portion of it to SCMR-Senior Citizen Multiple Residence, in order to construct 30 additional parking spaces for an existing, adjacent SCMR development.
Zone: From A Residence to SCMR
SEQRA: Unlisted Action-Uncoordinated Review
Open: Planning to look @ condition #7 (merger), change to c&r #4 – appropriate items listed for parking lot. DEC to look into condition #8 still needs T.B. recommendation Steve Kretz to go over merger w/Rich Casey
Record Extended to 3/26/18

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ADDENDUM

A. ARCHITECTURAL REVIEWS

1. APPLICATION # 124642; DANIEL POLKOWSKI
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-228-01-031

Approved

2. APPLICATION # 117637; IBELCA CONCEPCION
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-178-02-146

Approved

B. COMMUNICATIONS

1. Letter dated March 8, 2018 from Jessica Reilly to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-35AE; Lindenhurst Gate, LLC expressing various concerns about the project.

Add to record for Public Hearing on 3/12/18.

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There being no further business to appear before the Board, a motion was made by Ms. Nolan, seconded by Mr. Wynn, all members present voting aye, to adjourn the meeting 7:45 p.m.