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

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

   Record Extended to 4/30/18. Open: Minor revisions from Engineering. Needs Town Board and ZBA approvals. Planning to talk with Architect about concrete or pavers by handicapped ramps. Traffic and Town Board to look into additional stop signs.

B. COMMUNICATIONS

1. Letter dated April 10, 2018 to Members of the Planning Board, Town of Babylon from Rev. Fr. Demetrios Kazakis regarding PB Job # 11-01A; Babylon Hellenic Community requesting 10 extensions of time.

2. Memo dated April 11, 2018 to Patrick Halpin, Chairperson, Planning Board from Thomas Young, Commissioner, Planning and Development regarding PB Job # 11-01A; Babylon Hellenic Community stating no objection to granting 10 extensions of time.

Approved. Opposed: Dan Truchan

ACCEPTANCE OF MINUTES

April 9, 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 6/4/18

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

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 4/16/18  

Record Extended to 5/14/18

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 5/14/18

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 04/16/18  

Record Extended to 4/30/18
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 4/30/18

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 05/07/18

March 12, 2018

1. JOB# 17-35AE; LINDENHURST GATE, LLC
   Location: s/s/o Montauk Hwy., between Deauville Pkwy and Venetian Blvd, Lindenhurst
   Proporses: 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
   Open: Minor planning revisions, Recommendation to T.B. for change of zone; Question regarding needing a traffic study.
   Condition- temporary fence not to obstruct view
   Record Extended to 4/16/18

Record Extended to 4/30/18

Page 4 of 5
A. ARCHITECTURAL REVIEWS

1. APPLICATION # 125512; KENNETH SMITH
   CONSTRUCTION OF A NEW HOUSE
   SCTM # 0100-024-02-003

   Approved

2. APPLICATION # 122242; IRINA ELSON
   CONSTRUCTION OF A NEW HOUSE
   SCTM # 0100-231-03-077

   Approved

3. APPLICATION # 125191; DINGLE BAY ENTERPRISES
   CONSTRUCTION OF A NEW HOUSE
   SCTM # 0100-103-02-13.001

   Approved

4. APPLICATION # 125979; BUDGET ESTATES, INC.
   CONSTRUCTION OF A NEW HOUSE
   SCTM # 0100-217-01-037

   Approved

5. APPLICATION # 126179; DARIUS MROCZKOWSKI
   CONSTRUCTION OF A NEW HOUSE
   SCTM # 0100-192-02-080

   Approved

6. APPLICATION # 118120; FRANK ELLINGER
   EXPANSION OF AN EXISTING HOUSE
   SCTM # 0100-231-03-06

   Approved

7. APPLICATION # 125389; ROBERT MANNO
   RAISING OF AN EXISTING HOUSE
   SCTM # 0100-183-01-057

   Approved