A. PUBLIC HEARING/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 18-50AF; LINDENHURST 96, LLC
   Location: n/s of Sunrise Highway, between N. Delaware Av. And N. Erie Av.,
   Lindenhurst
   Proposes: To construct a 2,300sf Chipotle Mexican Grill restaurant with 59 seats
   (41 indoor and 18 outdoor) along with associated site improvements.
   Zone: EB Business
   SEQRA: Type II Action

B. ARCHITECTURAL REVIEWS

1. APPLICATION # 117076; MARCIA D’ALOISIO
   EXPANSION OF AN EXISTING HOUSE
   SCTM# 0100-111-02-008

C. COMMUNICATIONS

1. Letter dated March 6, 2019 from Cesar Garcia to the Planning Board, Town of
   Babylon regarding PB Job# 18-51AE; Parkway Village Estates, LLC expressing
   opposition to the applicant’s proposal. (with additional town-related correspondence)

2. Letter from Mark Doublet of Hops Scotch to the Planning Board, Town of Babylon
   regarding PB Job # 18-57AF; Hops Scotch expressing appreciation for the Planning
   Board’s time at the March 11, 2019 meeting.

3. Letter dated March 12, 2019 from Jennifer and Christian Ramon to Mr. Halpin,
   Chairperson, Planning Board regarding PB Job # 18-51AE; Parkway Village Estates,
   LLC expressing opposition to the applicant’s proposal.

4. Letter dated March 10, 2019 from Tom & Maribel Hoefferle to the Planning Board,
   Town of Babylon regarding PB Job# 18-51AE; Parkway Village Estates, LLC
   expressing opposition to the applicant’s proposal.

5. Letter dated March 10, 2019 from Sharon & Richard Lauro to the Planning Board,
   Town of Babylon regarding PB Job # 18-51AE; Parkway Village Estates, LLC
   expressing opposition to the applicant’s proposal.

ACCEPTANCE OF MINUTES

March 4, 2019
March 11, 2019-pending
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 05/06/19

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 04/15/19

April 16, 2018

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 04/1/19
July 23, 2018

1. JOB # 17-24AC; 532 ALBANY AVENUE LLC AND RANDY LAGONTERIE
Location: w/s of Albany Ave., 106.75’ n/o Rainbow Lane, Amityville
Proposes: To subdivide 4 parcels into 13, maintain an existing funeral home and 3 residential dwellings and to construct 9 new single family residential dwellings.
Zone: B Residence
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 03/25/19

October 22, 2018

1. JOB # 18-24ABDE; NORTH BABYLON ASSOCIATES
Location: s/s/o Weeks Rd., 337” e/o Deer Park Ave., North Babylon
Proposes: To subdivide two lots zoned EA Business into two; on Lot 1 maintain an existing McDonald’s and construct a 49,734sf, 3 tenant retail building; on Lot 2 rezone to GA Industry and construct a 49,940sf (footprint) self storage building.
Zone: From EA Business to EA Business and GA Industry
SEQRA: Unlisted Action-Uncoordinated Review
PB Recommendation to TB for Change of zone  11/19/18
Record Extended to 03/18/19

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 04/15/19

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 04/15/19
PLANNING BOARD AGENDA  
MARCH 18, 2019

December 17, 2018

1.  JOB # 18-08AB; JGJJG, LLC  
Location:  w/s of Wellwood Av., approximately 480’ north of Central Av.,
E. Farmingdale  
Proposes:  To subdivide three parcels totaling 127,920sf (2.94 acres) into two
parcels. One parcel will undergo site improvements for an existing business, the
other will have a 31,507sf footprint two story self-storage building erected on it.
Zone:  GA Industry  
SEQRA:  Unlisted Action-Uncoordinated Review  
Record Extended to 03/25/19

March 4, 2019

1.  JOB#16-32A; DOUGLAS A. LOVELADY  
Location:  n/s of  Lincoln Av., 344’ e/o Little East Neck Rd., Wyandanch  
Proposes:  To construct a 1,522sf addition to an existing residential dwelling for a
change of use to a house of worship along with associated site improvements.
Zone:  C Residence  
SEQRA:  Unlisted Action-Uncoordinated Review  
Record Extended to 04/01/19

2.  JOB#18-51AE; PARKWAY VILLAGE ESTATES, LLC  
Location:  w/s of Deer Park Av., 113’ n/o Brookside Av., North Babylon  
Proposes:  to rezone a split zoned parcel from E-Business/B-Residence to MR-
Multiple Residence, in order to construct 3 buildings for a total of forty (40) one-
bedroom units and a community building, along with associated site
improvements.
Zone:  E Business/B-Residence to MR-Multiple Residence  
SEQRA:  Unlisted Action-Uncoordinated Review  
Record Extended to 04/08/19

March 11, 2019

1.  JOB# 18-57AF; MARK DOUBLET (HOPS SCOTCH)  
Location:  s/s of Long Island Av., 100’ w/o Carlls Path, Deer Park  
Proposes:  To undergo interior alterations to a 1,200sf area within an existing
multi-tenant shopping center and to construct a bottle shop for the retail sale of
beer and on premise consumption (tastings).
Zone:  G Industry  
SEQRA:  Type II Action  
Record Extended 3/25/19