

PLANNING BOARD MEETING SUMMARY
APRIL 8, 2019

A. AMENDMENT TO A RESOLUTION/SITE PLAN REVIEW

1. JOB # 18-05A; MIRANDA ZIMNOCH
Location: n/w corner of Great Neck Rd. and Marconi Blvd.
Proposes: Buildout of 2nd floor offices above 1905-1911 Great Neck Rd.
Replace existing façade on 1905-1911 Great Neck Road
Zone: Downtown Copiague
SEQRA: Unlisted Action-Uncoordinated Review

Approved

B. ARCHITECTURAL REVIEWS

1. APPLICATION # 129843; BENTLEY HARRY
EXPANSION OF AN EXISTING HOUSE
SCTM # 100-202-03-016

Approved

2. APPLICATION # 129186; NASSAU/SUFFOLK PARTNERSHIP HOUSING
DEVELOPMENT FUND
CONSTRUCTION OF A NEW HOUSE
SCTM # 100-181-01-020

Approved

C. COMMUNICATIONS

1. Petition regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.

Read and filed

2. Letter dated April 2, 2019 from Bernard J. Zimnoch to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-05A; Miranda Zimnoch requesting an extension of time.

Approved

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3. Memo dated April 2, 2019 from Amy Pfeiffer, Director, Office of Downtown Revitalization regarding PB Job # 18-05A; Miranda Zimnoch expressing no objection to the extension of time.

Read and filed

4. Letter from Layla Jackson, 2nd grade student, Marion G. Vedder Elementary School to the Planning Board, Town of Babylon regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.

Read and filed

5. Letter dated April 3, 2019 from the Jackson family to the Planning Board, Town of Babylon regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.

Read and filed

C. COMMUNICATIONS (CONTINUED)

6. Letter dated April 1, 2019 from Donna Jackson to the Planning Board, Town of Babylon regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.

Read and filed

ACCEPTANCE OF MINUTES

March 18, 2019
March 25, 2019

Approved
Approved

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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 05/20/19

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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 05/06/19

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 04/08/19

Record Extended to 5/6/19

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

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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 04/15/19

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 04/29/19
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

Record Extended to 4/29/19

March 18, 2019

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
Record Extended to 04/08/19

Record Extended to 4/15/19

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ADDENDUM

A. ARCHITECTURAL REVIEW

1. APPLICATION # 129751; ALLISON SCHMIDT
EXPANSION OF AN EXISTING HOUSE
SCTM # 100-047-03-081

Approved

B. COMMUNICATIONS

1. Petitions from town residents to the Planning Board regarding 18-51AE;
Parkway Village Estates, LLC expressing opposition to the applicant's
proposal.

Read and filed