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
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  Approved
March 25, 2019  Approved
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
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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APRIL 8, 2019

December 17, 2018

1. JOB # 18-08AB; JGGJG, 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
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