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

1. JOB # 19-01AF; ROMANO GATLAND
   Location: s/e/c of Conklin St. and Route 110, E. Farmingdale
   Proposes: Interior renovations to a 2,600sf tenant space in a multi-tenant building for a 66 seat Tropical Smoothie Café.
   Zone: G Industry
   SEQRA: Type II Action

B. WORK SESSION/MODIFIED SITE PLAN

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
   Location: s/w/c/o Sunrise Hwy & 35th St, Copiague
   Proposes: Add two 1,000 gallon underground propane tanks, one heat RPZ enclosure along 35th Street frontage per water district and a 55’ tall flag pole and amend C&R #14.
   Zone: G Industry
   SEQRA Status: Unlisted Action – Uncoordinated Review

C. RESOLUTION/MODIFIED SITE PLAN

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
   Location: s/w/c/o Sunrise Hwy & 35th St, Copiague
   Proposes: Add two 1,000 gallon underground propane tanks, one heat RPZ enclosure along 35th Street frontage per water district and a 55’ tall flag pole and amend C&R #14.
   Zone: G Industry
   SEQRA Status: Unlisted Action – Uncoordinated Review

D. ARCHITECTURAL REVIEWS

1. APPLICATION # 129535; DINGLE BAY ENTERPRISES, LTD
   CONSTRUCTION OF A NEW HOUSE
   SCTM# 0100-103-01-043

E. COMMUNICATIONS

1. Letter dated April 5, 2019 from Madeline Jordan to the Town of Babylon Planning Board regarding PB Job # 18-51AE: Parkway Village Estates expressing opposition to the applicant’s proposal.
2. Petition from residents to the Town of Babylon Planning Board regarding PB Job # 18-51AE; Parkway Village Estates expressing opposition to the applicant’s proposal.

3. Letter dated April 2, 2019 from Jose F. Rivera to the Town of Babylon Planning Board regarding PB Job # 18-51AE; Parkway Village Estates expressing opposition to the applicant’s proposal.

4. Memo dated April 9, 2019 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-10ADIN; Bolla Operating L.I. Corp. stating no objection to the approval of the modified site plan.

5. Letter dated April 4, 2019 from Darius Mroczkowski to the Town of Babylon Planning Board regarding PB Job # 18-01A; Rush Development, LLC requesting an extension of a time.

6. Memo dated April 10, 2019 from Rachel Scelfo, Commissioner, Planning and Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-01A; Rush Development, LLC stating no objection to the extension of time.

ACCEPTANCE OF MINUTES

April 8, 2019
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
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 05/06/19

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
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 04/29/19

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 04/15/19