A. PUBLIC HEARING/SITE PLAN REVIEW/GAS STATION/CONVENIENCE STORE

1. JOB # 18-46AN; OMAR MAHMUD
   Location: n/w/c of Sunrise Hwy. & 45th St., Lindenhurst
   Proposes: To construct a 1,568sf gas station/convenience store with a 1,936sf canopy
   over (4) pump islands.
   Zone: Eb Business
   SEQRA: Unlisted Action-Uncoordinated Review

B. WORK SESSION/RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE

1. 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 4 buildings for a total of forty (40) one-
   bedroom units and a 1,134sf community/recreation space, along with associated site
   improvements.
   Zone: E Business/B-Residence to MR-Multiple Residence
   SEQRA: Unlisted Action-Uncoordinated Review

C. RESOLUTION/RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE

1. 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 4 buildings for a total of forty (40) one-
   bedroom units and a 1,134sf community/recreation space, along with associated site
   improvements.
   Zone: E Business/B-Residence to MR-Multiple Residence
   SEQRA: Unlisted Action-Uncoordinated Review

D. COMMUNICATIONS

1. Letter dated May 21, 2019 from Sharon & Richard Lauro to the Town of Babylon
   Planning Board regarding PB Job # 18-51AE; Parkway Village Estates expressing
   opposition to the applicant’s proposal.
2. Letter dated May 23, 2019 from Concetta G. Spirio, Attorney to the Town of Babylon Planning Board regarding PB Job # 17-24; 532 Albany Ave, LLC requesting his client be kept apprised of all proceedings regarding this application.

ACCEPTANCE OF MINUTES

May 13, 2019
May 20, 2019- pending
PLANNING BOARD AGENDA
JUNE 3, 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 07/15/19

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 06/03/19

April 16, 2018 & May 13, 2019

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 06/24/19
PLANNING BOARD AGENDA
JUNE 3, 2019

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 07/08/19

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 06/24/19

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 06/03/19

March 4, 2019 & May 20, 2019

1. 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 06/17/19