

PLANNING BOARD MEETING SUMMARY
JUNE 3, 2019

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

Record extended to 6/24/19. Open items: minor revisions required in Highway and Planning.

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

Approved

Gerry O'Neill abstains

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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.

Read and filed.

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.

Read and filed

ACCEPTANCE OF MINUTES

May 13, 2019 **Approved**
May 20, 2019- pending

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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 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

Record Extended to 6/24/19

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

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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 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

Record Extended to 7/22/19

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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

ADDENDUM

A. WORK SESSION/MODIFIED SITE PLAN REVIEW

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
Location: s/w/c/o Sunrise Hwy & 35th St, Copiague
Proposes: To add two pay stations with canopies for the car wash and vacuum stations with canopies.
Zone: G Industry

B. WORK SESSION/ AMENDMENT SITE PLAN REVIEW

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

C. RESOLUTION/MODIFIED SITE PLAN REVIEW

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
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Zone: G Industry

Approved

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D. RESOLUTION/AMENDMENT SITE PLAN REVIEW

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Zone: From EA Business to EA Business and GA Industry
SEQRA: Unlisted Action-Uncoordinated Review

Approved
Frank Santos abstains.

E. COMMUNICATIONS

1. Memo dated May 30, 2019 from Rachel Scelfo, Commissioner, Planning and Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-10ADIN; Bolla Operating L.I. Corp. (Modified) stating no objection to the approval of the modified site plan.

Read and filed

2. Letter dated May 30, 2019 from Gregg Rechler, Managing Partner, R Squared Real Estate to Planning Board, Town of Babylon regarding PB Job # 18-20A; Frontier Park Co., LLC requesting an extension of time.

Approved
Julianne Nolan abstains

3. Memo dated May 31, 2019 from Rachel Scelfo, Commissioner, Planning & Development to Planning Board, Town of Babylon regarding PB Job # 18-20A; Frontier Park Co., LLC stating no objection to granting an extension of time.

Read and filed