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
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
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
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
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.
   Location: s/w/c/o Sunrise Hwy & 35th St, Copiague
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   with canopies.
   Zone: G Industry

Approved
D. RESOLUTION/AMENDMENT SITE PLAN REVIEW

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   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

   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