

PLANNING BOARD MEETING SUMMARY
JUNE 17, 2019

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB # 18-22A; Apple Farm Realty, LLC
Location: n/e/c of NYS Route 109 and Platt Ave., West Babylon
Proposes: To demolish an existing building and construct a 2,600sf 7-Eleven convenience store along with associated site improvements.
Zone: E Business
SEQRA: Type II Action

Record Extended to 6/24/19. Open items: review of comments made by resident's.

B. ARCHITECTURAL REVIEW

1. APPLICATION # 128299; JOSEPH ILLUMINATO
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-227-01-037

Approved

C. COMMUNICATIONS

1. Verbal request on June 6, 2019 to the Planning Department regarding PB Job # 16-42B; New Builders, LLC requesting two extensions of time.

Approved

2. Memo dated June 7, 2019 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-42B; New Builders, LLC stating no objection to granting two extensions of time.

Read and filed

3. Letter dated June 3, 2019 from Paul DellaUniversita to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-41AE; Della Properties requesting a change to the approved site plan.

Read and filed

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4. Memo dated June 12, 2019 from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-41AE; Della Properties stating no objection to the change to the approved site plan.

Read and filed

5. Letter dated May 24, 2019 from Andrew P. Freleng, Chief Planner, Division of Planning and Environment, County of Suffolk to the Environmental Department, Town of Babylon regarding 18-44A; Linzer Products Corp. expressing no objection to the Town of Babylon being lead agency.

Read and filed

6. Letter dated May 28, 2019 from Jeffrey W. Szabo, SCWA to Richard Groh, Chief Environmental Analyst, Town of Babylon regarding 18-44A; Linzer Products Corp. expressing no objection to the Town of Babylon being lead agency.

Read and filed

7. Letter dated May 28, 2019 from Craig A. Platt, Public Works Special Project Supervisor, County of Suffolk to Richard Groh, Chief Environmental Analyst, Town of Babylon regarding 18-44A; Linzer Products Corp. stating the Town of Babylon's notice of Lead Agency Coordination Notification.

Read and filed

ACCEPTANCE OF MINUTES

May 20, 2019 **Approved**
June 3, 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 06/24/19

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 07/22/19

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

Record Closed

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June 3, 2019

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

ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW/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 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

B. RESOLUTION/SITE PLAN REVIEW/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 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

Approved as amended

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C. ARCHITECTURAL REVIEW

1. APPLICATION # 131102; G&R BUILDING CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 100-69-1-25

Approved

D. COMMUNICATIONS

1. Letter dated June 13, 2019 from Anne Marie Astarita Recine to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-13B; Anne Marie Astarita Recine requesting an extension of time.

Approved

2. Memo from Rachel Scelfo, Commissioner, Planning Department to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-13B; Anne Marie Astarita Recine stating no objection for granting an extension of time.

Read and filed

3. Letter dated June 10, 2019 from Ilan Weiss regarding PB Job # 18-46AN; Omar Mahmud expressing opposition to the applicant's proposal

Read and filed