

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

A. PUBLIC HEARING/MINOR SUBDIVISION

1. JOB # 17-21B; KAZIMIERZ BORAWSKI

Location: w/s of Arizona Rd., approximately 576.08' north of Bailey St.,
West Babylon

Proposes: To subdivide a parcel zone B Residence District into two (2) parcels and
construct two (2) one family residential dwellings.

Zone: B Residence

SEQRA: Unlisted Action, Uncoordinated Review

Record Closed. Bring back for work session. No open items.

B. WORK SESSION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 17-37AF; 10 GBL, LLC

Location: e/s of Broadway (NYS Route 110), 100.76's/o Brefni St., Amityville

Proposes: To construct two tenant spaces, one being 3,959sf medical office and the
other being a 2,072sf bar/restaurant, on the ground floor of an existing 3-story mixed
us building.

Zone: MR Multiple

SEQRA: Type I Action

C. WORK SESSION/SITE PLAN REVIEW/C&RS

1. JOB # 17-12AD; VIP AUTO GROUP (SHOWROOM)

Location: s/e/c of Richmond Av. & Sunrise Hwy., Lindenhurst

Proposes: To construct a 1,183sf addition to two buildings, one 3,317sf and one
4,068sf, for a total FP of 8,568sf, and to provide parking and outdoor vehicle
storage.

Zone: G Industry & G Industry/Eb Business

SEQRA: Unlisted Action-Uncoordinated Review

Record Extended to 10/16/17

D. WORK SESSION/SITE PLAN REVIEW

1. JOB# 17-26A; West Rock Shared Services

Location: w/s/o West Industry Court approx 759.15' n/o Grand Bl.

Proposes: Replace existing rooftop equipment with "cyclone" on the
north side of the roof of an existing building

Zone: GA Industry (light)

SEQRA: Type II Action

ZBA on 9/7/17

Record Extended to 10/02/17

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

D. WORK SESSION/SITE PLAN REVIEW (CONTINUED)

2. JOB # 12-27A; 7-ELEVEN, INC. AND LOU HAL PROPERTIES, INC.
Location: s/e/c of 7th St. and Straight Path, West Babylon
Proposes: To demolish an existing gasoline service station and construct a 2,784sf convenience store.
Zone: E Business

E. WORK SESSION/MOFIED SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 15-36AE; VMD DEVELOPMENT CORP. (MODIFIED)
Location: s/s of Route 109, 372.03' e/o Arnold Avenue, West Babylon
Proposes: To revise the entry curb and sidewalk extended from front of building to Route 109 as per NYSDOT comments, drainage pools have been adjusted based on revised entry curb elevations, standard TOB curb detail has been eliminated from the set, street trees have been replaced with species directed by NYSDOT.
ZONE: GB to MR

F. RESOLUTION/NEGATIVE DECLARATION

1. JOB # 17-12AD; VIP AUTO GROUP (SHOWROOM)
Location: s/e/c of Richmond Av. & Sunrise Hwy., Lindenhurst
Proposes: To construct a 1,183sf addition to two buildings, one 3,317sf and one 4,068sf, for a total FP of 8,568sf, and to provide parking and outdoor vehicle storage.
Zone: G Industry & G Industry/Eb Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 10/16/17

Approved

G. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 17-37AF; 10 GBL, LLC
Location: e/s of Broadway (NYS Route 110), 100.76' s/o Brefni St., Amityville
Proposes: To construct two tenant spaces, one being 3,959sf medical office and the other being a 2,072sf bar/restaurant, on the ground floor of an existing 3-story mixed us building.
Zone: MR Multiple
SEQRA: Type I Action

Approved

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

H. RESOLUTION/SITE PLAN REVIEW/C&RS

1. JOB # 17-12AD; VIP AUTO GROUP (SHOWROOM)
Location: s/e/c of Richmond Av. & Sunrise Hwy., Lindenhurst
Proposes: To construct a 1,183sf addition to two buildings, one 3,317sf and one 4,068sf, for a total FP of 8,568sf, and to provide parking and outdoor vehicle storage.
Zone: G Industry & G Industry/Eb Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 10/16/17

Approved

I. RESOLUTION/SITE PLAN REVIEW

1. JOB# 17-26A; West Rock Shared Services
Location: w/s/o West Industry Court approx 759.15' n/o Grand Bl.
Proposes: Replace existing rooftop equipment with "cyclone" on the north side of the roof of an existing building
Zone: GA Industry (light)
SEQRA: Type II Action
ZBA on 9/7/17
Record Extended to 10/02/17

Approved

2. JOB # 12-27A; 7-ELEVEN, INC. AND LOU HAL PROPERTIES, INC.
Location: s/e/c of 7th St. and Straight Path, West Babylon
Proposes: To demolish an existing gasoline service station and construct a 2,784sf convenience store.
Zone: E Business

Approved

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

F. RESOLUTION/MODIFIED SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 15-36AE; VMD DEVELOPMENT CORP. (MODIFIED)

Location: s/s of Route 109, 372.03' e/o Arnold Avenue, West Babylon

Proposes: To revise the entry curb and sidewalk extended from front of building to Route 109 as per NYSDOT comments, drainage pools have been adjusted based on revised entry curb elevations, standard TOB curb detail has been eliminated from the set, street trees have been replaced with species directed by NYSDOT.

ZONE: GB to MR

Approved

ACCEPTANCE OF MINUTES

October 2, 2017 **Approved**

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

RESERVED CALENDAR

August 13, 2012

1. JOB #11-33ACE; RANDY LAGONTERIE – ALBANY AVE. APARTMENTS
Location: w/s/o Albany Ave., 314.78' s/o Schlegel Blvd., N. Amityville
Proposes: to subdivide & rezone Parcel 1 to SCMR for 85 senior rentals
Zone: Residence B to SCMR
SEQRA Status: Unlisted Action – Coordinated Review
Record Extended to 11/20/17

August 8, 2016 (April 24, 2017)

1. JOB #14-44ABE; ENGEL BURMAN AT DEER PARK, LLC.
Location: e/s/o Washington Av, 100' n/o Sammis Av, Deer Park
Proposes: to subdivide a Residence B parcel into two (2); rezone parcel one to SCMR to construct 200 units, and to construct a community facility on parcel two which shall remain as Residence B
Zone: Parcel #1 to be rezoned to SCMR, Parcel #2 to remain B Residence
SEQRA Status: Type I Action
2nd Public Hearing 4/24/17
PB Recommendation to TB 05/15/17
Record Extended to 10/30/17

December 12, 2016

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
Location: s/w/c/o Sunrise Hwy & 35th St, Copiague
Proposes: to construct a 4,125sf Bolla market and gasoline station that has a 4,128sf canopy over 8 islands with 16 gasoline fueling positions, a 984sf canopy over 2 islands with 3 diesel fueling positions, a 3,948sf car wash and to request relief of previously imposed covenants and restrictions
Zone: G Industry
SEQRA Status: Unlisted Action – Uncoordinated Review
Record Extended to 10/16/17

Record Extended to 10/30/17

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

December 19, 2016

1. JOB #15-42A; FERREYDOUN KHALILI
Location: n/w/c/o Deer Park Av & Brookside Av, N.B.
Proposes: to legalize an existing one-story 3,103.26sf masonry building and its uses of a 1,195.40sf bagel store, a 918.56sf office, a 284.34sf computer store, a one-bedroom apartment and a 1,207.54sf basement with two internal stairs and one outside entrance
Zone: Ea Business
SEQRA Status: Type II Action
Record Extended to 12/17/17

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 10/23/17

May 8, 2017

1. JOB # 16-24AEF; UE 713-715 Sunrise, LLC
Location: n/s of Sunrise Hwy., approximately 1500' e/o Belmont Ave, West Babylon
Proposes: To rezone a split-zone parcel to EB Business and construct a 10,849sf 4-tenant retail and restaurant building with drive through.
Zone: Eb Business/C Residence to Eb Business
SEQRA Status: Unlisted Action-Uncoordinated Review
PB Recommendation to TB on 6/26/17
TB Approved Change of zone on 9/6/17
Record Extended to 10/16/17

Record Extended to 10/30/17

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

2. JOB#16-36AE; Bunt Development Corp.
Location: w/s of Albany Av., 154.62' n/o Steele Pl., North Amityville
Proposes: To rezone seven (7) B Residence parcels to Multiple Residence to construct 13 buildings for 98 one-bedroom rental apartments, a caretakers building with a one-bedroom unit, an office and storage along with associated site improvements
Zone: B Residence to Multiple Residence
SEQRA: Type I Action-Coordinated Review
Planning Board Recommended a Change of zone 6/5/17
Record Extended to 12/11/17

June 12, 2017

1. JOB # 16-47A; PIPING ROCK HEALTH PRODUCTS, LLC
Location: s/s/o Executive Bl., 653' w/o of Broadhollow Rd., Farmingdale
Proposes: To maintain 52,381gfa of an existing industrial building, to construct a 25,322sf 1st floor addition, a 15,297sf 2nd floor addition for a total 93,000gfa and to construct three (3) 14'x70' loading bays
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 10/16/17

Record Extended to 10/30/17

June 26, 2017

1. JOB # 17-13A; VIP AUTO GROUP (SERVICE CENTER)
Location: s/s/of Sunrise Hwy., 213.29' e/o N. Jefferson Av., Lindenhurst
Proposes: To construct a 10,907sf addition to two (2) existing buildings; one 3,956sf & one 5,136sf, for a Subaru automobile service center
Zone: Eb Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 10/16/17

Record Extended to 11/13/17

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

2. 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 11/20/17

July 24, 2017

1. JOB #16-42B; NEW BUILDERS, LLC
Location: w/s of Great Neck Rd., 83.57' south of Bayside Av., Copiague
Proposes: To subdivide three parcels zoned C Residence that total 18,802sf into three (3); lot #64.001 is 6,005sf, lot #64.002 is 6,010sf and lot 64.003 is 6,787sf; to construct three (3) 2-story single family colonial dwellings with garages
Zone: C Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 10/23/17

September 11, 2017

1. JOB # 16-40AF; RDPPW, BABYLON, LLC
Location: Northeast corner of 5th Ave., and Farmingdale Road, West Babylon
Proposes: To demolish the existing building in order to construct a 1,900sf restaurant building with drive-thru for a 36-seat Starbucks and related site improvements.
Open: Pending Traffic, Planning comments, need clarification on condition #2
Check on use & occupancy permit from NYSDOT
Zone: E Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 10/16/17

Record Closed.

PLANNING BOARD MEETING SUMMARY
OCTOBER 16, 2017

ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 16-40AF; RDPPW, BABYLON, LLC
Location: Northeast corner of 5th Ave., and Farmingdale Road, West Babylon
Proposes: To demolish the existing building in order to construct a 1,900sf restaurant building with drive-thru for a 36-seat Starbucks and related site improvements.
Zone: E Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 10/16/17

B. RESOLUTION/NEGATIVE DECLARATION

1. JOB # 16-40AF; RDPPW, BABYLON, LLC
Location: Northeast corner of 5th Ave., and Farmingdale Road, West Babylon
Proposes: To demolish the existing building in order to construct a 1,900sf restaurant building with drive-thru for a 36-seat Starbucks and related site improvements.
Zone: E Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 10/16/17

Approved

C. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 16-40AF; RDPPW, BABYLON, LLC
Location: Northeast corner of 5th Ave., and Farmingdale Road, West Babylon
Proposes: To demolish the existing building in order to construct a 1,900sf restaurant building with drive-thru for a 36-seat Starbucks and related site improvements.
Zone: E Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 10/16/17

Approved