

PLANNING BOARD MEETING SUMMARY
OCTOBER 2, 2017

A. PUBLIC HEARING/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

Record closed. Bring back for work session/resolution. Amend application to 10 GBL, LLC.

B. RESOLUTION/AMENDMENT TO CORRECT SCRIVENER'S ERROR

1. APPLICATION # 121884; TAHIRA AHMAD & NAZIA ATIQ
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-14-03-036

Approved

C. RESOLUTION/RELEASE OF BOND

1. JOB # 14-13A; JOSEPH ZITO

Location: s/e/c/o of Little East Neck Road and Silver Street, W. Babylon
Proposes: to restore a two-story fire damaged building that is 3,937sf (each floor) for four (4) retail stores and four (4) apartments, three (3) one bedroom and one (1) two bedroom; to provide cross access and parking with an existing 1,120sf retail building

Zone: E Business

SEQRA Status: Unlisted Action – Uncoordinated Review

Approved as amended.

D. ARCHITECTURAL REVIEW

1. APPLICATION # 122843; MICHAEL JOHNSON
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-208-02-015

Approved

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2. APPLICATION # 122243; PATTI ANN DEMPSEY
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-148-02-042

Approved

E. COMMUNICATIONS

1. Letter dated September 21, 2017 to Lev Brickman, Chairman, Planning Board from David N. Altman, Harris Beach Attorneys at Law regarding PB Job # 16-25AN; Bolla EM Realty, LLC requesting its first extension of time.
2. Memo dated September 21, 2017 to Lev Brickman, Chairman, Planning Board from Thomas Young, Commissioner regarding PB Job # 16-25AN; Bolla EM Realty, LLC stating no objection to granting its first extension of time.

Approved

3. Memo dated September 26, 2017 to Lev Brickman, Chairman, Planning Board from Amy Pfeiffer, Director, Office of Downtown Revitalization regarding PB Job # 09-12A; Glasford Hall requesting job be removed from the reserved calendar.

Remove from reserved calendar.

4. Memo dated January 27, 2017 to Thomas Young, Commissioner, Planning & Development from James Harkins, Engineering Inspector regarding PB Job # 14-13A; Joseph Zito stating no objection for the release of the bond.

Read and Filed

ACCEPTANCE OF MINUTES

September 11, 2017 **Approved as amended (page 6-rescind approval for Bartco)**
September 18, 2017 **Approved**

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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 10/2/17

Record Extended to 11/20/17

August 10, 2015

1. JOB #09-12A; GLASFORD HALL
Location: e/s/o Straight Path, 560' s/o Irving Av., Wyandanch
Proposes: to legalize existing buildings and additions, to legalize outdoor sales and display of motor vehicles along with associated site improvements
Zone: Business E
SEQRA Status: Type II Action
Record Extended to 11/13/17

Remove from Calendar

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 10/2/17

Record Extended to 10/30/17

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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 10/02/17

Record Extended to 10/16/17

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 10/02/17

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

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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

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 10/2/17

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 10/2/17

Record Extended to 10/16/17

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June 26, 2017

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

Record Closed. Bring back for work session/resolution.

2. 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
3. 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

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August 14, 2017

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
Open: Pending Engineering
ZBA on 9/7/17
Record Extended to 10/02/17

Record Closed. Bring back for work session/resolution.

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 10/02/17

Record Extended to 10/16/17

ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW/MODIFIED

1. JOB # 09-50AE; DARIUS MROCZKOWSKI
Location: s/s/o Marconi Boulevard, w/o Great Neck Rd, Copiague
Proposes: A new parking agreement between this project and 1800 Great Neck Road for 27 spaces. The Plan also includes new bike parking, bike parking signs, parking aisle markings and "one-way" signs posted at the eastern access point on the site.
Zone: MR Residence

Approved

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B. RESOLUTION/SITE PLAN REVIEW/MODIFIED

1. JOB # 09-50AE; DARIUS MROCZKOWSKI
Location: s/s/o Marconi Boulevard, w/o Great Neck Rd, Copiague
Proposes: A new parking agreement between this project and 1800 Great Neck Road for 27 spaces. The Plan also includes new bike parking, bike parking signs, parking aisle markings and “one-way” signs posted at the eastern access point on the site.
Zone: MR Residence

Approved

C. ARCHITECTURAL REVIEW

1. APPLICATION # 122187; GIUSEPPE FERRANTELLI
RAISING OF AN EXISTING HOUSE
SCTM # 0100-186-01-179

Approved

D. COMMUNICATIONS

1. Letter dated August 23, 2017 from Nicole Blanda of Buzzell, Blanda & Viconti to Amy Pfeiffer, Director, Office of Downtown Revitalization regarding PB Job # 09-50AE; Darius Mroczkowski stating the proposed modifications to the approved site plan.

Read and Filed

2. Memo dated September 28, 2017 from Thomas Young, Commissioner, Planning Department to Lev Brickman, Chairperson, Planning Board regarding PB Job # 09-50AE; Darius Mroczkowski stating no object to the approval of the modified site plan

Read and Filed