

PLANNING BOARD MEETING SUMMARY  
SEPTEMBER 18, 2017

**A. WORK SESSION/SITE PLAN REVIEW (MODIFIED)**

1. JOB # 16-33A; R SQUARED, LLC (MODIFIED)  
Location: s/s/o Brefni St., 279' e/o NYS Route 110, N. Amityville  
Proposes: To construct 18 temporary parking spaces  
Zone: E Business  
SEQRA: Type I Action

**B. RESOLUTION/SITE PLAN REVIEW (MODIFIED)**

1. JOB # 16-33A; R SQUARED, LLC (MODIFIED)  
Location: s/s/o Brefni St., 279' e/o NYS Route 110, N. Amityville  
Proposes: To construct 18 temporary parking spaces  
Zone: E Business  
SEQRA: Type I Action

**Approved**

**C. ARCHITECTURAL REVIEWS**

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

**Approved**

**D. COMMUNICATIONS**

1. Memo dated September 12, 2017 to Lev Brickman, Chairperson, Planning Board from Thomas Young, Commissioner, Planning & Development regarding PB Job # 16-33A; R Squared, LLC (modified) stating no objection to the approval of the modified site plan.

**ACCEPTANCE OF MINUTES**

September 11, 2017 pending

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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

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 9/18/17

**Record Extended to 11/13/17**

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  
2<sup>nd</sup> Public Hearing 4/24/17  
PB Recommendation to TB 05/15/17  
Record Extended to 9/18/17

**Record Extended to 10/2/17**

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December 12, 2016

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.  
Location: s/w/c/o Sunrise Hwy & 35<sup>th</sup> 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

December 19, 2016

1. JOB #15-42A; FEREYDOUN 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

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 28<sup>th</sup> 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 9/18/17

**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

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 1<sup>st</sup> floor addition, a 15,297sf 2<sup>nd</sup> 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 9/18/17

**Record Extended to 10/2/17**

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10/16/17

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 9/18/17

**Record Extended to 10/16/17**

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 9/18/17

**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 9/18/17

**Record Extended to 11/20/17**

PLANNING BOARD MEETING SUMMARY  
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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 9/18/17

**Record Extended to 10/23/17**

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

September 11, 2017

1. JOB # 16-40AF; RDPPW, BABYLON, LLC  
Location: Northeast corner of 5<sup>th</sup> 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 9/18/17

**Record Extended to 10/2/17**

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A. **ARCHITECTURAL REVIEWS**

1. APPLICATION # 121014; OCEAN BLUE INNOVATIONS, INC.  
RAISING OF AN EXISTING HOUSE WITH EXPANSION  
SCTM# 0100-190-01-031

**Approved**

2. APPLICATION # 122912; THOMAS SCHOREGGE  
EXPANSION OF AN EXISTING HOUSE  
SCTM# 0100-196-02-016

**Approved**