

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017

A. PUBLIC HEARING/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 9/18/17. Open items: Traffic and Planning comments. Need clarification on condition number 2. Check on the use and occupancy permit from NYSDOT.

B. WORK SESSION/SITE PLAN REVIEW

1. JOB # 17-19A; CVM/UPS FACILITY
Location: north side of Smith Street, 490' east of Route 110, E. Farmingdale
Proposes: Interior alterations/renovation of an existing 2-story UPS facility (20,808sf proposed mezzanine; greater than 10% addition) and landscaping improvements to the front yard of the site
Zone: GA Industry
SEQRA: Unlisted Action – Uncoordinated Review

Record Closed

C. WORK SESSION/GRANTING RELIEF OF COVENANTS AND RESTRICTIONS

1. JOB #13-09AN; BARTCO MANAGEMENT
Location: n/e/c/o Wellwood Ave. & Edison Ave., WB
Proposes: to convert an existing 2,200sf. building into a gas station/convenience store, to construct a 1,834sf. 2nd story for storage and office space associated with the operation of the gas station/convenience store and to construct two (2) canopies (3,212sf. & 592sf.) over the pump islands along with associated site improvements.
Zone: GB Industry
SEQRA Status: Unlisted Action – Uncoordinated Review

Approved

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017

D. RESOLUTION/NEGATIVE DECLARATION

1. JOB # 17-19A; CVM/UPS FACILITY

Location: north side of Smith Street, 490' east of Route 110, E. Farmingdale
Proposes: Interior alterations/renovation of an existing 2-story UPS facility (20,808sf proposed mezzanine; greater than 10% addition) and landscaping improvements to the front yard of the site

Zone: GA Industry

SEQRA: Unlisted Action – Uncoordinated Review

Approved

E. RESOLUTION/SITE PLAN REVIEW

1. JOB # 17-19A; CVM/UPS FACILITY

Location: north side of Smith Street, 490' east of Route 110, E. Farmingdale
Proposes: Interior/alterations/renovation of an existing 2-story UPS facility (20,808sf proposed mezzanine; greater than 10% addition) and landscaping improvements to the front yard of the site

Zone: GA Industry

SEQRA: Unlisted Action – Uncoordinated Review

Approved

F. RESOLUTION/GRANT RELIEF OF COVENANTS AND RESTRICTIONS

1. JOB #13-09AN; BARTCO MANAGEMENT

Location: n/e/c/o Wellwood Ave. & Edison Ave., WB

Proposes: to convert an existing 2,200sf. building into a gas station/convenience store, to construct a 1,834sf. 2nd story for storage and office space associated with the operation of the gas station/convenience store and to construct two (2) canopies (3,212sf. & 592sf.) over the pump islands along with associated site improvements.

Zone: GB Industry

SEQRA Status: Unlisted Action – Uncoordinated Review

Approved as amended

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017

G. ARCHITECTURAL REVIEW

1. APPLICATION # 122758; BARRY ARMATO
RAISING OF AN EXISTING HOUSE
SCTM # 0100-227-05-026

Approved

2. APPLICATION # 121093; DONALD RIVERA
RAISING OF AN EXISTING HOUSE
SCTM # 0100-181-01-015

Approved

3. APPLICATION # 120962; RONALD BOLOGNA
RAISING OF AN EXISTING HOUSE
SCTM # 0100-188-01-051

Approved

H. COMMUNICATIONS

1. Memo dated September 6, 2017 from Thomas Young, Commissioner to Lev Brickman, Chairman, Planning Board regarding PB Job # 13-09AN; Bartco Management Corp stating that the planning department has no objection to granting relief of Covenant and Restriction No. 9.

ACCEPTANCE OF MINUTES

August 21, 2017 **Approved**
August 28, 2017 **Approved**

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 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 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

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 9/18/17

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017

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 9/11/17

Record Extended to 10/2/17

December 19, 2016

1. JOB #15-42A; FERAYDOUN 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

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017

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 9/11/17

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
Record Extended to 9/18/17

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

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017

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 9/18/17

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 9/18/17

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

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

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017

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

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 9/11/17

Record Extended to 10/2/17

August 28, 2017

1. **JOB # 17-19A; CVM/UPS FACILITY**
Location: north side of Smith Street, 490' east of Route 110, E. Farmingdale
Proposes: Interior alterations/renovation of an existing 2-story UPS facility (20,808sf proposed mezzanine; greater than 10% addition) and landscaping Improvements to the front yard of the site
Zone: GA Industry
SEQRA: Unlisted Action – Uncoordinated Review
Record Extended to 9/11/17

Record Closed

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017

ADDENDUM

A. ARCHITECTURAL REVIEWS

1. APPLICATION # 123139; ANDIZEI & JOANNA MROCZKOWSKI
CONSTRUCTION OF A NEW HOUSE
SCTM# 0100-190-02-071.004

Approved

2. APPLICATION # 123138; ANDIZEI & JOANNA MROCZKOWSKI
CONSTRUCTION OF A NEW HOUSE
SCTM# 0100-181-01-094

Approved

3. APPLICATION # 123330; JANICE OWEN
RAISING OF AN EXISTING HOUSE
SCTM# 0100-181-01-094

Approved

4. APPLICATION # 122296; ERIC DELLEFAVE
EXPANSION OF AN EXISTING HOUSE
SCTM# 0100-226-02-130

Approved

PLANNING BOARD MEETING SUMMARY
SEPTEMBER 11, 2017