

PLANNING BOARD MEETING SUMMARY
AUGUST 21, 2017

A. WORK SESSION/SUBDIVISION

1. JOB # 16-31B; 7/11 FARMERS REALTY CORP
 Location: s/s of Farmers Ave., 185.49' w/o N. Indiana Av., Lindenhurst
 Proposes: To subdivide a parcel zoned B Residence that is 21,057.13sf into two (2); lot one 10,451.04sf lot two 10,606.09sf, maintain an existing 2-story residential dwelling on lot 1, and to construct a 2-story colonial with garage and front porch on lot 2.
 Zone: B Residence
 SEQRA: Unlisted Action-Uncoordinated Review

B. WORK SESSION/SITE PLAN REVIEW

1. JOB # 09-25AE; PARKWAY PROPERTIES, INC.
 Location: s/e/c/o Eastern Parkway and Denton Pl., E. Farmingdale
 Proposes: To add a full basement to the building that includes full size storage rooms, full size on site gym, party room, recreational room, and on site leasing office. Eliminating the spaces used by the original rooms on the 1st & 2nd floors (i.e. utility closet & gym & laundromat & storage rooms) to enlarge the sizes of the one and two-bedroom units .
 Zone: Residence C to MR
 SEQRA: Unlisted Action

2. JOB # 16-27A; RUSH DEVELOPMENT, LLC
 Location: s/w corner of Marconi Bl. & Great Neck Rd., Copiague
 Proposes: To demolish an existing commercial building to construct a three story mixed use building. The ground floor is 7,704sf and is proposed as retail, the 2nd floor is 7,755sf with three (3) two-bedroom apartments and four (4) one-bedroom apartments and the third floor is 7,755sf with five (5) two-bedroom apartments for a total of twelve (12) units, eight (8) two-bedroom and four (4) one-bedroom. The parcel is 15,515.46sf (.36 acre) with a proposed GFA of 23,214sf, 49.65% lot coverage, and will be developed as per Town Code Chapter 213, article XLIII, Downtown Copiague (DC)
 Zone: Downtown Copiague
 SEQRA: Unlisted Action-Coordinated Review
 Planning Board Recommended Approval of Zoning Incentives 6/12/17

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C. RESOLUTION/NEGATIVE DECLARATION

1. JOB # 16-31B; 7/11 FARMERS REALTY CORP
 Location: s/s of Farmers Ave., 185.49' w/o N. Indiana Av., Lindenhurst
 Proposes: To subdivide a parcel zoned B Residence that is 21,057.13sf into two
 (2); lot one 10,451.04sf lot two 10,606.09sf, maintain an existing 2-story
 residential dwelling on lot 1, and to construct a 2-story colonial with garage and
 front porch on lot 2.
 Zone: B Residence
 SEQRA: Unlisted Action-Uncoordinated Review

Approved

2. JOB # 09-25AE; PARKWAY PROPERTIES, INC.
 Location: s/e/c/o Eastern Parkway and Denton Pl., E. Farmingdale
 Proposes: To add a full basement to the building that includes full size storage
 rooms, full size on site gym, party room, recreational room, and on site leasing
 office. Eliminating the spaces used by the original rooms on the 1st & 2nd floors
 (i.e. utility closet & gym & laundromat & storage rooms) to enlarge the sizes of
 the one and two-bedroom units .
 Zone: Residence C to MR
 SEQRA: Unlisted Action

Approved

D. RESOLUTION/SUBDIVISION

1. JOB # 16-31B; 7/11 FARMERS REALTY CORP
 Location: s/s of Farmers Ave., 185.49' w/o N. Indiana Av., Lindenhurst
 Proposes: To subdivide a parcel zoned B Residence that is 21,057.13sf into two
 (2); lot one 10,451.04sf lot two 10,606.09sf, maintain an existing 2-story
 residential dwelling on lot 1, and to construct a 2-story colonial with garage and
 front porch on lot 2.
 Zone: B Residence
 SEQRA: Unlisted Action-Uncoordinated Review

Approved as amended. As per Rich Casey, remove “for premises” in second paragraph.

E. RESOLUTION/SITE PLAN REVIEW

1. JOB # 09-25AE; PARKWAY PROPERTIES, INC.
 Location: s/e/c/o Eastern Parkway and Denton Pl., E. Farmingdale

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Proposes: To add a full basement to the building that includes full size storage rooms, full size on site gym, party room, recreational room, and on site leasing office. Eliminating the spaces used by the original rooms on the 1st & 2nd floors (i.e. utility closet & gym & laundromat & storage rooms) to enlarge the sizes of the one and two-bedroom units .

Zone: Residence C to MR

SEQRA: Unlisted Action

Approved as amended. As per Rich Casey, remove “for premises” in second paragraph and add paragraph to refer to the Negative Declaration.

2. JOB # 16-27A; RUSH DEVELOPMENT, LLC
Location: s/w corner of Marconi Bl. & Great Neck Rd., Copiague
Proposes: To demolish an existing commercial building to construct a three story mixed use building. The ground floor is 7,704sf and is proposed as retail, the 2nd floor is 7,755sf with three (3) two-bedroom apartments and four (4) one-bedroom apartments and the third floor is 7,755sf with five (5) two-bedroom apartments for a total of twelve (12) units, eight (8) two-bedroom and four (4) one-bedroom. The parcel is 15,515.46sf (.36 acre) with a proposed GFA of 23,214sf, 49.65% lot coverage, and will be developed as per Town Code Chapter 213, article XLIII, Downtown Copiague (DC)
Zone: Downtown Copiague
SEQRA: Unlisted Action-Coordinated Review
Planning Board Recommended Approval of Zoning Incentives 6/12/17

Approved as amended. Add official date in first paragraph.

F. COMMUNICATIONS

1. Memo dated August 15, 2017 to Lev Brickman, Chairperson, Planning Board from Thomas Young, Commissioner, Planning and Development regarding PB Job # 09-25AE; Parkway Properties (Modified), Inc. stating that the Planning Department has no objection to the approval of the modified site plan.

Read and Filed.

2. Letter dated August, 16, 2017 to Lev Brickman, Chairperson, Planning Board from Nicole Blanda regarding PB Job# 16-26A; William Warren Properties requesting a first extension of time.

Read and Filed.

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3. Memo dated August,16, 2017 to Lev Brickman from Thomas Young, Commissioner, Planning Department regarding PB Job# 16-26A; William Warren Properties stating no objection granting the first extension of time.

Approved

ACCEPTANCE OF MINUTES

August 14, 2017

Approved

PLANNING BOARD MEETING SUMMARY
AUGUST 21, 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 8/28/17

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
AUGUST 21, 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 8/28/17

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

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 8/28/17

PLANNING BOARD MEETING SUMMARY
AUGUST 21, 2017

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 8/28/17

June 5, 2017

1. JOB # 16-27A; RUSH DEVELOPMENT, LLC
Location: s/w corner of Marconi Bl. & Great Neck Rd., Copiague
Proposes: To demolish an existing commercial building to construct a three story mixed use building. The ground floor is 7,704sf and is proposed as retail, the 2nd floor is 7,755sf with three (3) two-bedroom apartments and four (4) one-bedroom apartments and the third floor is 7,755sf with five (5) two-bedroom apartments for a total of twelve (12) units, eight (8) two-bedroom and four (4) one-bedroom. The parcel is 15,515.46sf (.36 acre) with a proposed GFA of 23,214sf, 49.65% lot coverage, and will be developed as per Town Code Chapter 213, article XLIII, Downtown Copiague (DC)
Zone: Downtown Copiague
SEQRA: Unlisted Action-Coordinated Review
Planning Board Recommended Approval of Zoning Incentives 6/12/17
Record Extended to 8/21/17

Record Closed

PLANNING BOARD MEETING SUMMARY
AUGUST 21, 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
AUGUST 21, 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

ADDENDUM

A. ARCHITECTURAL REVIEWS

1. APPLICATION # 111244; MELISSA FREEBURG
RAISING OF AN EXISTING HOUSE
SCTM# 0100-189-04-114

Approved

2. APPLICATION # 120961; RONALD BOLOGNA
RAISING OF AN EXISTING HOUSE
SCTM# 0100-188-01-054

Approved

PLANNING BOARD MEETING SUMMARY
AUGUST 21, 2017

3. APPLICATION # 121898; HERBERT GONZALES
EXPANSION OF AN EXISTING HOUSE
SCTM# 0100-124-02-025

Approved

B. COMMUNICATIONS

1. Letter dated August 17, 2017 to Planning Board, Town of Babylon from Vito DiGiuseppe regarding PB Job# 09-33AF; Vito DiGiuseppe (Brunello's Pizzeria) requesting a second and third extension of time.

Read and Filed.

2. Memo dated August 17, 2017 to Lev Brickman, Chairperson, Planning Board from Thomas Young, Commissioner, Planning Board regarding PB Job # 09-33AF; Vito DiGiuseppe (Brunello's Pizzeria) stating no objection to granting a second and third extension of time.

Approved