

PLANNING BOARD AGENDA
DECEMBER 4, 2017

A. PUBLIC HEARING/MINOR SUBDIVISION/LOT LINE ADJUSTMENT

1. JOB # 17-44BL; TOWN OF BABYLON

Location: e/s of Straight Path between Street B and Acorn Plaza, Wheatley Heights
Proposes: A minor subdivision and lot-line adjustment as permitted by the Regulating Plan for a 124 unit residential building.

Zone: FBCA

SEQRA: Unlisted Action-Uncoordinated Review

B. WORK SESSION/MINOR SUBDIVISION

1. JOB # 16-03B; BP INTERIORS STYLE, INC.

Location: s/e/c of Campagnoli Av., & Prince Chico St., Copiague

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

Zone: C Residence

SEQRA: Unlisted Action, Uncoordinated Review

C. RESOLUTION/NEGATIVE DECLARATION

1. JOB # 16-03B; BP INTERIORS STYLE, INC.

Location: s/e/c of Campagnoli Av., & Prince Chico St., Copiague

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

Zone: C Residence

SEQRA: Unlisted Action, Uncoordinated Review

D. RESOLUTION/MINOR SUBDIVISION

1. JOB # 16-03B; BP INTERIORS STYLE, INC.

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E. RESOLUTION/SCRIVENOR'S ERROR

1. 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

F. COMMUNICATIONS

1. Letter dated November 17, 2017 to Lev Brickman, Chairperson, Planning Board from Kevin O'Brien from Murphy, Bartol & O'Brien, LLP regarding PB Job# 15-27A; Commercial Land Management requesting a second extension.
2. Memo dated November 28, 2017 to Lev Brickman, Chairperson, Planning Board from Thomas Young, Commissioner regarding PB Job # 15-27A; Commercial Land Management stating no objection to granting a second extension.

ACCEPTANCE OF MINUTES

November 20, 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 01/22/18

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 12/11/17

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 12/11/17

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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 01/29/18

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 12/11/17

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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 12/04/17

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 12/04/17

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 01/22/17

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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 12/18/17

November 13, 2017

1. JOB # 17-03AF; R & F FARMINGDALE, LLC C/O NEIL A. RUBE
Location: n/e/c of Broadhollow Rd. & Schmitt Bl., East Farmingdale
Proposes: To construct a 1,885sf Starbucks pad site with drive-thru and outdoor seating, along with associated site improvements
Zone: GA Industry
SEQRA: Type II Action
Open: Minor revisions for Engineering and Traffic Safety
Record Extended to 12/04/17

November 20, 2017

1. JOB # 16-38AE; WAGSTAFF PARTNERS, LTD.
Location: n/e/c of Old Country Road & Deer Park Av., Deer Park
Proposes: Change of zone to E Business and to construct a 3,719.75sf office building along with associated site improvements.
Zone: B Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review
Open: Comments from Traffic Safety. Revisions needed for planning and engineering – Have public safety look into illegal fencing area. Correct square footage for rec. to TB
Record Extended to 01/08/18

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2. JOB # 17-17AI; SS, LINDENHURST, LLC
Location: s/s of Route 109, 850' e/o of Wellwood Av., Lindenhurst
Proposes: To demolish two (2) existing buildings to construct a three (3) story (44,500sf each floor) self storage facility, outdoor storage for 23 RV vehicles along with associated site improvements.
Zone: H Industry
SEQRA: Unlisted Action, Uncoordinated Review
Open: Comments pending Eng, T/S, Planning. Check if rec to TB is needed or just application to TB.
Record Extended to 01/08/18