

PLANNING BOARD MEETING SUMMARY
DECEMBER 18, 2017

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB # 17-01A; GAVA PROPERTIES UNLIMITED, LLC
Location: e/s of Little East Neck Rd., 87.48' n/o Windmill Av., West Babylon
Proposes: To maintain an existing site and uses along with interior alterations and associated site improvements.
Zone: E Business
SEQRA: Type II Action

Record Extended to 1/22/18. Open items: revisions needed for Engineering Traffic Safety and Planning. Traffic to check on area in the front for three point turn instead of backing out onto Little East Neck Road.

B. PUBLIC HEARING/MODIFIED SITE PLAN REVIEW/LIFTING OF PLANNING BOARD C & R

1. JOB # 04-11AFL; DEER PARK ENTERPRISES, LLC
Location: e/s of Commack Road, 1,432 n/o Grand Blvd., Deer Park
Proposes: A modification of site plans to increase retail pad site C from 28,600sf To 52,125sf for three tenancies including a 21,50sf TJ Maxx and lifting of Planning Board C & R
Zone: GA Industry
SEQRA: Unlisted Action-Uncoordinated Review

Record Extended to 1/8/18. Open items: Revisions from Traffic Safety needed.

C. SITE PLAN REVIEW

1. JOB # 17-05A; THE MARCUS ORGANIZATION
Location: e/s/o Dale St., 400' s/o of Patton AV., West Babylon
Proposes: To construct a 1,820sf addition to a 16,977sf industrial building For an extension to an existing repair area and equipment/parts storage area.
Zone: Gb Industry
SEQRA: Type II Action

Record Extended to 1/8/18. Open items: minor revisions needed for Planning and DEC. Lev Brickman abstained from this application.

PLANNING BOARD MEETING SUMMARY
DECEMBER 18, 2017

D. WORK SESSION/MINOR SUBDIVISION

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

Record Closed.

E. RESOLUTION/NEGATIVE DECLARATION/MINOR SUBDIVISION

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

Approved

F. RESOLUTION/MINOR SUBDIVISION

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

Approved

PLANNING BOARD MEETING SUMMARY
DECEMBER 18, 2017

G. ARCHITECTURAL REVIEW

1. APPLICATION # 124461; PROGRESSIVE CONSTRUCTION OF LI
RAISING OF AN EXISTING HOUSE
SCTM # 100-183-01-126

Approved

H. COMMUNICATIONS

- 1 Letter to Lev Brickman, Chairperson, Planning Board from Thomas and Madeline Aguirri, resident regarding PB Job # 16-38AE; Wagstaff Partners expressing opposition to application.

Read and Filed

2. Letter to Lev Brickman, Chairperson, Planning Board from Barbara and Thomas Parrish, resident, regarding PB Job # 16-38AE; Wagstaff Partners expressing opposition to application. (With eight attachments)

Read and filed

ACCEPTANCE OF MINUTES

December 11, 2017 **Approved**

PLANNING BOARD MEETING SUMMARY
DECEMBER 18, 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 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 01/22/18

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 01/08/18

PLANNING BOARD MEETING SUMMARY
DECEMBER 18, 2017

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 12/18/17

Record Closed

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 01/8/18

PLANNING BOARD MEETING SUMMARY
DECEMBER 18, 2017

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 02/28/18

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 01/08/18

June 26, 2017

1. 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

PLANNING BOARD MEETING SUMMARY
DECEMBER 18, 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 12/18/17

Record Closed

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
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

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ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW

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 12/18/17

B. RESOLUTION/SITE PLAN REVIEW

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 12/18/17

Approved as amended.

C. ARCHITECTURAL REVIEW

1. APPLICATION # 124011; ANDREA KANAKIS
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-139-02-100

Approved

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D. COMMUNICATIONS

1. Letter dated December 15, 2017 to Richard Schaffer, Supervisor, Town of Babylon from William Kollmer, resident regarding PB Job # 16-38AE; Wagstaff Partners expressing opposition to the applicants proposal.

Read and Filed

2. Letter dated December 15, 2017 to Richard Schaffer, Supervisor, Town of Babylon from Henry Kollmer, resident regarding PB Job # 16-38AE; Wagstaff Partners expressing opposition to the applicants proposal.

Read and Filed.