

PLANNING BOARD AGENDA  
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

**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 28,6000sf 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

**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

**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

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**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

**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

**G. ARCHITECTURAL REVIEW**

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

**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.
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)

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**ACCEPTANCE OF MINUTES**

December 11, 2017

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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  
2<sup>nd</sup> 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 & 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 01/08/18

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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 12/18/17

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 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

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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 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 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 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 AGENDA  
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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 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