

**PLANNING BOARD AGENDA
JANUARY 22, 2018**

A. RESOLUTION/AMENDMENT

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

B. ARCHITECTURAL REVIEW

1. APPLICATION # 124142 & 119489; JAMES RANKER
RAISING OF AN EXISTING HOUSE
SCTM # 0100-182-01-142
2. APPLICATION # 124363; JOSE F. TAVARES
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-039-03-027

C. COMMUNICATIONS

1. Letter dated January 4, 2018 from Michael Manes, Senior Project Manager, Mavis Tire Supply, LLC to the Chairperson, Planning Board regarding PB Job # 15-07A; Mavis Discount Tire requesting four (4) extensions of time.
2. Memo dated January 9, 2018 from Thomas Young, Commissioner, Planning and Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-07A; Mavis Discount Tire stating no objection to granting all four extensions of time.
3. Letter dated January 12, 2018 from David P. Leno, Rivkin Radler, LLP to Patrick G. Halpin, Chairperson, Planning Board regarding PB Job # 17-03AF; R & F Farmingdale, LLC requesting an amendment to the Covenants & Restrictions stated in the Resolution # 2017-169 previously approved by the Planning Board.
4. Memo dated January 16, 2018 from Thomas Young, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-03AF; R & F Farmingdale, LLC stating no objection to the amendment of the Covenants & Restrictions in Resolution # 2017-169

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ACCEPTANCE OF MINUTES

December 11, 2017

January 8, 2018

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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 01/22/18

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

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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 01/29/18

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 01/22/18

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

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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 01/22/18

December 18, 2017

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
Open items: Revisions needed for eng, t/s and planning. Traffic to check on area in the front for 3 point turn instead of backing out onto LEN Road.
Record Extended to 01/22/18