

PLANNING BOARD MEETING SUMMARY  
JANUARY 29, 2018

**A. WORK SESSION/SITE PLAN REVIEW**

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 01/29/18

**Record Closed**

**B. RESOLUTION/NEGATIVE DECLARATION**

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 01/29/18

**Approved. With 4 votes.**

**C. RESOLUTION/SITE PLAN REVIEW**

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 01/29/18

**Approved as amended. With 4 votes.**

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**ACCEPTANCE OF MINUTES**

January 22, 2018      **Approved**

**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 02/26/18

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 01/29/18

**Record Closed**

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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

**Record Extended to 3/5/18**

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 01/29/18

**Record closed**

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

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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 02/05/18

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 02/26/18

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 02/26/18

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 02/05/18

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ADDENDUM

**A. WORK SESSION/ SITE PLAN REVIEW/CHANGE OF ZONE/  
BAR/RESTAURANT**

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

**Record Closed**

**B. RESOLUTION/NEGATIVE DECLARATION/ SITE PLAN  
REVIEW/CHANGE OF ZONE/BAR/RESTAURANT**

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

**Approved. With 4 votes.**

**C. RESOLUTION/ SITE PLAN REVIEW/CHANGE OF ZONE/  
BAR/RESTAURANT**

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

**Approved as amended. With 4 votes.**

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**D. ARCHITECTURAL REVIEWS**

1. APPLICATION # 119542; THOMAS & CHERYL WALSH  
RAISING OF AN EXISTING HOUSE  
SCTM # 0100-186-01-141.001

**Approved. Julianne Nolan abstains.**

2. APPLICATION # 124232; JC EMPIRE HOLDINGS  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-14-03-026

**Approved**