

PLANNING BOARD MEETING SUMMARY
DECEMBER 10, 2018

A. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 15-35AE; ENEYET K. CHAWDHURY

Location: n/w/c of Bayshore Rd. and Commack Rd., Deer Park.

Proposes: A change of zone from B Residence to E Business in order to construct an 8,430sf, one-story commercial building with a full basement, a 693sf mezzanine and a loading dock for two retail stores and a 6,250sf supermarket, along with associated site improvements.

Zone: B Residence to E Business

SEQRA: Unlisted Action-Uncoordinated Review

Record Extended to 1/7/19. Open items: comments pending in Traffic Safety. Minor revisions needed in Planning. Environmental to request additional soil boring. Planning to look at refuse enclosure location. Planning to add C&R's for hours of operation. Planning memo to be corrected (#13 duplicates #8).

B. ARCHITECTURAL REVIEWS

1. APPLICATION: EDWARD HENDERSON
CONSTRUCTION OF A NEW HOUSE
SCTM # 100-182-01-100

Approved

2. APPLICATION: RICHARD RAUFF
CONSTRUCTION OF A NEW HOUSE
SCTM # 100-162-02-014

Approved

C. COMMUNICATIONS

1. Letter dated December 5, 2018 from David N. Altman to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-10ADIN; Bolla Operating LI Corp. requesting a second extension of time.

Approved

2. Memo dated December 5, 2018 from Thomas Young, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-10ADIN; Bolla Operating LI Corp. stating no objection to granting its second extension of time.

Read and Filed

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3. Letter from Louis Pascarella to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 12-10AN; Giaquinto Bros, Inc. requesting an extension of time.

Approved. Dan Truchan votes no.

4. Memo dated December 6, 2018 from Thomas Young, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 12-10AN; Giaquinto Bros., stating no objection to granting a sixth and final extension of time.

Read and Filed

ACCEPTANCE OF MINUTES

December 3, 2018 - pending

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RESERVED CALENDAR

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 02/04/19

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 12/17/18

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 12/17/18

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November 20, 2017 & April 30, 2018

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
Record Extended to 12/17/18

April 16, 2018

1. JOB # 17-06AE; MR Property Builders
Location: n/s of 45th St., 459.17' w/o Pacific St., Copiague
Proposes: To rezone 2 parcels, totaling 87,847.74sf (2.01 acres), from B Residence to MR- Multiple Residence and construct five (5) two-story buildings with a total of 40 rental units.
Zone: B Residence to MR – Multiple Residence
SEQRA: Unlisted Action – Uncoordinated Review
Recommendation to T.B. for change of zone 05/07/18 Res # 2018-065
Record Extended to 12/17/18

July 23, 2018

1. JOB # 17-24AC; 532 ALBANY AVENUE LLC AND RANDY LAGONTERIE
Location: w/s of Albany Ave., 106.75' n/o Rainbow Lane, Amityville
Proposes: To subdivide 4 parcels into 13, maintain an existing funeral home and 3 residential dwellings and to construct 9 new single family residential dwellings.
Zone: B Residence
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 01/14/19

July 30, 2018

1. JOB # 14-40AEN; DEER HILLS SERVICE, LLC
Location: n/e corner of Deer Park Av. and Nicolls Rd., Deer Park
Proposes: A change of zone for one parcel from B- Residence to E-Business, to convert existing auto/truck repair bays in an existing 1,645sf gasoline service stations into a convenience store, and to construct a one story 1,800sf addition for an auto repair shop, along with associated site improvements.
Zone: E Business and B Residence
SEQRA: Type II Action
Record Extended to 12/10/18

Record Extended to 12/17/18

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October 1, 2018

1. JOB # 18-04AE; 1163 MONTAUK, INC.
Location: n/s of Montauk Hwy., 210' w/o Hawkins Bl., Copiague
Proposes: A change of zone Residence C and E Business to MR. The applicant is also constructing two apartment buildings, Building "A" will be 4,775sf and will contain 8 one bedroom units, Building "B" will be 4,008sf and will also contain 8 one bedroom units.
Zone: C Residence and E Business to MR (Multiple Residence)
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 12/10/18

Record Extended to 1/14/18

October 15, 2018

1. JOB # 16-39A; MICHAEL POSILLICO
Location: w/s of New Highway, 100' n/o Conklin St., Farmingdale
Proposes: To construct a soil wash plant facility, including a control building, storage bins, equipment, and associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 12/17/18

October 22, 2018

1. JOB # 18-24ABDE; NORTH BABYLON ASSOCIATES
Location: s/s/o Weeks Rd., 337' e/o Deer Park Ave., North Babylon
Proposes: To subdivide two lots zoned EA Business into two; on Lot 1 maintain an existing McDonald's and construct a 49,734sf, 3 tenant retail building; on Lot 2 rezone to GA Industry and construct a 49,940sf (footprint) self storage building.
Zone: From EA Business to EA Business and GA Industry
SEQRA: Unlisted Action-Uncoordinated Review
PB Recommendation to TB for Change of zone 11/19/18
Record Extended to 01/14/19

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December 3, 2018

1. JOB # 18-28A; SUNRISE PLAZA ASSOCIATES
Location: n/e/c of Wellwood Ave., and Spiegelhagen St., N. Lindenhurst
Proposes: A change of use of an existing building from a gasoline services station to a 1,815sf Verizon Wireless retail store, along with associated site improvements.
Zone: E Business
SEQRA: Type II Action
Record Extended to 12/17/18

2. JOB # 15-03A; CROSSROADS SHOPPING CENTER
Location: n/w/c of Great Neck Rd & Albany Avenue, Amityville
Proposes: To construct an 8,777.67sf multi-tenant retail center for a proposed 7-Eleven and two retail stores, along with associated site improvements.
Zone: E Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 1/28/19

ADDENDUM

A. WORK SESSION/MODIFIED SITE PLAN

1. JOB # 15-07A; MAVIS DISCOUNT TIRE (MODIFIED)
Location: s/w/c/o Montauk Hwy. & Verona Pkwy.
Proposes: To change porous asphalt pavement to concrete pavers.
Zone: E Business

B. RESOLUTION/MODIFIED SITE PLAN

1. JOB # 15-07A; MAVIS DISCOUNT TIRE (MODIFIED)
Location: s/w/c/o Montauk Hwy. & Verona Pkwy.
Proposes: To change porous asphalt pavement to concrete pavers.
Zone: E Business

Approved

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C. ARCHITECTURAL REVIEWS

1. APPLICATION: RUTH PIERRE
RAISE AN EXISTING HOUSE
SCTM # 100-122-02-018

Approved as amended. This should read expansion rather than raise. Verify resolution is for Expansion.

2. APPLICATION: ROD STATEN CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-169-01-039

Approved

D. COMMUNICATIONS

1. Letter dated December 5, 2018 from George M. King to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-35AE; Eneyet K. Chawdhury expressing opposition to the applicant's proposal.

Read and Filed.

2. Memo dated December 10, 2018 from Thomas Young, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-07A; Mavis Discount Tire (Modified) stating no objection to the approval of the modified site plan

Read