

**PLANNING BOARD AGENDA  
JANUARY 7, 2019**

**A. SITE PLAN REVIEW**

1. JOB # 18-14A; MASSAPEQUA IMPORTS, LLC  
Location: n/w/c/o NYS Route 110 & Daniel Street  
Proposes: To renovate an existing building in order to construct a 25,970sf car dealership with outside vehicle storage, along with associated site improvements.  
Zone: G Industry  
SEQRA: Unlisted Action-Uncoordinated Review

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

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 01/07/19

**C. WORK SESSION/MODIFIED SITE PLAN REVIEW**

1. JOB # 18-21AF; MAIN & ELM, LLC  
Location: e/s/o NYS Route 110, 1,122' n/o NYS Route 109, E. Farmingdale  
Proposes To add grease trap for Blaze Pizza and subsequently relocated some drainage structures.  
Zone: G Industry  
SEQRA: Type II Action

**D. RESOLUTION/SITE PLAN REVIEW**

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 01/07/19

PLANNING BOARD AGENDA  
JANUARY 7, 2019

**E. RESOLUTION/MODIFIED SITE PLAN REVIEW**

1. JOB # 18-21AF; MAIN & ELM, LLC  
Location: e/s/o NYS Route 110, 1,122' n/o NYS Route 109, E. Farmingdale  
Proposes To add grease trap for Blaze Pizza and subsequently relocated some drainage structures.  
Zone: G Industry  
SEQRA: Type II Action

**F. COMMUNICATIONS**

1. Letter dated December 14, 2018 from Mr. Frank Ruf, to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-35AE; Eneyet K. Chawdhury expressing no opposition to the applicant's proposal
2. Letter Dated December 16, 2018 from Jorge L. Rosario, Veterans of Foreign Wars to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-04ADE; Gustave J. Wade expressing opposition to the applicant's proposal
3. Memo dated December 20, 2018 to Patrick Halpin, Chairperson, Planning Board from Thomas Young, Commissioner, Planning & Development regarding PB Job# 18-21AF; Main & Elm, LLC (Modified) stating no objection to the approval of the modified site plan.

**ACCEPTANCE OF MINUTES**

December 17, 2018

PLANNING BOARD AGENDA  
JANUARY 7, 2019

**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 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 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 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 01/28/19

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 02/25/19

PLANNING BOARD AGENDA  
JANUARY 7, 2019

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 01/07/19

April 16, 2018

1. JOB # 17-06AE; MR Property Builders  
Location: n/s of 45<sup>th</sup> 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 04/1/19

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

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 01/14/19

**PLANNING BOARD AGENDA  
JANUARY 7, 2019**

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 01/14/19

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

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 01/07/19
  
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

PLANNING BOARD AGENDA  
JANUARY 7, 2019

December 10, 2018

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 1/07/19

December 17, 2018

1. JOB # 18-08AB; JGJJG, LLC  
Location: w/s of Wellwood Av., approximately 480' north of Central Av., E. Farmingdale  
Proposes: To subdivide three parcels totaling 127,920sf (2.94 acres) into two parcels. One parcel will undergo site improvements for an existing business, the other will have a 31,507sf footprint two story self-storage building erected on it.  
Zone: GA Industry  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 01/28/19
2. JOB # 18-37A; ISG-LI  
Location: w/s/o Wellwood Ave., approx. 733.12' n/o Central Ave.  
Proposes: Interior renovations for an industrial kitchen.  
Zone: GA Industrial  
SEQRA: Type II Action  
Record Extended to 01/07/19