

PLANNING BOARD MEETING SUMMARY  
DECEMBER 11, 2017

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

1. JOB # 17-13A; VIP AUTO GROUP (SERVICE CENTER)  
Location: s/s/of Sunrise Hwy., 213.29' e/o N. Jefferson Av., Lindenhurst  
Proposes: To construct a 10,907sf addition to two (2) existing buildings; one 3,956sf & one 5,136sf, for a Subaru automobile service center  
Zone: Eb Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 12/11/17

**Close Record**

**B. RESOLUTION/NEGATIVE DECLARATION**

1. JOB # 17-13A; VIP AUTO GROUP (SERVICE CENTER)  
Location: s/s/of Sunrise Hwy., 213.29' e/o N. Jefferson Av., Lindenhurst  
Proposes: To construct a 10,907sf addition to two (2) existing buildings; one 3,956sf & one 5,136sf, for a Subaru automobile service center  
Zone: Eb Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 12/11/17

**Approved**

**C. RESOLUTION/SITE PLAN REVIEW**

1. JOB # 17-13A; VIP AUTO GROUP (SERVICE CENTER)  
Location: s/s/of Sunrise Hwy., 213.29' e/o N. Jefferson Av., Lindenhurst  
Proposes: To construct a 10,907sf addition to two (2) existing buildings; one 3,956sf & one 5,136sf, for a Subaru automobile service center  
Zone: Eb Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 12/11/17

**Approved**

**ACCEPTANCE OF MINUTES**

November 20, 2017  
December 04, 2017

**Approved**  
**Approved as amended**

PLANNING BOARD MEETING SUMMARY  
DECEMBER 11, 2017

**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 12/11/17

**Record Extended to 1/22/18**

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 12/11/17

**Record Extended to 1/8/18**

PLANNING BOARD MEETING SUMMARY  
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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 12/11/17

**Record Extended to 1/8/18**

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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 12/11/17

**Record Extended to 2/28/18**

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 12/11/17

**Record Extended to 1/8/18**

June 26, 2017

2. JOB # 17-13A; VIP AUTO GROUP (SERVICE CENTER)  
Location: s/s/of Sunrise Hwy., 213.29' e/o N. Jefferson Av., Lindenhurst  
Proposes: To construct a 10,907sf addition to two (2) existing buildings; one 3,956sf & one 5,136sf, for a Subaru automobile service center  
Zone: Eb Business  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 12/11/17

**Record Closed.**

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3. 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

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 13, 2017

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  
Open: Minor revisions for Engineering and Traffic Safety  
Record Extended to 12/11/17

**Record Closed**

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

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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

December 4, 2017

1. JOB # 17-44BL; TOWN OF BABYLON  
Location: e/s of Straight Path between Street B and Acorn Plaza, Wheatley Heights  
Proposes: A minor subdivision and lot-line adjustment as permitted by the Regulating Plan for a 124 unit residential building.  
Zone: FBCA  
SEQRA: Unlisted Action-Uncoordinated Review  
Open Items: Floor Plans of apt. to be submitted  
Record Extended to 12/11/17

**Record Closed**

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

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  
Record Extended to 12/11/17

**Record Closed**

PLANNING BOARD MEETING SUMMARY  
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**B. WORK SESSION/MINOR SUBDIVISION/LOT LINE ADJUSTMENT**

1. JOB # 17-44BL; TOWN OF BABYLON  
Location: e/s of Straight Path between Street B and Acorn Plaza, Wheatley Heights  
Proposes: A minor subdivision and lot-line adjustment as permitted by the Regulating Plan for a 124 unit residential building.  
Zone: FBCA  
SEQRA: Unlisted Action-Uncoordinated Review

**Record Closed**

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

1. JOB #15-18A; SOLAR LIBERTY BABYLON, LLC.  
Location: s/w/c/o Straight Path & Edison Ave., West Babylon  
Proposes: to construct a solar energy production facility on approximately 50.26 acres of a 114.70 acre parcel  
Zone: Residence A  
SEQRA Status: Type I Action

**D. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT**

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  
Record Extended to 12/11/17

**Approved**

**E. RESOLUTION/NEGATIVE DECLARATION/MINOR SUBDIVISION/LOT LINE ADJUSTMENT**

1. JOB # 17-44BL; TOWN OF BABYLON  
Location: e/s of Straight Path between Street B and Acorn Plaza, Wheatley Heights  
Proposes: A minor subdivision and lot-line adjustment as permitted by the Regulating Plan for a 124 unit residential building.  
Zone: FBCA  
SEQRA: Unlisted Action-Uncoordinated Review

**Approved**

PLANNING BOARD MEETING SUMMARY  
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**F. RESOLUTION/MINOR SUBDIVISION/LOT LINE ADJUSTMENT**

1. JOB # 17-44BL; TOWN OF BABYLON  
Location: e/s of Straight Path between Street B and Acorn Plaza,  
Wheatley Heights  
Proposes: A minor subdivision and lot-line adjustment as permitted  
by the Regulating Plan for a 124 unit residential building.  
Zone: FBCA  
SEQRA: Unlisted Action-Uncoordinated Review

**Approved**

**G. RESOLUTION/MODIFIED SITE PLAN**

1. JOB #15-18A; SOLAR LIBERTY BABYLON, LLC.  
Location: s/w/c/o Straight Path & Edison Ave., West Babylon  
Proposes: to construct a solar energy production facility on approximately  
50.26 acres of a 114.70 acre parcel  
Zone: Residence A  
SEQRA Status: Type I Action

**Approved**

**H. ARCHITECTURAL REVIEWS**

1. APPLICATION # 121819; DANIEL BURKO  
EXPANSION OF A HOUSE  
SCTM # 100-226-03-167

**Approved**

2. APPLICATION # 120960; RONALD BOLOGNA  
RAISING OF AN EXISTING HOUSE  
SCTM # 100-188-01-052

**Approved**



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3. APPLICATION # 122506; CLAIRE & CHRISTOPHER BEECHER  
RAISING OF AN EXISTING HOUSE  
SCTM # 100-182-2-2

**Approved**

4. APPLICATION # 119507; WILSON HAMDEN CORP.  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 100-182-02-46.001

**Approved**

5. APPLICATION # 122726; SULEYMAN ALTINATAS  
RAISING OF AN EXISTING HOUSE  
SCTM # 100-227-05-25

**Approved**

**I. COMMUNICATIONS**

1. Memo dated December 8, 2017 from Thomas Young, Commissioner, Planning & Development to Lev Brickman, Chairperson, Planning Board regarding PB Job # 15-18A; Solar Liberty Babylon (modified) stating that all requirements have been met.
2. Memo dated December 8, 2017 from Thomas Young, Commissioner, Planning & Development to Lev Brickman, Chairperson, Planning Board regarding PB Job # 15-18A; Solar Liberty Babylon (modified) stating that the Planning Department has no objections to the approval of site plan.

**Approved**