

PLANNING BOARD MEETING SUMMARY
JANUARY 8, 2017

A. WORK SESSION/MOFIED SITE PLAN/LIFTING OF PLANNING BOARD C&R

1. JOB # 04-11AFL; DEER PARK ENTERPRISES, LLC
Location: e/s of Commack Road, 1,432 n/o Grand Blvd., Deer Park
Proposes: A modification of site plans to increase retail pad site C from 28,600sf to 52,125sf for three tenancies including a 21,50sf TJ Maxx and lifting of Planning Board C & R
Zone: GA Industry
SEQRA: Unlisted Action-Uncoordinated Review

B. WORK SESSION/SITE PLAN/LIFTING OF TOWN BOARD C&R

1. 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

C. WORK SESSION/ PUBLIC HEARING/SITE PLAN REVIEW/GASOLINE SERVICE STATION/CONVENIENCE STORE/CAR WASH/LIFTING OF PLANNING BOARD COVENANTS & RESTRICTIONS/LIFTING OF TOWN BOARD COVENANTS AND RESTRICTIONS

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
Location: s/w/c/o Sunrise Hwy & 35th 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

Amend memo. Condition number 4 and 8 the same.

D. WORK SESSION/SITE PLAN REVIEW

1. JOB # 17-05A; THE MARCUS ORGANIZATION
Location: e/s/o Dale St., 400' s/o of Patton AV., West Babylon
Proposes: To construct a 1,820sf addition to a 16,977sf industrial building For an extension to an existing repair area and equipment/parts storage area.

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Zone: Gb Industry
SEQRA: Type II Action

E. RESOLUTION/NEGATIVE DECLARATION

1. JOB # 04-11AFL; DEER PARK ENTERPRISES, LLC
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Approved – 4 votes

2. JOB # 17-17AI; SS, LINDENHURST, LLC
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Open: Comments pending Eng, T/S, Planning. Check if rec to TB is needed or just application to TB.

Approved – 4 votes

3. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
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Approved as amended. Planning Board Job number should be 16-10ADIN and Long Island Corporation should be spelled out throughout. – 4 votes

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F. RESOLUTION/MOFIED SITE PLAN/LIFTING OF PLANNING BOARD C&R

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Zone: GA Industry
SEQRA: Unlisted Action-Uncoordinated Review
Open: Revisions from traffic safety needed.

Approved as amended – 4 votes

G. RESOLUTION/SITE PLAN/LIFTING OF TOWN BOARD C&R

1. JOB # 17-17AI; SS, LINDENHURST, LLC
Location: s/s of Route 109, 850' e/o of Wellwood Av., Lindenhurst
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Zone: H Industry
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Approved – 4 votes

H. RESOLUTION/ PUBLIC HEARING/SITE PLAN REVIEW/GASOLINE SERVICE STATION/CONVENIENCE STORE/CAR WASH/LIFTING OF PLANNING BOARD COVENANTS & RESTRICTIONS/LIFTING OF TOWN BOARD COVENANTS AND RESTRICTIONS

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Approved as amended - 4 votes

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I. RESOLUTION/SITE PLAN REVIEW

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Zone: Gb Industry
SEQRA: Type II Action

Approved – 4 votes

H. ARCHITECTURAL REVIEW

1. APPLICATION # 124121; CONCUPCION
CONSTRUCTION OF A NEW HOUSE
SCTM # 100-174-02-090.002

Approved

2. APPLICATION # 123041; MOGNIHAN
CONSTRUCTION OF A NEW HOUSE
SCTM # 100-166-01-005

Approved

H. ARCHITECTURAL REVIEW (CONT'D)

3. APPLICATION # 124649; CUTILLO
CONSTRUCTION OF A NEW HOUSE
SCTM # 100-178-03-016

Approved

I. COMMUNICATIONS

1. Memo dated January 2, 2018 to Lev Brickman, Chairperson, Planning Board from John Saraceno, Traffic Engineer regarding PB Job #16-10ADIN; Bolla Operating L.I. Corp in response to Lilia Factor's letter from May 31, 2017.

Read and Filed

2. Letter dated December 4, 2017 to Mr. Schaffer, Supervisor, Town of Babylon from Josephine Matus regarding PB Job # 16-38AE; Wagstaff Partners, LTD expressing

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opposition to applicant's proposal.

Read and Filed

3. Letter regarding PB Job # 16-38AE; Wagstaff Partners, LTD expressing opposition to applicant's proposal.

Read and Filed

ACCEPTANCE OF MINUTES

December 11, 2017 **Pending**

RESERVED CALENDAR

August 13, 2012

1. JOB #11-33ACE; RANDY LAGONTERIE – ALBANY AVE. APARTMENTS
Location: w/s/o Albany Ave., 314.78' s/o Schleigel 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

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December 12, 2016

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
Location: s/w/c/o Sunrise Hwy & 35th 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 01/08/18

Record Closed

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

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 01/8/18

Record Extended to 1/29/18

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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 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 01/08/18

Record Extended to 1/22/18

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

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

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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

Record Extended to 1/22/18

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.
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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

Record Closed

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
2. JOB # 04-11AFL; DEER PARK ENTERPRISES, LLC
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Zone: GA Industry
SEQRA: Unlisted Action-Uncoordinated Review
Open: Revisions from traffic safety needed.
Record Extended to 01/08/18

Record Closed

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3. JOB # 17-05A; THE MARCUS ORGANIZATION

Location: e/s/o Dale St., 400' s/o of Patton AV., West Babylon

Proposes: To construct a 1,820sf addition to a 16,977sf industrial building
For an extension to an existing repair area and equipment/parts storage area.

Zone: Gb Industry

SEQRA: Type II Action

Open: Minor revisions for planning and DEC needed.

Record Extended to 01/08/18

Record Closed

ADDENDUM

A. ARCHITECTURAL REVIEW

1. APPLICATION # 122510; Michael J. Drake
RAISING OF EXISTING HOUSE
SCTM # 0100-186-03-79.001

Approved