PLANNING BOARD MEETING SUMMARY
JANUARY 8, 2017

A. WORK SESSION/MODIFIED 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.
E. RESOLUTION/NEGATIVE DECLARATION

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
Approved – 4 votes

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.
Approved – 4 votes

3. 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
Approved as amended. Planning Board Job number should be 16-10ADIN and Long Island Corporation should be spelled out throughout. – 4 votes
F. RESOLUTION/MODIFIED 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
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
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

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

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

Approved as amended - 4 votes
I. RESOLUTION/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.
Zone: Gb Industry
SEQRA: Type II Action

Approved – 4 votes

H. ARCHITECTURAL REVIEW

1. APPLICATION # 124121; CONCUPICON
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
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
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
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
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
PLANNING BOARD MEETING SUMMARY
JANUARY 8, 2017

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.
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

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 alterati
ons 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
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
Open: Revisions from traffic safety needed.
Record Extended to 01/08/18

Record Closed
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