

PLANNING BOARD AGENDA  
FEBRUARY 26, 2018

**A. PUBLIC HEARING/MINOR SUBDIVISION**

1. JOB # 17-27B; ROSE ANN MARTIN

Location: s/s/o Vince Road, approx. 220' w/o of Newkirt Ave., West Babylon  
Proposes: The applicant proposes to subdivide (3) parcels zoned Residence B and total 13,804sf into two (2), parcel 1 as 5,916sf and parcel 2 as 7,888sf. The existing two-story residential dwelling and above ground pool is to remain on parcel 2 (a pool deck and frame shed are proposed to be removed) and the applicant proposes to construct a 24'x43' two story residential dwelling with an attached garage.

Zone: Residence B

SEQRA: Unlisted Action-Uncoordinated Review

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

1. JOB # 15-29A; FRONTIER PARK CO., LLC (GREYBARN PHASE II)

Location: s/s/o Brefni St., 279' e/o Route 110, N. Amityville  
Proposes: to construct a four (4) story, 89 unit residential building that is 28,000sf, and a three (3) story, 66 unit residential building that is 28,400sf, and combined have a total building footprint of 56,400sf, 155 units, 81 one-bedroom and 74 two-bedroom

Zone: MR

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

1. JOB # 17-38AF; CHICK-FIL-A

Location: e/s/o NYS Route 110, 129.7' north of Gazza Blvd., E. Farmingdale  
Proposes: To demolish an existing building, erect site work, and construct a one-story 5,042.25sf Chick-Fil-A restaurant with 118 seats (102 indoor, 16 outdoor) with a drive thru.

Zone: G Industry

SEQRA: Unlisted Action-Uncoordinated Review

Record Extended to 2/26/18

**D. RESOLUTION/NEGATIVE DECLARATION**

1. JOB # 17-38AF; CHICK-FIL-A

Location: e/s/o NYS Route 110, 129.7' north of Gazza Blvd., E. Farmingdale  
Proposes: To demolish an existing building, erect site work, and construct a one-story 5,042.25sf Chick-Fil-A restaurant with 118 seats (102 indoor, 16 outdoor) with a drive thru.

Zone: G Industry

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

1. JOB # 15-29A; FRONTIER PARK CO., LLC (GREYBARN PHASE II)  
Location: s/s/o Brefni St., 279' e/o Route 110, N. Amityville  
Proposes: to construct a four (4) story, 89 unit residential building that is 28,000sf, and a three (3) story, 66 unit residential building that is 28,400sf, and combined have a total building footprint of 56,400sf, 155 units, 81 one-bedroom and 74 two-bedroom  
Zone: MR

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

1. JOB # 17-38AF; CHICK-FIL-A  
Location: e/s/o NYS Route 110, 129.7' north of Gazza Blvd., E. Farmingdale  
Proposes: To demolish an existing building, erect site work, and construct a one-story 5,042.25sf Chick-Fil-A restaurant with 118 seats (102 indoor, 16 outdoor) with a drive thru.  
Zone: G Industry  
SEQRA: Unlisted Action-Uncoordinated Review  
Record Extended to 2/26/18

**G. RESOLUTION/SITE PLAN REVIEW/LIFTING OF C & R/LIFTING OF TOWN BOARD C & R/CONVENIENT STORE/AMENDMENT**

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

**H. RESOLUTION/SITE PLAN REVIEW/BAR RESTAURANT/LIFTING OF A C&R/AMENDMENT**

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 28,6000sf 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

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**I. ARCHITECTURAL REVIEW**

1. APPLICATION # 121527; AFRODISIA DEVELOPMENT  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-227-05-091
2. APPLICATION # 122379; HARRY HILD  
RAISING OF AN EXISTING HOUSE  
SCTM # 0100-185-02-19.001
3. APPLICATION # 125004; RUSH DEVELOPMENT  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-177-02-101 & 0100-177-02-102
4. APPLICATION # 121696; CHARLES TUESCHLER  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-192-03-75.003

**J. COMMUNICATIONS**

1. Memo dated February 21, 2018 to Pat Halpin, Chairperson, Planning Board from Thomas Young, Commissioner, Planning & Development regarding PB Job # 15-29A; Frontier Park Co., LLC (Greybarn Phase II) stating that there are no outstanding comments from any division.
2. Memo dated February 21, 2018, to Pat Halpin, Chairperson, Planning Board from Thomas Young, Commissioner, Planning & Development regarding PB Job # 15-29A; Frontier Park Co., LLC (Greybarn Phase II) stating no objection to the approval the modified site plan.
3. Letter dated February 14, 2018 to Matthew Esposito, Planner, Planning & Development from Stephen Kretz, Donohue, Kretz & Garabrant regarding PB Job # 04-11AFL; Deer Park Enterprises stating a Change in Entity Name

**ACCEPTANCE OF MINUTES**

February 5, 2018

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**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 02/26/18

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 03/05/18

May 8, 2017

1. 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 02/26/18

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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 03/05/18

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 02/26/18

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 02/26/18

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February 5, 2018

1. JOB # 17-38AF; CHICK-FIL-A  
Location: e/s/o NYS Route 110, 129.7' north of Gazza Blvd., E. Farmingdale  
Proposes: To demolish an existing building, erect site work, and construct a one-story 5,042.25sf Chick-Fil-A restaurant with 118 seats (102 indoor, 16 outdoor) with a drive thru.  
Zone: G Industry  
SEQRA: Unlisted Action-Uncoordinated Review  
Open: Minor revisions from planning needed.  
Record Extended to 2/26/18