

PLANNING BOARD MEETING SUMMARY  
MARCH 5, 2018

**A. PUBLIC HEARING/SITE PLAN REVIEW/MINOR SUBDIVISION/CHANGE OF ZONE**

1. JOB # 17-11ABE; 60 SCHMEELK PLACE, LLC  
Location: s/s of Schmeelk Pl., 435.68' east of Great Neck Rd., Copiague  
Proposes: to subdivide a parcel, zone A-Residence, and rezone an approximately 12,705sf portion of it to SCMR-Senior Citizen Multiple Residence, in order to construct 30 additional parking spaces for an existing, adjacent SCMR development.  
Zone: From A Residence to SCMR  
SEQRA: Unlisted Action-Uncoordinated Review

**Record Extended to 3/26/16. Open: Planning to look at #7 (merger). Possible change to C&R number 4, listing items that apply to a parking lot. DEC to look into condition # 8. Recommendation to TB? Mr. Kretz to speak with Mr. Casey regarding merger. Gerry O'Neill recuses himself from application.**

**B. WORK SESSION/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

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

1. JOB #16-25AN; BOLLA EM REALTY LLC.  
Location: s/e/c/o New Hwy & Route 109, E. Farmingdale  
Proposes: to demolish an existing 8,594sf industrial building to construct a 4,094sf Bolla Market and gasoline station that has a 4,488 sf canopy over 8 islands with 16 gasoline fueling positions  
Zone: Ga Industry  
SEQRA Status: Unlisted Action – Uncoordinated Review

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**D. RESOLUTION/NEGATIVE DECLARATION**

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

**Approved**

**E. RESOLUTION/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

**Approved**

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

1. JOB #16-25AN; BOLLA REALTY LLC.  
Location: s/e/c/o New Hwy & Route 109, E. Farmingdale  
Proposes: to demolish an existing 8,594sf industrial building to construct a 4,094sf Bolla Market and gasoline station that has a 4,224sf canopy over 8 islands with 16 gasoline fueling positions  
Zone: Ga Industry  
SEQRA Status: Unlisted Action – Uncoordinated Review

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**Approved**

**G. COMMUNICATIONS**

1. Memo dated February 28, 2018 from Thomas Young, Commissioner, Planning & Development to Pat Halpin, Chairperson, Planning Board regarding PB Job # 16-25AN; Bolla EM Realty, LLC stating all departmental comments have be received and reviewed.

**Read and Filed**

2. Memo dated February 28, 2018 from Thomas Young, Commissioner, Planning & Development to Pat Halpin, Chairperson, Planning Board regarding PB Job # 16-25AN; Bolla EM Realty, LLC stating the Planning Department has no objection to the approval of the modified site plan.

**Approved**

**ACCEPTANCE OF MINUTES**

February 26, 2018 - pending

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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 4/9/18

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

**Record Extended to 5/7/18**

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 6/4/18

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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

**Record Extended to 3/12/18**

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 3/26/18

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 3/19/18

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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 4/9/18

February 26, 2018

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  
Record Extended 3/5/18

**Record Closed**

ADDENDUM

**A. ARCHITECTURAL REVIEWS**

1. APPLICATION # 124645; URSZULA HABIAK & PIOTR KOCUR  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-195-02-006

**Approved**