

PLANNING BOARD MEETING SUMMARY
MAY 7, 2018

A. WORK SESSION/MODIFIED SITE PLAN

1. JOB # 16-13A; FRONTIER PARK/GREYBARN PHASE III
Location: w/s/o Geraldine Av., 498.11 s/o Brefni St., North Amityville
Proposes: To close off Meadow Farm Lane to Geraldine Avenue and create head in parking spaces on Meadow Farm Lane. An emergency access gate for fire department access and grasscrete pavers were added to the east side of Meadow Farm Lane. The number of provided parking stalls on-site increased from 133 spaces to 136 spaces. A generator was also added between the two buildings. The modified plans also include the addition of a community garden and dog park.

B. WORK SESSION/RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE

1. JOB # 17-06AE; MR Property Builders
Location: n/s of 45th St., 459.17' w/o Pacific St., Copiague
Proposes: To rezone 2 parcels, totaling 87,847.74sf (2.01 acres), from B Residence to MR- Multiple Residence and construct five (5) two-story buildings with a total of 40 rental units.
Zone: B Residence to MR – Multiple Residence
SEQRA: Unlisted Action – Uncoordinated Review
Open: Minor revisions for engineering. Needs Town Board and ZBA. Planning to talk with Arch-about concrete by handicapped ramps. Traffic & T.B. to look at additional stop signs

C. RESOLUTION/MODIFIED SITE PLAN

1. JOB # 16-13A; FRONTIER PARK/GREYBARN PHASE III
Location: w/s/o Geraldine Av., 498.11 s/o Brefni St., North Amityville
Proposes: To close off Meadow Farm Lane to Geraldine Avenue and create head in parking spaces on Meadow Farm Lane. An emergency access gate for fire department access and grasscrete pavers were added to the east side of Meadow Farm Lane. The number of provided parking stalls on-site increased from 133 spaces to 136 spaces. A generator was also added between the two buildings. The modified plans also include the addition of a community garden and dog park.

Approved as amended. Julianne Nolan abstains.

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D. RESOLUTION/RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE

1. JOB # 17-06AE; MR Property Builders

Location: n/s of 45th St., 459.17' w/o Pacific St., Copiague

Proposes: To rezone 2 parcels, totaling 87,847.74sf (2.01 acres), from B Residence to MR- Multiple Residence and construct five (5) two-story buildings with a total of 40 rental units.

Zone: B Residence to MR – Multiple Residence

SEQRA: Unlisted Action – Uncoordinated Review

Open: Minor revisions for engineering. Needs Town Board and ZBA. Planning to talk with Arch-about concrete by handicapped ramps. Traffic & T.B. to look at additional stop signs

Approved

E. COMMUNICATIONS

1. Memo dated May 2, 2018 from Thomas Young, Commissioner, Planning & Development to Pat Halpin, Chairperson, Planning Board regarding PB Job # 16-13A; Frontier Park/Greybarn (Phase III) Modified stating no objection to the approval of the modified site plan.

Approved by resolution.

ACCEPTANCE OF MINUTES

April 30, 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 6/4/18

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 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 5/7/18

Record Extended to 7/9/18

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

PLANNING BOARD MEETING SUMMARY
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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 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 05/14/18

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 5/14/18

November 20, 2017 & April 30, 2018

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: Minor Bldg, Planning, Engineering revisions, comments pending in traffic safety
Record Extended to 05/21/18

PLANNING BOARD MEETING SUMMARY
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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 05/21/18

March 5, 2018

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
Open: Planning to look @ condition #7 (merger), change to c&r #4 – appropriate items listed for parking lot. DEC to look into condition #8 still needs T.B. recommendation Steve Kretz to go over merger w/Rich Casey
Record Extended to 05/07/18

Record Extended to 5/21/18. Gerry O'Neill abstains.

March 12, 2018

1. JOB# 17-35AE; LINDENHURST GATE, LLC
Location: s/s/o Montauk Hwy., between Deauville Pkwy and Venetian Blvd, Lindenhurst
Proposes: To rezone 3 parcels from C Residence to E Business and construct a 5,036sf multi-tenant, retail building along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action-Uncoordinated Review
Open: Minor planning revisions, Recommendation to T.B. for change of zone; Question regarding needing a traffic study.
Condition- temporary fence not to obstruct view
Record Extended to 05/07/18

Record Extended to 6/18/18

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April 16, 2018

1. JOB # 17-06AE; MR Property Builders
Location: n/s of 45th St., 459.17' w/o Pacific St., Copiague
Proposes: To rezone 2 parcels, totaling 87,847.74sf (2.01 acres), from B Residence to MR- Multiple Residence and construct five (5) two-story buildings with a total of 40 rental units.
Zone: B Residence to MR – Multiple Residence
SEQRA: Unlisted Action – Uncoordinated Review
Open: Minor revisions for engineering. Needs Town Board and ZBA. Planning to talk with Arch-about concrete by handicapped ramps. Traffic & T.B. to look at additional stop signs
Record Extended to 05/14/18

ADDENDUM

A. WORK SESSION/RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE

1. JOB# 17-35AE; LINDENHURST GATE, LLC
Location: s/s/o Montauk Hwy., between Deauville Pkwy and Venetian Blvd, Lindenhurst
Proposes: To rezone 3 parcels from C Residence to E Business and construct a 5,036sf multi-tenant, retail building along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action-Uncoordinated Review

B. RESOLUTION/RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE

1. JOB# 17-35AE; LINDENHURST GATE, LLC
Location: s/s/o Montauk Hwy., between Deauville Pkwy and Venetian Blvd, Lindenhurst
Proposes: To rezone 3 parcels from C Residence to E Business and construct a 5,036sf multi-tenant, retail building along with associated site improvements.
Zone: E Business and C Residence to E Business
SEQRA: Unlisted Action-Uncoordinated Review

Approved as amended. Dan Truchan voting no.

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C. ARCHITECTURAL REVIEWS

1. APPLICATION # 125513; KENNETH SMITH
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-24-02-02

Approved

2. APPLICATION # 125927; TONI ANN AMERIGO
RAISING OF AN EXISTING HOUSE
SCTM # 0100-228-01-010

Approved

3. APPLICATION # 122763; MICHAEL F. CINO
EXPANSION & RAISING OF AN EXISTING HOUSE
SCTM # 0100-184-02-022

Approved

4. APPLICATON # 126472; TOM MONTIGLIO
RAISING OF AN EXISTING HOUSE
SCTM # 0100-231-03-53.006

Approved