

PLANNING BOARD MEETING SUMMARY  
JULY 9, 2018

**A. PUBLIC HEARING/SITE PLAN REVIEW**

1. JOB # 17-36A; WAL-MART

Location: s/e/c of Grumman Lane and Broadhollow Rd, East Farmingdale  
Proposes: To construct a 62,450sf addition to the front and south side of an existing Wal-Mart store to accommodate new entrance vestibules and a new grocery department and drive-thru service canopy area. A new truck well, new bale and pallet enclosure, and associated site improvements are also proposed.

Zone: G Industry

SEQRA: Unlisted Action-Coordinated Review

**Adjourned to 8/6/18**

**B. ARCHITECTURAL REVIEWS**

1. APPLICATION # 124141; MICHAEL SUDANO  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-228-01-072 & 0100-228-01-73.006

**Approved**

2. APPLICATION # 127238; JEFFREY CASCIO  
EXPANSION OF AN EXISTING HOUSE  
SCTM # 0100-23-01-043

**Approved**

**C. COMMUNICATIONS**

1. Letter dated June 27, 2018 to Town Council, Town of Babylon from Barbara and Thomas Parrish regarding PB Job # 16-38AE; Wagstaff Partners, LTD expressing concerns about traffic due to applicant's proposal.

**Read and filed**

**ACCEPTANCE OF MINUTES**

June 25, 2018

**Approved**

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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 07/23/18

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 7/9/18

**Record Extended to 9/10/18**

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 09/24/18

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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 08/27/18

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 07/09/18

**Record Extended to 9/17/18**

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 07/16/18

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April 16, 2018

1. JOB # 17-06AE; MR Property Builders  
Location: n/s of 45<sup>th</sup> 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  
Recommendation to T.B. for change of zone 05/07/18 Res # 2018-065  
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 07/16/18

June 25, 2018

1. JOB # 13-26B; SHARON SHYRIER  
Location: n/s of 25<sup>th</sup> St., 125.20' e/o Catskill Av., Copiague  
Proposes: To subdivide a 15,048sf parcel zoned Residence C into two (2) 7,524sf parcels, maintain an existing dwelling with shed on parcel “A” and construct a single family dwelling with garage on parcel “B”  
Zone: Residence C  
SEQRA: Unlisted Action-Uncoordinated Review  
Open: needs to address the owner occupied c&r on both parcels, must meet w/planning  
Record Extended to 07/23/18

**Record Closed**

ADDENDUM

**A. WORK SESSION/SUBDIVISON**

1. JOB # 13-26B; SHARON SHYRIER  
Location: n/s of 25<sup>th</sup> St., 125.20' e/o Catskill Av., Copiague  
Proposes: To subdivide a 15,048sf parcel zoned Residence C into two (2) 7,524sf parcels, maintain an existing dwelling with shed on parcel “A” and construct a single family dwelling with garage on parcel “B”  
Zone: Residence C  
SEQRA: Unlisted Action-Uncoordinated Review

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**B. RESOLUTION/SUBDIVISION/NEGATIVE DECLARATION**

1. JOB # 13-26B; SHARON SHYRIER  
Location: n/s of 25<sup>th</sup> St., 125.20' e/o Catskill Av., Copiague  
Proposes: To subdivide a 15,048sf parcel zoned Residence C into two (2) 7,524sf parcels, maintain an existing dwelling with shed on parcel "A" and construct a single family dwelling with garage on parcel "B"  
Zone: Residence C  
SEQRA: Unlisted Action-Uncoordinated Review

**Approved**

**C. RESOLUTION/SUBDIVISION**

1. JOB # 13-26B; SHARON SHYRIER  
Location: n/s of 25<sup>th</sup> St., 125.20' e/o Catskill Av., Copiague  
Proposes: To subdivide a 15,048sf parcel zoned Residence C into two (2) 7,524sf parcels, maintain an existing dwelling with shed on parcel "A" and construct a single family dwelling with garage on parcel "B"  
Zone: Residence C  
SEQRA: Unlisted Action-Uncoordinated Review

**Approved**