PLANNING BOARD AGENDA
AUGUST 13, 2018

A. SITE PLAN REVIEW

1. JOB # 18-05A; MIRANDA ZIMNOCH
   Location: n/w corner of Great Neck Rd. and Marconi Blvd.
   Proposes: Buildout of 2nd floor offices above 1905-1911 Great Neck Rd. Replace
   existing façade on 1905-1911 Great Neck Road
   Zone: Downtown Copiague
   SEQRA: Unlisted Action-Uncoordinated Review

B. ARCHITECTURAL REVIEW

1. APPLICATION # 126885; BACKER, EDLIN, PEDRINE
   EXPANSION OF AN EXISTING HOUSE
   SCTM # 100-14-01-035

C. COMMUNICATIONS

1. Letter dated August 8, 2018 from James F. Gaughran to the Planning Board regarding
   PB Job # 16-33A; R Squared, LLC requesting a second extension of time.

2. Memo dated August 8, 2018 from Thomas Young, Commissioner to Pat Halpin,
   Chairperson, Planning Board regarding PB Job # 16-33A; R Squared, LLC stating
   no objection to granting a second extension of time.

ACCEPTANCE OF MINUTES

August 6, 2018 - pending
RESERVED CALENDAR

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 09/10/18

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

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 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 09/17/18

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 10/01/18

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
   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 10/15/18
July 23, 2018

1. JOB # 18-21AF; MAIN & ELM, LLC  
   Location: e/s of NYS Route 110, 1,122’ n/o NYS Route 109, East Farmingdale  
   Proposes: Interior alteration to a vacant retail & restaurant tenant space in order to construct a 72 seat Blaze Pizza restaurant and a 2,508sf retail space.  
   Zone: G Industry  
   SEQRA: Type II Action  
   Open Items: minor revisions needed for planning. Question on C&R#1 – No further wet use- review with planning; suggestion on pedestrian crosswalk  
   Record Extended to 8/20/18

2. JOB # 17-24AC; 532 ALBANY AVENUE LLC AND RANDY LAGONTERIE  
   Location: w/s of Albany Ave., 106.75’ n/o Rainbow Lane, Amityville  
   Proposes: To subdivide 4 parcels into 13, maintain an existing funeral home and 3 residential dwellings and to construct 9 new single family residential dwellings.  
   Zone: B Residence  
   SEQRA: Unlisted Action-Uncoordinated Review  
   Open: Comments pending from DEC; minor revisions needed planning, eng, hwy  
   Need ZBA  
   Record Extended to 8/20/18

July 30, 2018

1. JOB # 14-40AEN; DEER HILLS SERVICE, LLC  
   Location: n/e corner of Deer Park Av. and Nicolls Rd., Deer Park  
   Proposes: A change of zone for one parcel from B- Residence to E-Business, to convert existing auto/truck repair bays in an existing 1,645sf gasoline service stations into a convenience store, and to construct a one story 1,800sf addition for an auto repair shop, along with associated site improvements.  
   Zone: E Business and B Residence  
   SEQRA: Type II Action  
   Needs Town Board ; Minor revisions needed in planning, highway and traffic safety  
   Check on dumpster relocation  
   PB Recommendation to TB for change of zone approved 8/6/18  
   Record Extended to 10/1/18
August 6, 2018

1. JOB # 17-36A; WALMART
   Location: s/e/c of Grumman La. and Broad hollow Rd. (NYS Route 110),
   E. Farmingdale
   Proposes: To construct a 62,450sf addition to the front and south side of an existing
   Walmart 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.
   Zone: G Industrial
   SEQRA: Unlisted Action-Coordinated Review
   Open: Comments pending from Eng-reviewing drainage; look at signage for center
   drive. Parking lot repair to be looked at by Engineering. Check condition #6
   monoxide vs dioxide
   Record Extended to 8/20/18