

PLANNING BOARD MEETING SUMMARY  
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 2<sup>nd</sup> 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

**Record Extended to 9/10/18. Open: DTR, Engineering**

**B. ARCHITECTURAL REVIEW**

1. APPLICATION # 126885; BACKER, EDLIN, PEDRINE

EXPANSION OF AN EXISTING HOUSE

SCTM # 100-14-01-035

**Approved**

**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.

**Approved**

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.

**Read and Filed**

**ACCEPTANCE OF MINUTES**

August 6, 2018 - pending

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**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 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 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 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

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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 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 10/15/18

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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

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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

ADDENDUM

**A. COMMUNICATIONS**

1. Letter to the Planning Board from neighboring residents expressing concerns  
regarding PB Job # 18-13B; Astarita Recine Property.

**Read and Filed**

2. Verbal request for five (5) extensions of time for PB Job # 12-10AN; Giaquinto  
Bros., Inc.

**Approved**

3. Memo dated August 13, 2018 to Pat Halpin, Chairperson, Planning Board from Tom  
Young, Commissioner, Planning and Development regarding PB Job # 12-10AN;  
Giaquinto Bros., Inc. stating no objection to granting five (5) extensions of time.

**Read and Filed**