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  

   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
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
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

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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

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