

PLANNING BOARD MEETING SUMMARY
AUGUST 27, 2018

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB # 18-01A; RUSH DEVELOPMENT, LLC
Location: n/s of Oak St., approximately 637' e/o Great Neck Rd., Copiague
Proposes: A three story 10,716sf multi-residence structure with 12 one bedroom dwelling units along with associated site improvements.
Zone: Downtown Copiague
SEQRA: Type I Action

Record Extended to 9/10/18. Open items: Planning to review parking spots with the applicant. 3 permits vs. 12 permits. Review square footage of the affordable units.

B. WORK SESSION/MINOR SUBDIVISION

1. JOB # 18-13B; ASTARITA RECINE PROPERTY
Location: n/s of Tooker Ave., 303.2' east of Mida Ct., West Babylon
Proposes: To subdivide a parcel zone A Residence that is approximately 1 acre into two; lot one 31,063.49sf. lot two 12,500.423sf, maintain an existing 1 ½ story residential dwelling on lot 1, and to construct a 2 story colonial with internal garage and front porch on lot 2.
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review

C. WORK SESSION/SITE PLAN REVIEW/BAR RESTAURANT

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
Record Extended to 8/27/18

Record Closed

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D. RESOLUTION/NEGATIVE DECLARATION/MINOR SUBDIVISION

1. JOB # 18-13B; ASTARITA RECINE PROPERTY
Location: n/s of Tooker Ave., 303.2' east of Mida Ct., West Babylon
Proposes: To subdivide a parcel zone A Residence that is approximately 1 acre into two; lot one 31,063.49sf. lot two 12,500.423sf, maintain an existing 1 ½ story residential dwelling on lot 1, and to construct a 2 story colonial with internal garage and front porch on lot 2.
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review

Approved

E. RESOLUTION/MINOR SUBDIVISION

1. JOB # 18-13B; ASTARITA RECINE PROPERTY
Location: n/s of Tooker Ave., 303.2' east of Mida Ct., West Babylon
Proposes: To subdivide a parcel zone A Residence that is approximately 1 acre into two; lot one 31,063.49sf. lot two 12,500.423sf, maintain an existing 1 ½ story residential dwelling on lot 1, and to construct a 2 story colonial with internal garage and front porch on lot 2.
Zone: A Residence
SEQRA: Unlisted Action, Uncoordinated Review

Approved

F. RESOLUTION/SITE PLAN/BAR/RESTAURANT

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
Record Extended to 8/27/18

Approved

G. ARCHITECTURAL REVIEW

1. APPLICATION: JOSEPH PADUANO
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-027-02-024

Approved. Julianne Nolan abstains.

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H. COMMUNICATIONS

1. Letter dated August 15, 2018 from Darius Mroczkowski, Ardmore Pl., LLC to the Town of Babylon Planning Board regarding PB Job # 16-27A; Rush Development requesting three extensions of time.

Approved

2. Memo dated August 17, 2018 from Thomas Young, Commissioner to Pat Halpin, Chairperson, Planning Board regarding PB Job # 16-27A; Rush Development stating no objection to granting three extensions of time.

Read and Filed

ACCEPTANCE OF MINUTES

August 13, 2018 **Approved**
August 20, 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 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

Record Extended to 9/24/18.

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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
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
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
Record Extended to 8/27/18

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July 23, 2018

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
Record Extended to 09/24/18

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
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
Record Extended to 09/24/18

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August 13, 2018

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 09/10/18

August 21, 2018

1. JOB # 16-01AE; MITCHELL GIANNINI
Location: n/e/c of 41st St. & Liberty St., Copiague
Proposes: To rezone multiple parcels from B Residence to SCMR – Senior Citizen Multiple Residence in order to construct 9 two bedroom apartments. The proposal consists of a total of 38 units on multiple parcels and the majority of the development is located in the Village of Lindenhurst.
Zone: From B Residence to SCMR
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 09/10/18

ADDENDUM

A. WORK SESSION/MODIFIED SITE PLAN

1. JOB #16-46ABF:BDG FARMINGDALE
Location: west side Broadhollow Rd., 250' north of Michael Dr., Farmingdale
Proposes: to subdivide the two (2) parcels into three (3) to construct an 80,000sf retail store, two restaurants (5,700sf & 7,500sf) and a 6,800sf retail center along with associated site improvements.
Zone: G Industry
SEQRA Status: Type I Action-Coordinated Review

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B. RESOLUTION/MODIFIED SITE PLAN

1. JOB #16-46ABF:BDG FARMINGDALE
Location: west side Broadhollow Rd., 250' north of Michael Dr.,
Farmingdale
Proposes: to subdivide the two (2) parcels into three (3) to construct an
80,000sf retail store, two restaurants (5,700sf & 7,500sf) and a 6,800sf
retail center along with associated site improvements.
Zone: G Industry
SEQRA Status: Type I Action-Coordinated Review

Approved

C. COMMUNICATIONS

1. Memo from Thomas Young, Commissioner of Planning and Development to
Patrick Halpin, Planning Board Chairman, dated August 27, 2018 stating the
Planning Department has no objection to the approval of the modified site plan.

Read and Filed