

PLANNING BOARD MEETING SUMMARY
NOVEMBER 19, 2018

A. WORK SESSION/ PLANNING BOARD RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE

1. JOB # 18-24ABDE; NORTH BABYLON ASSOCIATES
Location: s/s/o Weeks Rd., 337' e/o Deer Park Ave., North Babylon
Proposes: To subdivide two lots zoned EA Business into two; on Lot 1 maintain an existing McDonald's and construct a 49,734sf, 3 tenant retail building; on Lot 2 rezone to GA Industry and construct a 49,940sf (footprint) self storage building.
Zone: From EA Business to EA Business and GA Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 11/19/18

B. RESOLUTION/ PLANNING BOARD RECOMMENDATION TO TOWN BOARD FOR CHANGE OF ZONE

1. JOB # 18-24ABDE; NORTH BABYLON ASSOCIATES
Location: s/s/o Weeks Rd., 337' e/o Deer Park Ave., North Babylon
Proposes: To subdivide two lots zoned EA Business into two; on Lot 1 maintain an existing McDonald's and construct a 49,734sf, 3 tenant retail building; on Lot 2 rezone to GA Industry and construct a 49,940sf (footprint) self storage building.
Zone: From EA Business to EA Business and GA Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 11/19/18

Approved. Frank Santos recuses himself.

C. ARCHITECTURAL REVIEWS

1. APPLICATION: THOMAS BARONGI
EXPANSION OF AN EXISTING HOUSE
SCTM 0100-226-01-23.001

Approved

2. APPLICATION: RUSH DEVELOPMENT, LLC
CONSTRUCTION OF A NEW HOUSE
SCTM 0100-161-02-17

Approved

PLANNING BOARD MEETING SUMMARY
NOVEMBER 19, 2018

3. APPLICATION: DEBBIE LEWIS
CONSTRUCTION OF A NEW HOUSE
SCTM 0100-170-02-076

Approved

4. APPLICATION: PAVLO TUPYCHAK
EXPANSION OF AN EXISTING HOUSE
SCTM 0100-191-02-017.001

Approved

D. COMMUNICATIONS

1. Verbal request on October 24, 2018 regarding PB Job # 16-31B; 7/11 Farmers Realty Corp. requesting two (2) extensions of time.

Approved

2. Memo dated October 24, 2018 from Thomas Young, Commissioner to Pat Halpin, Chairperson, Planning Board stating no objection to granting the two extensions of time.

Read and Filed

ACCEPTANCE OF MINUTES

October 15, 2018 **Approved**
October 22, 2018 **Approved**

PLANNING BOARD MEETING SUMMARY
NOVEMBER 19, 2018

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 12/3/18

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 12/17/18

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 12/17/18

PLANNING BOARD MEETING SUMMARY
NOVEMBER 19, 2018

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 11/19/18

Record Extended to 12/17/18

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 12/17/18

July 23, 2018

1. 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 11/26/18

Record Extended to 1/14/19

PLANNING BOARD MEETING SUMMARY
NOVEMBER 19, 2018

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 11/19/18

Record Extended to 12/3/18

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 11/19/18

Record Extended to 12/10/18

October 1, 2018

1. JOB # 18-04AE; 1163 MONTAUK, INC.
Location: n/s of Montauk Hwy., 210' w/o Hawkins Bl., Copiague
Proposes: A change of zone Residence C and E Business to MR. The applicant is also constructing two apartment buildings, Building “A” will be 4,775sf and will contain 8 one bedroom units, Building “B” will be 4,008sf and will also contain 8 one bedroom units.
Zone: C Residence and E Business to MR (Multiple Residence)
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 12/10/18

PLANNING BOARD MEETING SUMMARY
NOVEMBER 19, 2018

October 15, 2018

1. JOB # 16-39A; MICHAEL POSILLICO
Location: w/s of New Highway, 100' n/o Conklin St., Farmingdale
Proposes: To construct a soil wash plant facility, including a control building, storage bins, equipment, and associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 11/19/18

Record Extended to 12/17/18

October 22, 2018

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Location: s/s/o Weeks Rd., 337' e/o Deer Park Ave., North Babylon
Proposes: To subdivide two lots zoned EA Business into two; on Lot 1 maintain an existing McDonald's and construct a 49,734sf, 3 tenant retail building; on Lot 2 rezone to GA Industry and construct a 49,940sf (footprint) self storage building.
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Record Extended to 11/19/18

Record Extended to 1/14/19. Frank Santos recuses himself.

ADDENDEUM

A. WORK SESSION/MODIFIED SITE PLAN REVIEW

1. JOB #05-33AE; MCDONALD FAMILY ENTERPRISES (Modified)
Location: w/s/o South Great Neck Road at Austin Place, Copiague
Proposes: To construct 40 sellable SCMR units, 28 one-bedroom condominiums, 12 two-bedroom townhouses and a recreation center
Zone: SCMR

B. RESOLUTION/MODIFIED SITE PLAN REVIEW

2. JOB #05-33AE; MCDONALD FAMILY ENTERPRISES (Modified)
Location: w/s/o South Great Neck Road at Austin Place, Copiague
Proposes: To construct 40 sellable SCMR units, 28 one-bedroom condominiums, 12 two-bedroom townhouses and a recreation center
Zone: SCMR

Approved

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C. COMMUNICATIONS

1. Memo dated November 19, 2018 to Patrick Halpin, Planning Board from Thomas Young, Commissioner, Planning & Development regarding PB Job# 05-33AE; McDonald Family Enterprise (Modified) stating no objection to the approval of the modified site plan.

Read and Filed