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
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
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
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
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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
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
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

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

   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
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