

PLANNING BOARD MEETING SUMMARY
DECEMBER 03, 2018

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB # 18-28A; SUNRISE PLAZA ASSOCIATES

Location: n/e/c of Wellwood Ave., and Spiegelhagen St., N. Lindenhurst

Proposes: A change of use of an existing building from a gasoline services station to a 1,815sf Verizon Wireless retail store, along with associated site improvements.

Zone: E Business

SEQRA: Type II Action

Record Extended to 12/17/18. Open items: comments pending in Highway.

2. JOB # 15-03A; CROSSROADS SHOPPING CENTER

Location: n/w/c of Great Neck Rd & Albany Avenue, Amityville

Proposes: To construct an 8,777.67sf multi-tenant retail center for a proposed 7-Eleven and two retail stores, along with associated site improvements.

Zone: E Business

SEQRA: Unlisted Action-Uncoordinated Review

Record Extended to 1/28/19. Open items: copy of Vision Plan to be distributed to the Board. The Board to request a traffic study. Comments pending in Engineering. Minor revisions needed in Planning, Traffic Safety and Environmental.

B. WORK SESSION/SITE PLAN REVIEW/CHANGE OF ZONE

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 closed

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C. RESOLUTION/SITE PLAN REVIEW/CHANGE OF ZONE

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

Approved as amended

D. ARCHITECTURAL REVIEWS

1. APPLICATION: ACHIRAF SEYAM
EXPANSION OF EXISTING HOUSE
SCTM # 0100-185-02-039

Approved

2. APPLICATION: JOHN E. ANDERSON
EXPANSION OF EXISTING HOUSE
SCTM # 0100-24-02-006

Approved

ACCEPTANCE OF MINUTES

November 19, 2018

Approved

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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 12/3/18

Record Extended to 2/4/19. Pat Halpin abstains.

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

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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 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 01/14/19

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 12/03/18

Record Extended to 12/10/18

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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 12/10/18

Record closed

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 12/17/18

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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
PB Recommendation to TB for Change of zone 11/19/18
Record Extended to 01/14/19

ADDENDUM

A. COMMUNICATIONS

1. Letter dated November 30, 2018 from Joseph Zito to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 14-13A; Joseph Zito requesting two extensions of time.

Approved

2. Memo dated December 3, 2018 from Thomas Young, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 14-13A; Joseph Zito stating no objection to granting two extensions of time.

Read and filed