A. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 15-35AE; ENYEET K. CHAWDHURY  
   Location: n/w/c of Bayshore Rd. and Commack Rd., Deer Park.  
   Proposes: A change of zone from B Residence to E Business in order to construct an 8,430sf, one-story commercial building with a full basement, a 693sf mezzanine and a loading dock for two retail stores and a 6,250sf supermarket, along with associated site improvements.  
   Zone:  B Residence to E Business  
   SEQRA:  Unlisted Action-Uncoordinated Review  
   Record Extended to 1/7/19. Open items: comments pending in Traffic Safety. Minor revisions needed in Planning. Environmental to request additional soil boring. Planning to look at refuse enclosure location. Planning to add C&R’s for hours of operation. Planning memo to be corrected (#13 duplicates #8).

B. ARCHITECTURAL REVIEWS

1. APPLICATION: EDWARD HENDERSON  
   CONSTRUCTION OF A NEW HOUSE  
   SCTM # 100-182-01-100  
   Approved

2. APPLICATION: RICHARD RAUFF  
   CONSTRUCTION OF A NEW HOUSE  
   SCTM # 100-162-02-014  
   Approved

C. COMMUNICATIONS

1. Letter dated December 5, 2018 from David N. Altman to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-10ADIN; Bolla Operating LI Corp. requesting a second extension of time.  
   Approved

2. Memo dated December 5, 2018 from Thomas Young, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-10ADIN; Bolla Operating LI Corp. stating no objection to granting its second extension of time.  
   Read and Filed
3. Letter from Louis Pascarella to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 12-10AN; Giaquinto Bros, Inc. requesting an extension of time.

Approved. Dan Truchan votes no.

4. Memo dated December 6, 2018 from Thomas Young, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 12-10AN; Giaquinto Bros., stating no objection to granting a sixth and final extension of time.

Read and Filed

ACCEPTANCE OF MINUTES

December 3, 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 02/04/19

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
DECEMBER 10, 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 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 12/10/18

Record Extended to 12/17/18
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

   Record Extended to 1/14/18

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

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
December 3, 2018

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

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

ADDENDUM

A. WORK SESSION/MODIFIED SITE PLAN

1. JOB # 15-07A; MAVIS DISCOUNT TIRE (MODIFIED)
   Location: s/w/c/o Montauk Hwy. & Verona Pkwy.
   Proposes: To change porous asphalt pavement to concrete pavers.
   Zone: E Business

B. RESOLUTION/MODIFIED SITE PLAN

1. JOB # 15-07A; MAVIS DISCOUNT TIRE (MODIFIED)
   Location: s/w/c/o Montauk Hwy. & Verona Pkwy.
   Proposes: To change porous asphalt pavement to concrete pavers.
   Zone: E Business

   Approved
C. ARCHITECTURAL REVIEWS

1. APPLICATION: RUTH PIERRE
   RAISE AN EXISTING HOUSE
   SCTM # 100-122-02-018

   Approved as amended. This should read expansion rather than raise. Verify
   resolution is for Expansion.

2. APPLICATION: ROD STATEN CORP.
   CONSTRUCTION OF A NEW HOUSE
   SCTM # 0100-169-01-039

   Approved

D. COMMUNICATIONS

1. Letter dated December 5, 2018 from George M. King to Patrick Halpin,
   Chairperson, Planning Board regarding PB Job # 15-35AE; Eneyet K.
   Chawdhury expressing opposition to the applicant’s proposal.

   Read and Filed.

2. Memo dated December 10, 2018 from Thomas Young, Commissioner,
   Planning & Development to Patrick Halpin, Chairperson, Planning Board
   regarding PB Job # 15-07A; Mavis Discount Tire (Modified) stating no
   objection to the approval of the modified site plan

   Read