

PLANNING BOARD MEETING SUMMARY
JANUARY 7, 2019

A. SITE PLAN REVIEW

1. JOB # 18-14A; MASSAPEQUA IMPORTS, LLC
Location: n/w/c/o NYS Route 110 & Daniel Street
Proposes: To renovate an existing building in order to construct a 25,970sf car dealership with outside vehicle storage, along with associated site improvements.
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review

Record extended to 2/4/19. Open items: change to Planning memo C&R #15. Planning to update memo. Minor revisions/comments needed from Planning, Traffic and Engineering.

B. WORK SESSION/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 01/07/19

Record closed

C. WORK SESSION/MODIFIED SITE PLAN REVIEW

1. JOB # 18-21AF; MAIN & ELM, LLC
Location: e/s/o NYS Route 110, 1,122' n/o NYS Route 109, E. Farmingdale
Proposes To add grease trap for Blaze Pizza and subsequently relocated some drainage structures.
Zone: G Industry
SEQRA: Type II Action

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D. RESOLUTION/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 01/07/19

Approved

E. RESOLUTION/MODIFIED SITE PLAN REVIEW

1. JOB # 18-21AF; MAIN & ELM, LLC
Location: e/s/o NYS Route 110, 1,122' n/o NYS Route 109, E. Farmingdale
Proposes To add grease trap for Blaze Pizza and subsequently relocated some drainage structures.
Zone: G Industry
SEQRA: Type II Action

Approved

F. COMMUNICATIONS

1. Letter dated December 14, 2018 from Mr. Frank Ruf, to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 15-35AE; Eneyet K. Chawdhury expressing no opposition to the applicant's proposal.

Read and filed

2. Letter Dated December 16, 2018 from Jorge L. Rosario, Veterans of Foreign Wars to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-04ADE; Gustave J. Wade expressing opposition to the applicant's proposal

Read and filed

3. Memo dated December 20, 2018 to Patrick Halpin, Chairperson, Planning Board from Thomas Young, Commissioner, Planning & Development regarding PB Job# 18-21AF; Main & Elm, LLC (Modified) stating no objection to the approval of the modified site plan.

Read and filed

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ACCEPTANCE OF MINUTES

December 17, 2018 **Approved as amended.**

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 01/28/19

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 02/25/19

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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 01/07/19

Record extended to 1/28/19

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 04/1/19

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

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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 01/14/19

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 01/14/19

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

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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 01/07/19
Record closed

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

December 10, 2018

1. JOB # 15-35AE; ENEYET 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 1/07/19

Record extended to 2/25/19

December 17, 2018

1. JOB # 18-08AB; JGJJG, LLC
Location: w/s of Wellwood Av., approximately 480' north of Central Av., E. Farmingdale
Proposes: To subdivide three parcels totaling 127,920sf (2.94 acres) into two parcels. One parcel will undergo site improvements for an existing business, the other will have a 31,507sf footprint two story self-storage building erected on it.
Zone: GA Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 01/28/19

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2. JOB # 18-37A; ISG-LI
Location: w/s/o Wellwood Ave., approx. 733.12' n/o Central Ave.
Proposes: Interior renovations for an industrial kitchen.
Zone: GA Industrial
SEQRA: Type II Action
Record Extended to 01/07/19

Record closed

ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW

1. JOB # 18-37A; ISG-LI
Location: w/s/o Wellwood Ave., approx. 733.12' n/o Central Ave.
Proposes: Interior renovations for an industrial kitchen.
Zone: GA Industrial
SEQRA: Type II Action

B. RESOLUTION/SITE PLAN REVIEW

1. JOB # 18-37A; ISG-LI
Location: w/s/o Wellwood Ave., approx. 733.12' n/o Central Ave.
Proposes: Interior renovations for an industrial kitchen.
Zone: GA Industrial
SEQRA: Type II Action
Record Extended to 01/07/19

Approved

C. ARCHITECTURAL REVIEWS

1. APPLICATION: G&R BUILDING
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-124-03-42

Approved

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2. APPLICATION: WYANDANCH COMMUNITY DEVELOPMENT CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-53-01-027

Approved

3. APPLICATION: WYANDANCH COMMUNITY DEVELOPMENT CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-57-02-048

Approved

4. APPLICATION: STELLA BOND
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-170-02-024

Approved

D. COMMUNICATIONS

1. Letter dated January 2, 2019 from JeanMarie Killeen, Farrell Fritz, to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-24AEF; UE 713-715 Sunrise, LLC requesting two extensions of time.

Approved

2. Memo dated January 3, 2019 from Amy Pfeiffer, Deputy Commissioner, Planning and Development to Patrick Halpin, Chairperson, Planning Board, regarding PB Job # 16-24AEF; UE 713-715 Sunrise, LLC stating no objection to granting two extensions of time.

Read and filed