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


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
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
PLANNING BOARD MEETING SUMMARY
JANUARY 7, 2019

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
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
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
PLANNING BOARD MEETING SUMMARY
JANUARY 7, 2019

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
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
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