

PLANNING BOARD MEETING SUMMARY
FEBRUARY 4, 2019

A. WORK SESSION/MODIFIED SITE PLAN REVIEW

1. JOB # 18-02A; CHRISTOPHER EGBERT - MODIFIED

Location: s/s of Desoto Rd., approximately 532' w/o Buchanan Av., Amityville

Proposes: To reduce the amount of fill needed as well as to reduce elevations of the grade change on the east side of the property.

Zone: Residence C

SEQRA: Type II Action

B. RESOLUTION/MODIFIED SITE PLAN REVIEW

1. JOB # 18-02A; CHRISTOPHER EGBERT - MODIFIED

Location: s/s of Desoto Rd., approximately 532' w/o Buchanan Av., Amityville

Proposes: To reduce the amount of fill needed as well as to reduce elevations of the grade change on the east side of the property.

Zone: Residence C

SEQRA: Type II Action

Approved

C. ARCHITECTURAL REVIEW

1. APPLICATION # 120384; EXACT MANAGEMENT, LLC
CONSTRUCTION OF A NEW HOUSE
SCTM # 100-191-01-23

Approved

2. APPLICATION # 127718; COUNTY OF SUFFOLK
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-83-03-002

Approved

D. COMMUNICATIONS

1. Memo dated January 30, 2019 from Rachel-Anne Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job# 18-02A; Christopher Egbert (modified) stating no objection to the approval of the modified site plan.

Read and filed

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ACCEPTANCE OF MINUTES

January 28, 2019 - 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

Record Extended to 5/6/19

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 03/04/19

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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 02/25/19

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

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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 02/25/19

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 02/25/19

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 02/04/19

Record Extended to 2/25/19

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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 02/25/19

December 3, 2018

1. **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 03/11/19

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 02/25/19

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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 03/11/19

January 7, 2019

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 2/4/19

Record closed

January 28, 2019

1. JOB # 18-36B; BUDGET ESTATES, INC.
Location: w/s of Commerce Bl., 607' s/o Schlegel Bl., Amityville
Proposes: To subdivide a lot, zoned D Residence and totaling 1.086 acres, into
four in order to construct four, two-story, two-family dwellings.
Zone: D Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 02/25/19

2. JOB # 18-25A; GAIL GRACE ESTATES OF COPIAGUE, LLC
Location: s/w/c of Merrick Rd. & Baylawn Av., Copiague
Proposes: To demolish an existing structure and construct a three-story
Apartment building, consisting of 16 one-bedroom units.
Zone: E Business & C Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 02/25/19

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ADDENDUM

A. WORK SESSION/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. NEGATIVE DECLARATION RESOLUTION/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

Approved

C. RESOLUTION/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

Approved

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D. ARCHITECTURAL REVIEWS

1. APPLICATION # 129230; ROSEMARIE & IAN BURICE
EXPANSION OF AN EXISTING HOUSE
SCTM # 100-131-03-041

Approved

2. APPLICATION # 126195; 27 GARFIELD CORP.
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-227-01-052

Approved