A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB # 17-25A; ILIOU FAMILY HOLDING CO., INC.
   Location: n/e/c of Evergreen St. and Great East Neck Rd., W. Babylon
   Proposes: To construct a 1,400sf detached garage for storage and a second floor
two bedroom manager’s apartment unit, along with associated site improvements.
   Zone: SCMR (Senior Citizen Multiple Residence)
   SEQRA: Type II Action

   Record closed. Bring back for work session/resolution.

B. WORK SESSION/SITE PLAN REVIEW

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

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

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

   Leave on for work session. Bring back for resolution.

D. WORK SESSION/SUBDIVISION

1. JOB # 18-36B; BUDGET ESTATES, INC.
   Location: w/s of Commerce Bl., 607’ s/o Schleigel 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
E. NEGATIVE DECLARATION RESOLUTION/SITE PLAN REVIEW

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

Approved

F. NEGATIVE DECLARATION RESOLUTION/SUBDIVISION

1. JOB # 18-36B; BUDGET ESTATES, INC.
Location: w/s of Commerce Bl., 607’ s/o Schleigel 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

Approved. Ed Wynn abstains.

G. RESOLUTION/SITE PLAN REVIEW

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

Approved
H. RESOLUTION/SITE PLAN REVIEW/CHANGE OF ZONE

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

I. RESOLUTION/SUBDIVISION

1. JOB # 18-36B; BUDGET ESTATES, INC.
   Location: w/s of Commerce Bl., 607’ s/o Schleigel 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

   Approved. Ed Wynn abstains

J. ARCHITECTURAL REVIEWS

1. APPLICATION # 129760; DAWN SANCHEZ
   EXPANSION OF EXISTING HOUSE
   SCTM # 0100-135-02-29.002

   Approved

2. APPLICATION # 128920; FRANCES SARVIS
   EXPANSION OF EXISTING HOUSE
   SCTM # 0100-219-02-021

   Approved

3. APPLICATION # 129183; NASSAU/SUFFOLK PARTNERSHIP HOUSING
   DEVELOPMENT FUND
   CONSTRUCTION OF A NEW HOUSE
   SCTM # 0100-190-01-027

   Approved. Pat Halpin abstains.
4. APPLICATION # 129180; NASSAU/SUFFOLK PARTNERSHIP HOUSING DEVELOPMENT FUND
CONSTRUCTION OF A NEW HOUSE
SCTM # 0100-227-05-029 & 030

Approved. Pat Halpin abstains.

ACCEPTANCE OF MINUTES

January 28, 2019 Approved
February 4, 2019 Approved

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 05/06/19

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.
PLANNING BOARD MEETING SUMMARY
FEBRUARY 25, 2019

Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 03/04/19

Record closed

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

Record Extended to 4/15/19

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

Record closed

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

Page 5 of 10
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

   Record Extended to 3/25/19. Frank Santos abstains.

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

   Record closed

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 02/25/19

   Record Extended to 3/4/19
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 02/25/19

   Record Extended to 3/18/19. Frank Santos abstains.

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

   Record Extended to 4/15/19
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 03/11/19

January 28, 2019

1. JOB # 18-36B; BUDGET ESTATES, INC.  
   Location: w/s of Commerce Bl., 607’ s/o Schleigel 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

   Record closed. Ed Wynn abstains.

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

   Record Closed. Bring back for work session/resolution.
A. WORK SESSION/SITE PLAN REVIEW

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

   Leave on for work session. Bring back for neg dec and site plan review resolutions.

B. WORK SESSION/MODIFIED SITE PLAN REVIEW

1. JOB #16-46ABF:BDG FARMINGDALE (MODIFIED)
   Location: west side Broadhollow Rd., 250’ north of Michael Dr., Farmingdale
   Proposes: To obtain approvals for the final pad site building designs and layouts
   Zone: G Industry

C. RESOLUTION/SITE PLAN REVIEW

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
D. RESOLUTION/MODIFIED SITE PLAN REVIEW

1. JOB #16-46ABF:BDG FARMINGDALE (MODIFIED)
   Location: west side Broadhollow Rd., 250’ north of Michael Dr.,
   Farmingdale
   Proposes: To obtain approvals for the final pad site building designs and
   layouts
   Zone: G Industry

   Approved

E. COMMUNICATIONS

1. Memo dated February 21, 2019 to Patrick Halpin, Chairperson, Planning
   Board from Rachel Scelfo, Commissioner, Planning & Development regarding
   PB Job # 16-46ABF; BDG Farmingdale (Modified) stating no objection to the
   approval of the modified site plan.

   Read and filed