

PLANNING BOARD MEETING SUMMARY  
FEBRUARY 25, 2019

**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 1<sup>st</sup> floor addition, a 15,297sf 2<sup>nd</sup> 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

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**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 1<sup>st</sup> floor addition, a 15,297sf 2<sup>nd</sup> 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 1<sup>st</sup> floor addition, a 15,297sf 2<sup>nd</sup> 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**

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**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.**

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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	<b>Approved</b>
February 4, 2019	<b>Approved</b>

**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 28<sup>th</sup> 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 1<sup>st</sup> floor addition, a 15,297sf 2<sup>nd</sup> floor addition for a total 93,000gfa and to construct three (3) 14'x70' loading bays.

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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 45<sup>th</sup> 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

**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**

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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

**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**

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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 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.**



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ADDENDUM

**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

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**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**