PLANNING BOARD AGENDA  
MARCH 4, 2019

A. PUBLIC HEARING/SITE PLAN REVIEW

1. JOB#16-32A; DOUGLAS A. LOVELADY  
   Location: n/s of Lincoln Av., 344’ e/o Little East Neck Rd., Wyandanch  
   Proposes: To construct a 1,522sf addition to an existing residential dwelling for a  
   change of use to a house of worship along with associated site improvements.  
   Zone: C Residence  
   SEQRA: Unlisted Action-Uncoordinated Review

B. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB#18-51AE; PARKWAY VILLAGE ESTATES, LLC  
   Location: w/s of Deer Park Av., 113’ n/o Brookside Av., North Babylon  
   Proposes: to rezone a split zoned parcel from E-Business/B-Residence to MR-  
   Multiple Residence, in order to construct 3 buildings for a total of forty (40) one-  
   bedroom units and a community building, along with associated site improvements.  
   Zone: E Business/B-Residence to MR-Multiple Residence  
   SEQRA: Unlisted Action-Uncoordinated Review

C. WORK SESSION/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

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

3. 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
D. 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

2. 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

E. NEGATIVE DECLARATION RESOLUTION/SITE PLAN REVIEW

1. JOB # 18-25A; GAIL GRACE ESTATES OF COPIAQUE, 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

F. NEGATIVE DECLARATION/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
2. 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

G. RESOLUTION/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

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

3. 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 03/04/19

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
2. 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
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 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 04/15/19

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 03/25/19

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 03/04/19

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 03/18/19

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
PLANNING BOARD AGENDA
MARCH 4, 2019

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 04/15/19

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