

PLANNING BOARD MEETING SUMMARY
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

Hearing closed. Record extended to 4/1/19. Open items: comments pending Engineering and Planning.

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

Hearing closed. Record extended to 4/8/19. Open items: comments pending in Engineering and Building. Revisions needed in Planning. Departments to review questions and concerns brought up by the public. Gerry O'Neill abstains.

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

PLANNING BOARD MEETING SUMMARY
MARCH 4, 2019

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 COPIAGUE, LLC
Location: s/w/c of Merrick Rd. & Baylawn Av., Copiague
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Zone: E Business & C Residence
SEQRA: Unlisted Action, Uncoordinated Review

Approved

PLANNING BOARD MEETING SUMMARY
MARCH 4, 2019

F. NEGATIVE DECLARATION/SITE PLAN REVIEW/CHANGE OF ZONE

1. JOB # 16-38AE; WAGSTAFF PARTNERS, LTD.
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Zone: B Residence to E Business
SEQRA: Unlisted Action, Uncoordinated Review

Approved

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

Approved

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

Approved

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

Approved

PLANNING BOARD MEETING SUMMARY
MARCH 4, 2019

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

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

Approved

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

Approved

ACCEPTANCE OF MINUTES

February 25, 2019 **Approved as amended**

PLANNING BOARD MEETING SUMMARY
MARCH 4, 2019

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

PLANNING BOARD MEETING SUMMARY
MARCH 4, 2019

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

Record closed

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

PLANNING BOARD MEETING SUMMARY
MARCH 4, 2019

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 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

ADDENDUM

A. ARCHTITECTURAL REVIEW

1. APPLICATION # 129975; DARIUS MROCZKOWSKI
RAISING OF AN EXISTING HOUSE
SCTM # 0100-190-01-041

Approved