

PLANNING BOARD MEETING SUMMARY
MARCH 11, 2019

A. PUBLIC HEARING/SITE PLAN REVIEW/RESTAURANT

1. JOB# 18-57AF; MARK DOUBLET (HOPS SCOTCH)
Location: s/s of Long Island Av., 100' w/o Carlls Path, Deer Park
Proposes: To undergo interior alterations to a 1,200sf area within an existing multi-tenant shopping center and to construct a bottle shop for the retail sale of beer and on premise consumption (tastings).
Zone: G Industry
SEQRA: Type II Action

Record extended to 3/25/19.

B. COMMUNICATIONS

1. Letter dated March 5, 2019 from Dan Martin to Matthew Esposito, Planner, Planning and Development regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing concerns regarding rightful ownership of property.

Read and filed

2. Suffolk County Deed recorded December 26, 2017 submitted by Dan Martin, regarding ownership of PB Job # 18-51AE; Parkway Village Estates, LLC.

Read and filed

3. Email from Nancy Fuoto Hilker to Friends of Parkdale Civic Association regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal.

Read and filed

4. Email dated March 4, 2019 from Anna Rios to the Rich Schaffer, Supervisor, Town of Babylon, regarding PB Job # 18-51AE; Parkway Village Estates, LLC expressing opposition to the applicant's proposal

Read and filed

ACCEPTANCE OF MINUTES

March 4, 2019 - pending

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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

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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 03/25/19

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

Record extended to 4/15/19

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

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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

Record extended to 3/25/19

March 4, 2019

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
Record Extended to 04/01/19

2. 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
Record Extended to 04/08/19

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ADDENDUM

A. ARCHTITECTURAL REVIEW

1. APPLICATION # 127556; STEPHEN KEEGAN
EXPANSION OF AN EXISTING HOUSE
SCTM # 0100-191-01-113

Approved

2. APPLICATION # 128916; PETER ROCCA
RAISING OF AN EXISTING HOUSE
SCTM # 0100-231-3-69

Approved

B. COMMUNICATIONS

1. Email dated March 10, 2019 from Joanie Zangerle, President, Poet Civic Association, Inc. to Rachel-Anne Scelfo, Commissioner, Planning and Development regarding PB Job # 18-51AE; Parkway Villages Estates, LLC expressing opposition to the applicant's proposal.

Read and filed