

PLANNING BOARD AGENDA
APRIL 29, 2019

A. PUBLIC HEARING/MINOR SUBDIVISION

1. JOB # 19-02B; JOSEPH MULLANEY

Location: e/s of Walnut Av., 100' s/o 4th St., E. Farmingdale

Proposes: To subdivide a parcel of land 100'x125' into two (2) 50'x125' lots and erect a new 1,252sf dwelling on the new lot. The existing dwelling is to remain.

Zone: C Residence

SEQRA: Unlisted Action, Uncoordinated Review

B. PUBLIC HEARING/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 18-59AF; Main & Elm LLC & Poly C LLC

Location: e/s of NYS Route 110, 1,122' north of NYS Route 109, E. Farmingdale

Proposes: Interior alterations to a vacant retail space to construct a 2,508sf, 50 seat "Burger Village" restaurant.

Zone: G Industry

SEQRA: Type II Action

C. WORK SESSION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 19-01AF; ROMANO GATLAND

Location: s/e/c of Conklin St. and Route 110, E. Farmingdale

Proposes: Interior renovations to a 2,600sf tenant space in a multi-tenant building for a 66 seat Tropical Smoothie Café.

Zone: G Industry

SEQRA: Type II Action

D. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 19-01AF; ROMANO GATLAND

Location: s/e/c of Conklin St. and Route 110, E. Farmingdale

Proposes: Interior renovations to a 2,600sf tenant space in a multi-tenant building for a 66 seat Tropical Smoothie Café.

Zone: G Industry

SEQRA: Type II Action

PLANNING BOARD AGENDA
APRIL 29, 2019

E. RESOLUTION/MODIFIED SITE PLAN REVIEW

1. JOB # 16-11A; STELLAE INTERNATIONAL, INC.
Location: s/s/o Marcus Drive, 542.03' e/o New Highway, Farmingdale
Proposes: To eliminate surplus parking stalls in order to create green space and to landbank 12 of their required parking stalls.
Zone: GA Industry

F. COMMUNICATIONS

1. Memo from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 16-11A; Stellae International, Inc. stating no objection to the approval of the modified site plan.
2. Letter dated April 19, 2019 from Stephen Kretz to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 18-51AE; Parkway Village Estates stating significant changes have been made to the site plan for this project.
3. Memo dated April 22, 2019 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job#18-51AE; Parkway Village Estates making the board aware of the Planning Department's intention to schedule a new public hearing because of the significant changes to the plans.

ACCEPTANCE OF MINUTES

April 15, 2019

PLANNING BOARD AGENDA
APRIL 29, 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 04/29/19

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 05/20/19

PLANNING BOARD AGENDA
APRIL 29, 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 05/06/19

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 05/06/19

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 05/20/19

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 06/03/19

PLANNING BOARD AGENDA
APRIL 29, 2019

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 05/13/19

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 04/29/19
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 04/29/19

March 18, 2019

1. JOB # 18-50AF; LINDENHURST 96, LLC
Location: n/s of Sunrise Highway, between N. Delaware Av. And N. Erie Av.,
Lindenhurst
Proposes: To construct a 2,300sf Chipotle Mexican Grill restaurant with 59 seats
(41 indoor and 18 outdoor) along with associated site improvements.
Zone: EB Business
SEQRA: Type II Action
Record Extended to 05/06/19