

PLANNING BOARD MEETING SUMMARY  
APRIL 29, 2019

**A. PUBLIC HEARING/MINOR SUBDIVISION**

1. JOB # 19-02B; JOSEPH MULLANEY

Location: e/s of Walnut Av., 100' s/o 4<sup>th</sup> 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

**Record closed. Bring back for work session and resolution.**

**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

**Record closed. Bring back for work session and resolution. Planning to review C&R number 16.**

**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

**Approved**

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**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

**Approved**

**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.

**Read and filed**

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.

**Read and filed**

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.

**A motion is made to schedule another Public Hearing on 5/20/19.**

**Gerry O'Neill abstains.**

**Matt Esposito provides information on the new public hearing date and states this will be re-advertised.**

**ACCEPTANCE OF MINUTES**

April 15, 2019

**Approved**

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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 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 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

**Record Extended to 6/3/19**

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 05/20/19

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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 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

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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 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

**Record Extended to 5/6/19. Applicant to provide narrative of services  
provided.**

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

**Record Extended to 5/20/19. Gerry O'Neill abstains.**

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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

**Record closed**

**ADDENDUM**

**A. WORK SESSION/SITE PLAN REVIEW/BAR/RESTAURANT**

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

**B. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT**

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

**Approved**

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**C. ARCHITECTURAL REVIEWS**

1. APPLICATION # 130528; EASTON HOME BUILDING CORP.  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-64-01-033 & 034

**Approved**

2. APPLICATION # 126339; MICHAEL APONTE & JENNIFER CHEBUSKE  
RAISING AND EXPANDING OF AN EXISTING HOUSE  
SCTM # 0100-182-01-106

**Approved**

3. APPLICATION # 130041; JOAN HANDY TRUST  
CONSTRUCTION OF A NEW HOUSE  
SCTM # 0100-176-02-028

**Approved**

4. APPLICATION # 130253; ANTONIOS & JESSICA PALEOLOGOS  
EXPANSION OF A NEW HOUSE  
SCTM # 0100-088-03-052

**Approved**