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 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

   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
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
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

Record Extended to 6/3/19

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
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.
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
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