

PLANNING BOARD MEETING SUMMARY
MAY 6, 2019

A. SITE PLAN REVIEW

1. JOB # 18-65A; D'ADDARIO & COMPANY, INC.
Location: n/s/o Smith Street, 519' w/o Wellwood Ave.
Proposes: Interior alterations and site work, 525 Smith St. (Lot 14); 535 Smith St (Lot 13); Raze & remove 1,100sf portion of main building and 1,099sf detached 1 story metal building.
Zone: GA Industry
SEQRA: Type II Action

Record Extended to 5/13/19. Open items: revisions under review in Engineering.

B. WORK SESSION/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

C. WORK SESSION/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

D. WORK SESSION/SITE PLAN REVIEW/MINOR SUBDIVISION

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

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E. NEGATIVE DECLARATION RESOLUTION/MINOR SUBDIVISION

1. JOB # 19-02B; JOSEPH MULLANEY

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

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Approved

F. NEGATIVE DECLARATION RESOLUTION/SITE PLAN REVIEW/MINOR SUBDIVISION

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G. RESOLUTION/MINOR SUBDIVISION

1. JOB # 19-02B; JOSEPH MULLANEY

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H. RESOLUTION/SITE PLAN REVIEW/BAR/RESTAURANT

1. JOB # 18-59AF; Main & Elm LLC & Poly C LLC
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Zone: G Industry
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I. RESOLUTION/SITE PLAN REVIEW/MINOR SUBDIVISION

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Approved

ACCEPTANCE OF MINUTES

April 29, 2019

Approved

PLANNING BOARD MEETING SUMMARY
MAY 6, 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

Record Extended to 7/15/19

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 06/03/19

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 MEETING SUMMARY
MAY 6, 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

Record Extended to 7/8/19. Ed Wynn abstains.

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

Record closed. Frank Santos abstains.

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

PLANNING BOARD MEETING SUMMARY
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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

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
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Record Extended to 05/13/19

Record closed

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 05/06/19

Record closed

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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 05/20/19

ADDENDUM

A. WORK SESSION/SITE PLAN REVIEW/SUBDIVISION/LIFTING OF C&R

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

B. WORK SESSION/MODIFIED SITE PLAN

1. JOB # 17-38AF; CHICK-FIL-A (MODIFIED)
Location: e/s/o NYS Route 110, 129.7' north of Gazza Blvd., E. Farmingdale
Proposes: Addition of canopies over the drive thru order and pick up points, along with associated drainage, lighting modifications, revised striping and curbing and increase in storage shed area.
Zone: G Industry

C. WORK SESSION/SITE PLAN REVIEW

1. JOB#16-32A; DOUGLAS A. LOVELADY
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**D. NEGATIVE DECLARATION RESOLUTION/SITE PLAN REVIEW/ SUBDIVISION/
LIFTING OF C&R**

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Approved. Frank Santos abstains.

E. NEGATIVE DECLARATION RESOLUTION/SITE PLAN REVIEW

1. JOB#16-32A; DOUGLAS A. LOVELADY
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Approved

I. COMMUNICATIONS

1. Memo dated May 6, 2019 from Rachel Scelfo, Commissioner, Planning & Development to Patrick Halpin, Chairperson, Planning Board regarding PB Job # 17-38AF; Chick-Fil-A stating no objection to the approval of the modified site plan.

Read and filed