

PLANNING BOARD MEETING SUMMARY  
MAY 13, 2019

**A. PUBLIC HEARING/SITE PLAN REVIEW**

1. JOB # 18-55A; SEFIK YAVUZ  
Location: w/s of NYS Route 231, 66's/o Prairie Dr., N. Babylon  
Proposes: To construct a 418sf addition to an existing vacant medical building for use as a dental office along with associated site improvements.  
Zone: E Business  
SEQRA: Type II Action

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

**B. PUBLIC HEARING/SITE PLAN REVIEW/CHANGE OF ZONE**

1. JOB # 17-06AE; MR PROPERTY BUILDERS, LLC  
Location: n/s of 45<sup>th</sup> St., 459,17'w/o Pacific St., Copiague  
Proposes: To rezone a 76,761.78sf (1.76 acres) parcel zone Residence B to Multiple Residence (MR) and construct 7 buildings containing a total of thirty (30) two bedroom, owner occupied, condominium units. There are six (6) buildings proposed with a 2,100sf footprint that contain 4 units each. There is also one (1) 3,150sf building that will contain 6 units.  
Zone: B Residence to MR (Multiple Residence)  
SEQRA: Unlisted Action-Uncoordinated Review

**Record Extended to 6/24/19. Open items: Building, Engineering, Environmental and Planning comments. Environmental to look at refuse enclosure.**

**C. WORK SESSION/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

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**D. RESOLUTION/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

**Approved as amended**

**E. ARCHITECTURAL REVIEW**

1. APPLICATION # 127355; JOSE RODRIGUEZ-DIAZ  
EXPANSION OF AN EXISTING HOUSE  
SCTM# 0100-171-02-044

**Approved**

**ACCEPTANCE OF MINUTES**

May 6, 2019

**Approved as amended**

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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 07/15/19

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 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 07/08/19

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

March 4, 2019

1. 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

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May 6, 2019

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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

**Record closed**