

TOWN OF HUNTINGTON PLANNING BOARD AGENDA Wednesday, June 03, 2015

**Agendas for all Town Board, Zoning Board of Appeals and Planning Board meetings:
www.huntingtonny.gov "Government" "Agendas Meetings"**

Public Hearings are held in the Town Board Room

06/10/2015
No Meeting

06/17/2015
6:30 pm Capital Budget and Long Range Planning

06/24/2015
No Meeting

07/01/2015
6:30 pm Capital Budget and Long Range Planning

07/08/2015
No Meeting

07/15/2015
7:00 pm Long Range Planning

07/22/2015
No Meeting

07/29/2015
7:00 pm Long Range Planning

08/05/2015
No Meeting

08/12/2015
7:00 pm Long Range Planning

08/19/2015
No Meeting

08/26/2015
7:00 pm Long Range Planning

09/02/2015
No Meeting

09/09/2015
7:00 pm Long Range Planning

09/16/2015
No Meeting

09/23/2015
No Meeting

09/30/2015
7:00 pm Long Range Planning

PUBLIC HEARINGS - PRELIMINARY SUBDIVISIONS

06/03/2015 **Clear Creek at Melville**

15-004-P

n/w c/o Melville Rd. & Barkers Ln.
0400-201.00-01.00-042.000

APPOINTMENTS

Appointment # 1 *Harborfield Estates*

Scheduled Appt. *Mr. Len Axinn - Developer; to address Board on a waiver of sidewalks*

Mr. Axinn addressed the Board on the development and presented proposal for sidewalks

MINUTES

05/06/2015 Resolution *Residences
Oheka
PH/Reg.
Mtg. Min.*

Carried

SITE PLANS

Site Plan # 1 *Del Vino Vineyards*

Item 1 *Discuss./Reso [same prop.as Roberg Est./Giachetti Vineyards] Del Vino Vineyards - Determination*

Mr. Mandelik requests meeting with owner, two staff members, two PB members (inc. J. Devine) and himself to go over project

Site Plan # 2 *Dunkin Donuts-East Main/Drive Thru*

Item 1 *Resolution Site Plan Determination
Approved*

Site Plan # 3 *Harbor Club Photo Deck*

Item 1 *Resolution Site Plan Waiver Request
Approved as amended*

Site Plan # 4 *Home Depot Fuel Cell Project- 785 New York Avenue*

Item 1 *Resolution Site Plan Waiver Request
Approved*

Site Plan # 5 *Kleet Lumber - Railroad Siding*

Item 1 *Resolution Waiver of Site Plan and SEQRA Determination
Approved*

Site Plan # 6 *Leon Petroleum - 1075 Park Avenue*

Item 1 *Discussion Freestanding Sign and Architecture
PB has concerns about height and safety (for traffic) of sign. Staff to research sign heights on Jericho Tpke*

Site Plan # 7 *Sanctuary at Ruland Road- Amended*

Item 1 *Resolution [aka Highland Green] Adoption of Updated Soil Management Plan
Approved*

SUBDIVISIONS

Subdivision # 1 *100 Wyman Avenue Lot Line Change*

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*Item 1 Resolution Deny without Prejudice
Approval
Carried*

Subdivision # 2 Araujo Plat

*Item 1 Resolution Extension of Filing Time 3rd 90 day to 9-4-15
Approval
Carried*

Subdivision # 3 Baldwin Path Plat

*Item 1 Resolution Extension of Filing Time 6th 90 day to 9-2-15
Approval
Carried*

Subdivision # 4 Clear Creek at Melville

*Item 1 Discussion Request to Waive Sidewalks
By consensus, PB ok with no interior sidewalks. PB to 'strongly'
consider some exterior sidewalk locations*

Subdivision # 5 Crown Court Plat

See "Current Communications" section for new related correspondence

*Item 1 Discussion [*See Ltr fr P. Gunther Hwy] Applicant Requests Change to Private
Road
By consensus, PB supports letter from Hwy opposing change to private
road. PB against change to private road*

Subdivision # 6 Eric Estates

*Item 1 Resolution Extension of Review Time 62 day to 8-16-15
Approval
Carried*

Subdivision # 7 Goose Hill Road Plat

*Item 1 Resolution Extension of Filing Time 11th 90 day to 9-3-15
Approval
Carried*

Subdivision # 8 Harborfield Estates

See "Current Communications" section for new related correspondence

*Item 1 Discussion [*See letter fr: Len Axinn] Waiver of Sidewalks
By consensus, PB sees Mr. Axinn supportive of their requests for certain
sidewalk locations*

Subdivision # 9 Jake Plat

*Item 1 Discussion Request to Waive Final Public Hearing
By consensus, PB ok to waive final public hearing
Item 2 Resolution [If Waiver Granted, then...] Conditinal Final Approval
Approval
Carried*

Subdivision # 10 Nitz Plat

*Item 1 Resolution Extension of Filing Time 90 day to 9-13-15
Approval
Carried*

Subdivision # 11 Turiy Plat

*Item 1 Discussion Applicant's Request for Waiver of Review
By consensus, PB denies applicant's request to waiver review*

Subdivision # 12 Wieck Homes

*Item 1 Resolution Extension of Filing Time 12th 90 day to 9-5-15
Approval
Carried*

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Subdivision # 13 *Yasso Plat*

Item 1 Resolution Extension of Review Time 62 day to 8-16-15
Approval
Carried

ZONE CHANGES

Zone Change # 1 *BSL NY Development LLC*

Resolution Recommendation to Town Board
Held over

Zone Change # 2 *Platts Park Avenue LLC*

See "Current Communications" section for new related correspondence

*Resolution [*See Deed fr Exxon & Modif. to Deed Restrict] Recomm. to Town Board*
By consensus, PB requests Town Board to consider 'Addendum': Deed from Mobil Corp. regarding a health care facility in this location

MISCELLANEOUS

Miscellaneous # 1 *ZBA #21212 EVO Merchant Services [s/e/c Broadhollow Rd. (Rt 110) & Baylis Rd., Melville]*

Discussion Review and Recommendation

By consensus, PB agrees with staff recomm., ZBA to take Lead Agency Status; however, PB 'strongly' recomm. ZBA look at prior violations, non-compliance w/Town & parking issues

Miscellaneous # 2 *ZBA #21213 Shake Shack 110 Melville [w/s Walt Whitman Rd. s/o Fletcher Pl., Melville]*

Discussion Review and Recommendation

By consensus, PB agrees with staff recomm. and has no objection to ZBA taking Lead Agency Status. PB notes parking issues [Parking Variance]

Miscellaneous # 3 *ZBA #21214 Jack & Ruby Enterprises Corp., The Little Gym [s/s Gerard St, e/o Wall St, Melville]*

Discussion Review and Recommendation

By consensus, PB agrees with staff recomm. And has no objection to ZBA taking Lead Agency Status

Miscellaneous # 4 *ZBA #21218 Melville Park Road, LLC c/o Simone Development [40 Melville Rd & Maxe Rd, Melville]*

Discussion Review and Recommendation

By consensus, PB agrees with staff recommendations and has no objection to ZBA taking Lead Agency Status

Miscellaneous # 5 *ZBA #21220 Morris Construction [w/s (#5) Pigeon Hill Rd., southerly of Jericho Tpke, Melville]*

Discussion Review and Recommendation

By consensus, PB agrees with staff recommendaions and has no objection to to ZBA taking Lead Agency Status

CURRENT COMMUNICATIONS

Chalet Lodge

Chalet Lodge; Communication from Resident, Anne Wesp dated 5/26/2015 Re; Letter asking to be notified when the plans for The Chalet come before the Planning Board.

Crown Court Plat

Crown Court Plat; Communication from Peter S. Gunther, Highway dated 6/2/2015 Re; Per Highway and the applicant's request; a private cul de sac extension of town right of way is unacceptable and cannot be considered as an alternative.

Crown Court Plat; Communication from Frank J. Ward, Surveyor dated 2/3/2015 Re; Request for waiver regarding the signature of a Landscape Arch. On my Tree Preservation and Landscape Plan, Sheet 3, of the Preliminary Map as submitted

Crown Court Plat; Communication from DiCanio Organization dated 1/19/2015 Re; Formal request to waive the final hearing

Emma Plat

Emma Plat; Communication from Craig Marlow dated 6/1/2015 Re; Letter of intent to subdivide 16 Wells Rd, Greenlawn into 2 buildable lots with another 'landlocked' area for a TDFR.

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Gurwin Senior Housing

Gurwin Senior Housing; Communication from A. Aloisio dated 5/26/2015 Re; Change of Zone #2015-ZM-410. Fr: R-40 & R-20 Residence Districts To: R-HS Residential Health Services District

Harborfield Estates

Harborfield Estates; Communication from Island Estates Homes, Lennard Axinn dated 5/29/2015 Re; Requesting Planning Board grant us a waiver from the requirement to construct sidewalks on the interior streets of new development. Please consider following...

Platts Park Avenue LLC

Platts Park Avenue LLC; Communication from Gregory E. Gallienne, Resident dated 5/19/2015 Re; Letter of opposition

Platts Park Avenue LLC; Communication from Residents dated 5/29/2015 Re; Two letters of opposition

Platts Park Avenue LLC; Communication from Supervisor's Office dated 5/28/2015 Re; Draft response. Attached is a letter of opposition from a resident

Platts Park Avenue LLC; Communication from John Farrell, Sahn Ward Coschignano dated 6/2/2015 Re; Attached is the deed you requested in connection with the matter. Restrictions are contained in Section 3a starting on page 2

Platts Park Avenue LLC; Communication from Paul Warburgh, Jr. dated 6/2/2015 Re; Recommendations of the Historic Preservation Commission should be considered not only as to design but also "use"

Platts Park Avenue LLC; Communication from The Huntington Historic Preservation Commission dated 6/2/2015 Re; The property sits in the heart of the Old Huntington Green Historic District and redevelopment of this property has the potential to greatly impact the historic character of the district.

Platts Park Avenue LLC; Communication from Residents dated 5/29/2015 Re; Letter of opposition

Residences at Oheka Castle, The

Residences at Oheka Castle, The; Communication from Patricia M. Dillon, Resident dated 5/19/2015 Re; Letter of opposition

Residences at Oheka Castle, The; Communication from Residents, Anthony and Cristine Tesoriero dated 5/15/2015 Re; Letter of opposition

The Huntington Historic Preservation Commission

The Huntington Historic Preservation Commission; Communication from The Huntington Historic Preservation Commission dated 6/1/2015 Re; Minutes of the June 1, 2015 Meeting
