

TOWN OF HUNTINGTON PLANNING BOARD AGENDA Wednesday, November 12, 2014

*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

12/03/2014

7:00 PM Long Range Planning

12/17/2014

7:00 PM Long Range Planning

MINUTES

09/17/2014 Resolution *Stone Hill
Est PH*

Carried as Amended

10/15/2014 Resolution *Reg. Mtg.
Min.*

Carried

SITE PLANS

Site Plan # 1 *156 Olive Street TDFR*

Item 1 Resolution *Letter of Interpretation
Approved*

Site Plan # 2 *Dolan Center - Imaging Center*

Item 1 Resolution *Establishment of an Imaging Center Associated with North Shore LIJ
Health System
Approved*

Site Plan # 3 *Fresh Start- Overnight Parking*

Item 1 Discussion *PB to consider Waiver of the 3 in. Dainage Requirements down to 2 in. for
property
By consensus, the PB has no objection to the waiver of drainage requirements from 3 in.
down to 2 ins.*

Site Plan # 4 *Huntington Country Club-Winter Club-Amended*

Item 1 Discussion *[Pre-App] Proposed Changes in Drainage from that Depicted on 2-23-
2011 PB Approved Plans
By consensus, the PB does not have sufficient information at this time for a complete
discussion*

Site Plan # 5 *Sanctuary at Ruland Road- Amended*

Item 1 Resolution *[aka Highland Greens] Updated Amended Site Plan Determination
Approved as amended*

Site Plan # 6 *Skuffy Auto Body*

Item 1 Resolution *Extension of Performance Bond 2 yr to 5-30-15
Approved*

Site Plan # 7 *White Post Wholesale-160 Railroad Street*

Item 1 Resolution *Extension of Performance Bond 2 yr to 7-27-15
Approved*

SUBDIVISIONS

Subdivision # 1 *Castle View Plat*

Item 1 Discussion *Applicant Requests Waiver of Street Trees
By consensus, the PB has no objection to the waiver of street trees*

Subdivision # 2 *Crown Court Plat*

Item 1 Discussion *A) Applicant Requests Waiver of Sidewalks
By consensus, the PB has no objection to the waiver request of s/w's*

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*Item 2 Discussion B) Applicant Requests Waiver of Street Trees
By consensus, the PB denies the waiver request of street trees. Street trees necessary*

*Item 3 Discussion C) Single-Family Use Only and Accessory Apartment Restriction
PB has no objection to Single-Family Use Only for this site. PB, at this time, cannot restrict an Accessory Apartment*

Subdivision # 3 Gaines Street Plat

*Item 1 Discussion Applicant Requests Waiver of Three (3) Street Trees
By consensus, PB ok with waiving street tree on Spring Rd. PB deferred 2 street trees on Gaines St. to Engineering Inspector to waive 'or' relocate elsewhere on site*

Subdivision # 4 J.M.M. Estates at Dix Hills

*Item 1 Discussion John Breslin Jr. Letter Regarding Delineation of the Proposed Road
By consensus, PB in agreement that applicant must exclude private road from 4 lots - depicted on map as Lots 3 through 6*

Subdivision # 5 Jake Plat

*Item 1 Discussion Project Introduction
PB was introduced to this subdivision proposal*

*Item 2 Discussion Sidewalk Requirement
PB ok with no sidewalk. However, PB requires that mature trees stay during any construction with a fence for protection/perpetuity*

Subdivision # 6 Rose Plat

*Item 1 Resolution Extension of Filing Time 12th 90 Day to 2-12-15
Approval
Carried*

Subdivision # 7 Stone Hill Estates (f/k/a Cyrus Plat)

*Item 1 Discussion A) Applicant Requests Waiver of Sidewalks
By consensus, the PB has no objection to the waiver request of s/w's*

*Item 2 Discussion B) Single-Family Use Only and Accessory Apartment Restriction
By consensus, the PB ok with Single Family Use Only for this site. PB, at this time, cannot restrict an Accessory Apartment*

*Item 3 Discussion C) Neighbor's Letter Requesting Evergreen Buffer
By consensus, the PB requires evergreen buffer as requested by neighbor*

Subdivision # 8 Taggart Plat

*Item 1 Resolution Extension of Performance Bond 1 yr to 5-21-15
Approval
Carried*

Subdivision # 9 Was Four Estates

*Item 1 Resolution Extension of Filing Time 8th 90 Day to 2-22-15
Approval
Carried*

MISCELLANEOUS

Miscellaneous # 1 ZBA #20750 Edward Dickman [s/e/c #1000 Jericho Tpke & Round Swamp Rd, Huntingt
Discussion Review and Recommendation
By consensus, the PB agrees that this neighborhood is not conducive to residential apt units. PB requires scaling down the bldg. to accommodate parking for offices

Miscellaneous # 2 ZBA #21076 TOA USA Corp. [w/s New York Ave, n/o West Carver St., Hunt. Village]
Discussion Review and Recommendation
By consensus, the PB agrees with staff recommendations, has no objections to ZBA taking Lead Agency Status and architectural review required by PB.

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**Miscellaneous # 3 ZBA #21082 Atlantic Shores Properties [s/s #156 E. Main St. e/o Loma Place, Huntingto
Discussion Review and Recommendation**
*By consensus, the PB agrees with staff recommendations. PB 'has' objections to the
parking accommodations*

CURRENT COMMUNICATIONS

Huntington Historic Preservation Commission

Huntington Historic Preservation Commission; Communication from Huntington Historic
Preservation Commission dated 9/22/2014 Re; Minutes of the September 22, 2014 Meeting

Residences at Oheka Castle, The

Residences at Oheka Castle, The; Communication from A Concerned Resident dated
10/29/2014 Re; I support reasonable planned development around Oheka Castle and the
Country Club. I am very concerned about the height of any residence that would be 4
stories or even attempt to exceed 4 stories. The height appears excessive.
