TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
MAY 10, 2010

THE MEETING WILL BEGIN AT 4:00 P.M., AT 5:00 P.M. THE BOARD WILL GO TO THE RELIEF OF COVENANT PORTION OF THE AGENDA. UPON FINISHING THE RELIEF OF COVENANT APPLICATIONS THEY WILL RETURN TO THE REGULAR AGENDA.

REGULAR BUSINESS 4:00 P.M.

ROAD IMPROVEMENT:

1. **NORBERTO COURT @ YAPHANK** (formerly known as Grand Ave) Log# 2008-010-RI
AREA: 30,000 lf ZONE: A-1 SEQRA
LOCATION: S/S Gerrard Rd. 600' s/o Monterey Lane
PROPOSAL: Construct aprox. 550 l.f. of 30' wide road with concrete curb for construction of one house.
SOUTH COUNTRY SCHOOL DISTRICT///// COUNCIL DISTRICT# 4
APPLICANT: Frank Norberto TAX MAP#: 0200-78100-0300-005000
Reviewer: Donn

MISCELLANEOUS MATTERS:

2. **RAYMOUR and FLANIGAN @ PATCHOGUE** COU #1288 – Façade Change
0200-95400-0300-025002, 026000 & 027000 to two tenant retail

3. **VISTAS @ EAST MORICHES (filed map)** Log # 2005-144-FS– Lot Line Change
0200-72000-0500-00200

PRELIMINARY /RESIDENTIAL OVERLAY DISTRICT SUBDIVISION RE AD:

4. **MEDFORD GARDENS @ MEDFORD** Log# 2007-037-PS SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 55.06 Acres ZONE: A-1 Res.
LOCATION: S/S of Country Rd., W/S of John Roe Smith Ave. N/S Fire Ave. North end of Main Ave. **Held to 5/24/10**
PROPOSAL: Approval of a 59 lot Subdivision using Pine Barrens Credits
PATCHOGUE MEDFORD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Richard Scheyer TAX MAP#: 0200-63100-0300-002001
Reviewer :Larry

*Please note that updated plans may have been presented to the Town since this agenda was published. A copy of the latest plans are available at the Planning Department at Town Hall.

PUBLIC HEARINGS 4:00 P.M.

FINAL SUBDIVISION RE-APPROVAL:

5. **BRITTANY COURT @ CORAM** Log# 1999-033-FS Bond Amt $__
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 4.26 Acres ZONE: A-1 Res.
LOCATION: Northwest Corner Pine Rd. & Chestnut Street (paper St.)
PROPOSAL: Are-approval of an 8 lot non-contiguous Cluster Treatment subdivision
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 2
APPLICANT: Malcolm Shaw TAX MAP#: 0200-33900-0300-015001 & 001001
Reviewer: Larry & Timmi

SITE PLAN - SPECIAL PERMIT - APPLICATION:

6. **1545MIDDLE COUNTRY ROAD PROJECT @ CENTEREACH** Log# 09SP0081
Advertised/Posted/Notice to surrounding property owners within 500' SEQRA
AREA: 2.39 Acres ZONE: J-2 & J-4 Bus.
LOCATION: NE/C Route 25 & CR 97
PROPOSAL: Construct approximately 18,400 sf commercial facility requiring Special Permit for drive-thru for Bank
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: Mark J. McAvoy TAX MAP#: 0200-48800-0400-010000 & 011000
Reviewer: Chip

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

7. **HAWKINS CREEK Lot#1 @ MORICHES** Log# 10-2-RC – Increase in clearing limit from 31% to 50% & 4' Path way to water through wetlands buffer (natural % undisturbed)
200-884.00-01.00-05.02

*Please note that updated plans may have been presented to the Town since this agenda was published. A copy of the latest plans are available at the Planning Department at Town Hall.

DECISION CALENDAR

SITE PLAN/VARIANCE APPLICATIONS Closed 4/26/10:

MARY DC-1. **CLARA MARTINS @ FARMINGVILLE** Log# 2002-081SP SEQRA
Advertised/Posted/Notice to surrounding property owners within 200' radius
AREA: .66 Acres ZONE: J-6 Main Street Bus. **(Adj 3/8/10)**
LOCATION: S/E/C Horseblock Rd. & Greenlawn Ave.
PROPOSAL: Parking addition to existing restaurants & convert existing residence to Office with parking, loading, residential screening & buffer variances
SACHEM SCHOOL DISTRICT//////COUNCIL DISTRICT # 4
APPLICANT: Clara Martins TAX MAP#: 0200-65500-0200-047000
Reviewer: David

DOUG. DC-2. **SUFFOLK FEDERAL CREDIT UNION @ YAPHANK** Log# 10SP0005 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 8.13 Acres ZONE: L-1 Ind.
LOCATION: S/W/C Sills Rd. & Old Town Rd.
PROPOSAL: Construct a 40,030 sf 3-story office building with Bank and 5 lane drive through requiring a Special Use Permit
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Suffolk Federal Credit Union TAX MAP#: 0200-70400-0100-004001
Reviewer: Craig

*Please note that updated plans may have been presented to the Town since this agenda was published. A copy of the latest plans are available at the Planning Department at Town Hall.

WORK SESSION

MATTERS FOR DISCUSSION:

1. **LINKS @ SHIRLEY –Proposed Subdivision**

2. **BLUE GREEN FARMS @ YAPHANK – Proposed Fish Farm**

*Please note that updated plans may have been presented to the Town since this agenda was published. A copy of the latest plans are available at the Planning Department at Town Hall.