TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
JUNE 21, 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.

MISCELLANEOUS MATTERS:

1. **ENCHANTED FOREST @ YAPHANK** Log# 2009-001-FS – 1st 90-day
   0200-78000-0100-007000 Extension of time

2. **MERWYN STREET @ CENTEREACH** Log#2009-019-TS – Construct driveway
   0200-48500-0600-008000 through bed of Merwyn Street (paper street)

PUBLIC HEARINGS 4:00 P.M.

FINAL SUBDIVISION:

3. **WINDWOOD OAKS @ YAPHANK** Log# 2007-021-FS SEQRA & Bnd Amt$_____
   Advertised/Posted/Notice to surrounding property owners within 500'
   AREA: 15.527 Acres ZONE: A-1 Res.
   LOCATION: S/S Park St., W/O Cresent St. North end of Sterling Path
   PROPOSAL: Approval of 14 lot Final Subdivision with **Cluster Treatment**
   LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
   APPLICANT: Henron Development TAX MAP#: 0200-70600-0100-003000
   Reviewer: Timmi

SITE PLAN/VARIANCE APPLICATION:

4. **BAYVIEW CENTER @ SHIRLEY** Log# 2004-073-SP SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 0.29 Acres ZONE: J-2 Bus. **(Adj. 6/21/10)**
   LOCATION: W/S William Floyd Parkway south of Flintlock Drive
   PROPOSAL: Construct a 2,112 s.f. One story commercial building requiring
   Parking and buffer variances
   WILLIAM FLOYD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
   APPLICANT: Robert Stanzoni, Pres. TAX MAP#: 0200-093700-0600-025000-026000
   Reviewer: Craig

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PUBLIC HEARINGS 4:00 P.M.

SITE PLAN/VARIANCE APPLICATIONS:

5. **BELANGER INDUSTRIAL @ PATCHOGUE** Log# 09SP0020 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.96 Acres ZONE : L-1 Ind.
LOCATION: S /W corner of Munsell Rd. & Horseblock Rd.
PROPOSAL: Construct two industrial buildings totaling 6,700 sf requiring **parking variance**
SOUTH COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Edward Belanger TAX MAP#: 0200-77500-0200-001000
Reviewer: David

6. **OMNIPOINT @ RONKONKOMA** Log# 2008-006-SP SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 6.0 Acres ZONE: B Res. & J-2 Bus. **(Adj. 5/24/10 6/7/2)**
LOCATION: E/S Hawkins Ave. & S/S of Smith Rd. & Gatelot Ave.
PROPOSAL: Construct & operate a public utility wireless communication facility
With **parking, landscaping, irrigation & buffer variances**
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: Denis Rodger TAX MAP#: 0200-62000-0500-020002
Reviewer: Joe

AMENDED SITE PLAN-VARIANCE – SPECIAL PERMIT APPLICATION:

7. **112 BILLIARDS & LOUNGE @ MEDFORD** Log # 10SP0006 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 1.04 Acres ZONE: J-2 Bus.
LOCATION: SE corner of Medford Ave.
PROPOSAL: Convert existing retail space into billiard hall requiring **Special Use Permit & Parking Variance**
PATCHOGUE MEDFORD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5
APPLICANT: Angel Arcantara TAX MAP#: 0200-86700-0200-008002
Reviewer: Timmi

8. **PORT PLAZA OUTSIDE DISPLAY and SEATING @ PORT JEFFERSON STA.**
Log# 10SP0020 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 14.11Acres ZONE: J-2 Bus.
LOCATION: W/S Route 112, 290' N/O Bicycle Path
PROPOSAL: Amended Site Plan & **Special Permit for outside display & seating**
For existing commercial center
COMSEWOGUE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
APPLICANT: Port Plaza LLC TAX MAP#: 0200-20600-0500-041002
Reviewer: Timmi

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AMENDED SITE PLAN – SPECIAL PERMIT APPLICATION:

9. **BLUE RESTAURANT OUTDOOR SEATING @ BLUE POINT** Log# 10SP0015
Advertised/Posted/Notice to surrounding property owners within 500' radius SEQRA
AREA: 0.43 Acres ZONE: J-2 Bus. & A-1 Res.
LOCATION: N/S Montauk Highway, 60.89' E/O Nichols Rd.
PROPOSAL: **Special permit for outdoor dining 40 seats** on existing patio.
BAYPORT BLUS POINT SCHOOL DISTRICT///// COUNCIL DISTRICT # 5
APPLICANT: 7 Blue Point Corp. TAX MAP#: 0200-98230-0100-001000
Reviewer: David

SITE PLAN-VARIANCE – SPECIAL PERMIT APPLICATION:

10. **HOME DEPOT (load-n-go rental) @ BELLPORT** Log# 10SP0018 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 13.04 Acres ZONE: J-2 Bus.
LOCATION: S/S Farber Dr., 1,500' W/O Bellport Station Rd.
PROPOSAL: **Special permit for two load-n-go rental pick up trucks** within the existing Parking area requiring a **2 stall parking variance**
SOUTH COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Home Depot USA Inc. TAX MAP#: 0200-89900-0500-010001
Reviewer: Timmi

SITE PLAN APPLICATION:

11. **1097 PORTION ROAD @ FARMINGVILLE** Log# 08SP0067 SEQRA
Posted **(Adj. 6/7/10)**
AREA: 15,700 s.f. ZONE: J-2 Bus.
LOCATION: N/W/C Portion Rd. 9CR16) & North Morris Ave.
PROPOSAL: Construct a one-story addition & alterations to an existing Commercial building
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: Michael D/Arcangelis TAX MAP#: 0200-62500-0100-016001
Reviewer: Amy

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

12. **HUNTER WOODS Lot# 6 @ MEDFORD** - Log# 2010-01-RC – Increase in clearing
0200-86600-0400-024006 Limit from 50% to 70% **(held 6/7/10)**

13. **NORTH HILLS Lot# 50 @ SHOREHAM** - Log# 2010-014RC – Increase in clearing
0200-14900-0100-005000 limit from 42% to 75% Reduction in 100' buffer to 25'

14. **NORTH HILLS Lot # 74 @ SHOREHAM** - Log# 2010-11-RC – Increase in clearing
0200-14900-0100-018000 limit from 36% to 55%

15. **STONE COURT Lot# 1 @ EAST SETAUKET** - Log# 2010-9-RC Increase in clearing
0200-17800-0200-004008 from 34% to 65.86% **(Held 6/7/10)**

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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

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WORK SESSION

MATTERS FOR DISCUSSION:

Architectural review elements for community plans.

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