TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
DECEMBER 6, 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.

HOLD OVER CALENDAR 4:00 P.M.

LAND DIVISION with VARIANCES:

1. **HOLBROOK ROAD & PORTION ROAD @ RONKONKOMA** Log# 2010-005-LD
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: Acres ZONE:A Res. & J-2 Bus. **(Held 11/22/10)**
   LOCATION: N/W/C Portion Rd. & Holbrook Road.
   PROPOSAL: Grant apoproval of a 3 lot Land Division with lot area variances
   SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT #
   APPLICANT: Walter Morris TAX MAP#: 0200 62300 0100 011000 & 0200 65000 0100 002001
   Reviewer: Glenn

AMENDED SITE PLAN - VARIANCE - SPECIAL PERMIT APPLICATION

2. **NELIN WEDGEWOOD CORP. @ CORAM** Log# 10SP0042 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 0.95 Acres ZONE: J-2 Bus. **(Held 11/22/10)**
   LOCATION: E/S NYS Route 112, opposite of Wedgewood Drive.
   PROPOSAL: Special Use permit for Convenience Store with parking variances
   LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 2
   APPLICANT: Nelin Wedgewood Corp. TAX MAP#: 0200 28300 0400 019005
   Reviewer: David

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

3. **JERHAR ESTATES Sec. 1 Lot#4 @ RIDGE** - Log# 2010-024-RC – Increase in
   0200 19300 0100 001006 clearing from 41% to 67% **(Held 10/4/10 & 11/22/10)**

4. **STRATHMORE PINES Sec.4 Lot # 223 @ CORAM** – Log# 2010-032-RC – Increase
   0200 28300 0800 011000 in clearing limit from 58% to 75%

*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.

SITE PLAN VARIANCE SPECIAL PERMIT APPLICATION:

5. **R & T BLAKEMAN CORP. @ PATCHOGUE** COU# 1588 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 1.44 Acres ZONE: J-2 Bus. (**Held 11/8/10)**
LOCATION: W/S of Waverly Ave., 118' N/O Johnson Ave.
PROPOSAL: Change of Use for a Bar & Grill within existing commercial building
With Parking Variances & Special Permit for Bar
BAYPORT-BLUEPOINT SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5
APPLICANT: R & T Blakeman Corp. TAX MAP#: 0200 95100 0400 002000
Reviewer: Ray

6. **KOLSCH MEDICAL OFFICE BUILDING @ CENTEREACH** Log# 08SP0034
Posted SEQRA
AREA: 3.9 Acres ZONE : J-4 Professional & Business office **(Held 11/8/10)**
LOCATION: W/S Holbrook Rd., 170' S/O Middle Country Rd. (Route 25
PROPOSAL: Construct 3200 sf industrial building requiring
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: Mr. Richard Kolsch TAX MAP#: 0200 51600 0200 014003 & 014004
Reviewer: Amy

MOTION:

7. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** –Motion to Approve Site Plan
0200 65800 0200 023000 **(Held 10/18/10 11/22/10)**

MISCELLANEOUS MATTER:

8. **CEC GLOBE CORP. @ MEDFORD** COU# 1658 – Exterior alterations to existing
0200 80800 0200 022004 restaurant

RELIEF OF COVENANTS 5:00 P.M.:
Advertised/Notice to surrounding property owners within 500'

9. **GROVELAND PARK @ SOUND BEACH** –Log# 2010-038-RC Increase in Clearing
0200 05100 0100 027009 From 60% to 77.5%

10. **HUNTERS ESTATES Lot# 49 @ MILLER PLACE** –Increase in clearing From
0200 16900 0200 002014 48% to 55%

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