TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
JANUARY 10, 2011

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. **BROWN'S JEEP CHRYSLER DODGE @ PATCHOGUE** - COU# 1668 Exterior alteration
   0200 95400 0100 012000 to a portion of the existing Dealership

2. **IN TOWNE SHOPPING CENTER @ ROCKY POINT** – 07SP0060 – Modify
   0200 10100 0300 005001 approved elevations

3. **CPJ ASSOCIATES LLC @ PORT JEFFERSON** Log# 09SP0093 – Reduce bank building
   0200 25300 0500 004001 size & increase drive-thru lanes to 4

4. **NYS ROUTE 112 @ CORAM** – Log# 1999-001-LD – Amendment to June 21, 1999
   0200 52300 0100 001002 LD approval in association with **Willow Wood** @ Coram
   Site Plan for lot 2 to address location of access easement
   Over lot 1, trail easement & sanitary agreement

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 & 12/6/10)**
   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

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SITE PLAN VARIANCE APPLICATION:

6. **KOLSCH MEDICAL OFFICE BUILDING @ CENTEREACH** Log# 08SP0034
Posted SEQRA
AREA: 3.9 Acres ZONE : J-4 Professional & Business office **(held 11/8/10 & 12/6/10)**
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

SITE PLAN VARIANCE APPLICATION with Tap Street Review:

7. **WILLOW WOOD @ CORAM** Log# 10SP0024 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 25.40 Acres ZONE: MF
LOCATION: W/S NYS Route 112, S/O Paul's Path
PROPOSAL: Construction of 140 Condominium units sign variances
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Steven Klar, Pres. TAX MAP#: 0200 52300 0100 001002
Reviewer: Amy

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

8. **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** & **12/6/10)**

MOTION:

9. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** –Motion to Approve Site Plan
0200 65800 0200 023000 **(Held 10/18/10, 11/22/10 & 12/6/10)**

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DECISION CALENDAR

LAND DIVISION with VARIANCES Closed 12/6/10:

RICH DC- 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 approval of a 3 lot Land Division with lot area variances
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT #
APPLICANT: Walter Morris TAX MAP#: 0200 62300 0100 011000 & 65000 0100 002000
Reviewer: Glenn

AMENDED SITE PLAN - VARIANCE - SPECIAL PERMIT APPLICATION Closed 12/6/10:

CECILE DC- 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

SITE PALAN VARIANCE APPLICATION Closed 12/20/10

DOUG DC-3. **123 MONTAUK HIGHWAY @ EAST MORICHES** Log# 08SP0047 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.46 Acres ZONE: J-2 Bus. **(Adj. 11/22/10 & 12/20/10)**
LOCATION: N/W Corner of Montauk Hwy. & County Rd. 51
PROPOSAL: 886sq. ft. addition to existing building
EAST MORICHES SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
APPLICANT: 123 Montauk Hwy. LLC TAX MAP#: 0200 75800 0200 046000
Reviewer: Ray

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WORK SESSION

MATTERS FOR DISCUSSION:

Islamic Association @ Mastic Log# 10SP0041 – Proposal for a 3,944 sf house of worship

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