TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
September 26, 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 WE WILL RETURN TO THE REGULAR AGENDA.

REGULAR BUSINESS 4:00 P.M.

MISCELLANEOUS MATTERS:

1. **DeCHIARO CONTRACTING Lot#4 @ YAPHANK**
   Request to modify condition #11 of approval letter dated 10/27/09
   Related to Road Improvement
   Log #2006-036-SP Council District #4
   Tax Map#: 0200 77800 0100 009000
   Reviewer: Gregg

2. **MANORVILLE PLAZA @ MANORVILLE**
   Amended phasing and lighting plan
   Log#: 2003-066-SP Council District #6
   Tax Map#: 0200 46200 0300 026000, 028001 & 031003
   Reviewer: Larry

3. **DNF REALTY @ EAST MORICHES**
   Revised road alignment and relocation of site entrance
   Log#: 07SP0079 Council District #6
   Tax Map#: 0200 79500 0100 019003
   Reviewer: Larry

LAND DIVISION/LOT LINE CHANGE

HELD UNTIL OCTOBER 3rd, 2011

4. **WILD BRIAR COURT & NORTH COUNTRY ROAD @ MOUNT SINAI**
   Log#: 2011-010-LD AREA: 2.134 Acres ZONE : A-1 Res.
   LOCATION: N/S Wild Briar Court W/O Birch Hill Road
   PROPOSAL: Approval of a 2 lot Land Division /Lot Line Change
   MOUNT SINAI SCHOOL DISTRICT ///// COUNCIL DISTRICT # 2
   APPLICANT: Joan Garbarino TAX MAP#: 0200 06900 0100 002002
   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.

SITE PLAN SPECIAL PERMIT APPLICATION:

5. **JEFFERSON MEADOWS, LLC @ PORT JEFFERSON STATION** **SEQRA**
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 8.11 Acres ZONE: J-2 & A-1. (Adj.8/22/11)
LOCATION: N/S NYS Route 112, E/S Jefferson Ave., W/S Washington Ave.
PROPOSAL Redevelopment Initiative (aka Blight to Light). Special permit requested For Multi Family Use in J-2 & preliminary Site Plan for redevelopment. Demolition of 2 Existing structures & Construction of 96 unit multi family
COMSEWOGUE SCHOOL DISTRICT ///// COUNCIL DISTRICT #1
APPLICANT: Demrtrius Tsunis TAX MAP#: 0200 22900 0400 002002
Reviewer: Amy

6. **PAYLESS CESSPOOL @ ROCKY POINT** Log # 08SP0019 **SEQRA**
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.20 Acres ZONE: J-2 Bus. [Denied 10/19/10] (Held from 9/12/11)
LOCATION: S/S North Country Road 2,071.69' east of Broadway
PROPOSAL: Remove existing structure & Construct new one-story 2,800 sf building Requiring landscaping, buffer, parking, sign setback & maximum luminance
ROCKY POINT SCHOOL DISTRICT///// COUNCIL DISTRICT # 2
APPLICANT: James Pisano TAX MAP#: 0200 07800 1000 002000
Reviewer: Craig

SITE PLAN VARIANCE APPLICATION:

7. **ST. MICHAEL THE ARCHANGEL CHURCH @ FARMINGVILLE**
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA 4.01 acres: ZONE: B1 Res & J2 Commercial. (Adj.9/12/11) SEQRA
LOCATION: S/S Horseblock Rd. 1000' W/O of North Ocean Ave., Farmingville, N.Y.
PROPOSAL: addition of two (2) portable classrooms, total 3,168 s. f. with new sanitary systems, 62,900 sf paved parking and associated site improvements
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT #4
APPLICANT: St. Michael the Archangel Church TAX MAP#: 0200 65500 0500 005001
Reviewer: Timmi

MOTIONS:

8. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** – Motion to Approve Site Plan
0200 65800 0200 023000 **(Held 2/7/11 10/18/10 11/22/10 12/6/10 1/24/11 2/28/11 3/14/11, 4/11/11, 4/25/11, 5/9/11, 5/23/11, 6/6/11, 6/20/11, 7/11/11, 8/8/11, 8/22/11, 9/12/11)**

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