TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
DECEMBER 5, 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. **JOSEPH PAZIENZA (Bay Fuel) @ HOLTSVILLE**
   COU# 1814 Council District # 5
   0200 76800 0100 026000
   Façade approval on reconstruction of 30'x45' commercial storage building
   Reviewer: Craig

2. **COLLEGE PLAZA CENTER @ SELDEN**
   COU# 1818 Council District # 3
   0200 47200 0300 037000
   Façade renovation to existing shopping center
   Reviewer: Craig

3. **McDONALD'S @ LAKE RONKONKOMA**
   COU# 1016 Council District # 5
   0200 68900 0100 015001 **(Adj. 11/21/11)**
   Modification of approval – Pylon sign be replaced with monument sign
   Reviewer: Bob

PUBLIC HEARINGS

PRELIMINARY SUBDIVISION W/CLUSTER TREATMENT APPLICATION:

4. **FAIRFIELD @ ROCKY POINT** LOG# 2009-011-PS
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA 35.97 acres: ZONE: B-1 Residence SEQRA
   LOCATION: North side of NYS Rte 25A and Gail Street, East side of Hallock Landing Rd, West side of Rocky Point landing Road **(Adj.9/12/11 10/17/11)**
   PROPOSAL: 48 Lot Preliminary Subdivision with cluster treatment.
   ROCKY POINT SCHOOL DISTRICT ///// COUNCIL DISTRICT #2
   APPLICANT: Fairfield @ Rocky Point LLC TAX MAP#:0200 07600 0600 007000
   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.

AMENDED SITE PLAN:

5. **JEFFERSON'S FERRY @ CENTEREACH** Log# 11SP0029 SEQRA
   Posted
   AREA: 49.8 Acres ZONE: PRCHC & NH-H .
   LOCATION: S/E/C Wireless Rd. & Nesconset Hwy.
   PROPOSAL: Construct a 2,400sf accessory building and legalize 5 sheds.
   THREE VILLAGE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
   APPLICANT: Michael L. Williams PE TAX MAP#: 0200 30800 0300 001004
   Reviewer: Timmi

AMENDED SITE PLAN & SPECIAL PERMIT:

6. **PORTUGUESE SOCCER CLUB @ FARMINGVILLE** Log# 11SP0028 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 4.16 Acres ZONE: J-2 Bus.
   LOCATION: S/S Portion Rd. (CR16) , 500' W/O Waverly Ave.
   PROPOSAL: Legalization of existing gazebo, wood play area, & new
   Revegatation of existing commercial site and requiring Special Permit for lodge
   SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT #4
   APPLICANT: Portugues American Center TAX MAP#: 0200 62600 0200 004002
   Reviewer: Glenn

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

7. **SEATUCK COVE (Amended) Lot# 12 @ EASTPORT** Log# 2011-015-RC **Held to 12/19/11**
   0200 72300 0300 003009 Council District # 6
   Increase in clearing limit from 50% to 37%

8. **NORTH HILLS Lot# 33 @ SHOREHAM** Log# 2011-16-RC **Held to 12/19/11**
   0200 12700 0100 004025 Council District # 2
   Increase in clearing limit from 28% to 60%

9. **SPRINGBRIAR Lot# 11 @ FARMINGVILLE** Log# 2011-020-RC
   0200 65100 0400 001001 Council District # 4
   Increase in clearing limit from 51% to 70%

MOTIONS:

10. **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, 9/26/11 10/3/11,10/17/11, 11/7/11, 11/21/11)**

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DECISION CALENDAR

SITE PLAN SPECIAL PERMIT APPLICATION Closed 10/17/11:

DC-1. **JEFFERSON MEADOWS, LLC @ PORT JEFFERSON STATION** **SEQRA**
Advertised/Posted/Notice to surrounding property owners within 500' radius
RICK AREA: 8.11 Acres ZONE: J-2 & A-1. (Adj.8/22/11 9/21/11)
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

RELIEF OF COVENANTS 5:00 P.M Closed 11/21/11.:
Advertised/Notice to surrounding property owners within 500'

DC-2 **SPRINGBRIAR HOMES Lot #2 @ FARMINGVILLE** – LOG# 2011-014-RC
PETER 0200 62400 0400 028002 Council District # 4
Increase clearing limit

DC-3 **SPRINGBRIAR HOMES Lot #1 @ FARMINGVILLE** – LOG# 2011-013-RC
PETER 0200 62400 0400 028001 Council District # 4
Increase clearing limit

DC-4 **SPRINGBRIAR HOMES Lot #18 @ FARMINGVILLE** – LOG# 2011-012-RC
PETER 0200 65100 0400 001008 Council District # 4
Increase in clearing limit

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