TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
APRIL 12, 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. **JOHN ROSE @ SELDEN** Log# 2002-072-SP – Architectural modification to
   0200-48900-0500-030001 approved retail building addition of overhead doors

2. **SWEETBERRY ESTATES @ CENTER MORICHES** –Log# 2009-003-FS
   0200-756-01-004 Request for 1st 90 –day extension of time

3. **LaROSA GARDENS @ MILLER PLACE** Log# 2006-097-FS – Request for
   0200-213-08-034 1st 90 – day extension of time

PUBLIC HEARINGS 4:00 P.M.

SITE PLAN APPLICATIONS:

4. **CP PROPERTIES @ CENTER MORICHES** Log# 2005-066-SP SEQRA Posted
   AREA: 0.75 Acres ZONE: J-Bus.
   LOCATION: E/S Bank Street, 477' North of Main Street
   PROPOSAL: Remove existing building & construct a 4,445 sf 2-story building
   For use as a contractor's office & attorney's office
   CENTER MORICHES SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
   APPLICANT: CP Properties TAX MAP#: 0200-85700-0300-038001
   Reviewer: Craig

*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.

PUBLIC HEARINGS Continued

SITE PLAN APPLICATIONS:

5. **COUNTRY VIEW ESTATES @ HOLTSVILLE** log# 09-SP-0048 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 7.61 Acres ZONE: MF
LOCATION: S/S LIE South Service Rd. 480' E/O Woodycrest Dr.
PROPOSAL: Construct a 58 unit Multi-Family Community
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT #
APPLICANT: Country view Estates c/o David Scro TAX MAP#:0200-732-06-024000
Reviewer:

6. **BIRCHWOOD @ SPRING LAKE MAINTENANCE BUILDING @ MIDDLE ISLAND**
Posted **SEQRA**
AREA: 10.38 Acres ZONE: A-1 Res.
LOCATION: N/S Birchwood Park Drive
PROPOSAL: Construct 3,000 sf maintenance building for existing for existing community
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Gabrielle Rende, Pres. H.O.A. TAX MAP#: 0200-31900-0500-008000
Reviewer: Chip

SITE PLAN/VARIANCES APPLICATIONS:

7. **MUSACCHIA @ CENTEREACH** Log# 09SP0078 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.53 Acres ZONE : J-5 Bus.
LOCATION: S/W corner Holbrook Ave. & Route 25
PROPOSAL: Re-development of the motor vehicle fueling station with convenience store with Variances for parking, Signs &loading
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: Musacchia, Nicola TAX MAP#: 0200-51600-0200-005000
Reviewer: David

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

8. **PINE WOODS @ CORAM** Log# 10-4-RC- Reduction of clearing limit from 58% to 98% & reduction in Buffer from 15' to 0'
0200-373-5-10

*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.

DECISION CALENDAR

PRELIMINARY SUBDIVISION Closed 2/22/10:

DAN DC-1. **ROMEO ESTATES @ YAPHANK** Log# 2004-027 PS SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 27.167 Acres ZONE: A-1 Res.
LOCATION: E/S Yaphank Ave. 768.5' S/O Southview Court, N/S of Quaker Path (not open)
PROPOSAL: Approval of a 23 lot preliminary subdivision
SOUTH COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Robert Romeo TAX MAP#: 0200-816-03-009,817
Reviewer: Glenn

LAND DIVISION Closed 3/22/10:

CECILE DC-2. **MOONEY POND ROAD & MIDDLE COUNTRY ROAD @ CORAM** Log# 2007-018-LD
AREA: 35.50 Acres ZONE: MF, J-2 & J-6 (pending) **(Held 11/23/09 Adj 12/7/09 1/25/10 SEQRA**
LOCATION: S/E Corner Middle Country Rd. & Mooney Pond Road **1/25/10 2/8/10 2/22/10**
PROPOSAL: Approval of a 4-lot land division with 4.96 acres dedicated to the Town **3/8/10)**
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT# 4
APPLICANT: Avalon Bay Communities, Inc. TAX MAP#: 0200-475-03-006
Reviewer: Larry 476-01-001001-various lots

Note:

*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.

WORK SESSION

MATTERS FOR DISCUSSION:

EASTPORT MEADOWS @ EASTPORT: Log# 2004-171PS…. Approved 1/25/10
0200-685-01-002-004001
70 lot preliminary subdivision with Cluster Treatment
Clarification of condition.

*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.