TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
APRIL 26, 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.

LAND DIVISION:

1. **WOODLAND AVENUE @ MANORVILLE** Log# 2010-0004-LD SEQRA
   AREA: 4.5 Acres ZONE: A-2 Res.
   LOCATION: East side Woodland Ave. 1194.36' south of South Street
   PROPOSAL: Approval of a 2-lot Land Division
   SOUTH MANOR SCHOOL DISTRICT ///// COUNCIL DISTRICT# 6
   APPLICANT: Campo Brothers TAX MAP#: 002-55800-0300-008000
   Reviewer: Larry

MISCELLANEOUS MATTERS:

2. **ROLLING HILLS II Lot # 11 @ CORAM** Extension of time to revegetate
   0200-371.00-07.004

3. **KARACHOPAN BUILDING @ ROCKY POINT** Log # 2001-062-SP – Minor
   0200-100000-0200-024000 modification to Site Plan

SITE PLAN APPLICATIONS:

4. **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

*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 4:00 P.M.

PRELIMINARY /RESIDENTIAL OVERLAY DISTRICT SUBDIVISION RE AD:

5. **MEDFORD GARDENS @ MEDFORD** Log# 2007-037-PS SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 55.06 Acres ZONE: A-1 Res.
LOCATION: S/S of Country Rd., W/S of John Roe Smith Ave. N/S Fire Ave. **Held to 5/10/10**
North end of Main Ave.
PROPOSAL: Approval of a 59 lot Subdivision using Pine Barrens Credits
PATCHOGUE MEDFORD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Richard Scheyer TAX MAP#: 0200-63100-0300-002001
Reviewer :Larry

SITE PLAN/VARIANCE APPLICATIONS:

6. **CLARA MARTINS @ FARMINGVILLE** Log# 2002-081SP SEQRA
Advertised/Posted/Notice to surrounding property owners within 200' radius
AREA: .66 Acres ZONE: J-6 Main Street Bus. **(Adj 3/8/10)**
LOCATION: S/E/C Horseblock Rd. & Greenlawn Ave.
PROPOSAL: Parking addition to existing restaurants & convert existing residence to Office with parking, loading, residential screening & buffer variances
SACHEM SCHOOL DISTRICT//////COUNCIL DISTRICT # 4
APPLICANT: Clara Martins TAX MAP#: 0200-65500-0200-047000
Reviewer: David

7. **SANGWAN MEDICAL BUILDING @ PORT JEFFERSON STA.** Log# 09SP0009
Advertised/Posted/Notice to surrounding property owners within 500' SEQRA
AREA: 0.344 Acres ZONE: J-4 Bus.
LOCATION: West side Terryville Rd., N/O Ardmer Dr.
PROPOSAL: Maintain existing medical office use requiring variances for buffer & signage
COMSEWOGUE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
APPLICANT: Anil Sagwan TAX MAP#: 0200-18100-0300-023000
Reviewer: Craig

8. **McKEON ROLLING DOOR Co. Inc. ADDITION @ BELLPORT** Log# 10SP0011
Advertised/Posted/Notice to surrounding property owners within 500' SEQRA
AREA: 4.18 Acres ZONE: L-1 Ind.
LOCATION: W/S SawgrassDr. 950.57' N/O Woodside Ave.
PROPOSAL: Construction of a 2,876-storage mezzanine within existing building
Requiring parking variance
SOUTH COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Mckeon Realty Assoc. LLC TAX MAP#: 0200-87200-0200-018008
Reviewer: Amy

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SITE PLAN-SPECIAL PERMIT APPLICATIONS:

9. **NISHIKI HIBACHI & SUSHI JAPANESE RESTAURANT @ SELDEN** Log # 10SP0012
Advertised/Posted/Notice to surrounding property owners within 500' radius SEQRA
AREA: 34.531 Acres ZONE : J-2 Bus.
LOCATION: N/W/C Middle Country Rd. & Boyle Rd.
PROPOSAL: 150 Seat Restaurant within 4,930sf tenant space requiring a Special Permit
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: Wasabi Japan Inc. TAX MAP#: 0200-47200-0200-001001
Reviewer: Amy

10. **SUFFOLK FEDERAL CREDIT UNION @ YAPHANK** Log# 10SP0005 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 8.13 Acres ZONE: L-1 Ind.
LOCATION: S/W/C Sills Rd. & Old Town Rd.
PROPOSAL: Construct a 40,030 sf 3-story office building with Bank and 5 lane drive through requiring a Special Use Permit
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Suffolk Federal Credit Union TAX MAP#: 0200-70400-0100-006001
Reviewer: Craig

11. **AOZ INC. @ SELDEN** Log# 09SP0087 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.504 Acres ZONE: J-2 Bus.
LOCATION: S/W/C Middle Country Rd. And Rosemary Lane
PROPOSAL: Construct a 2,000sf commercial building (take-out restaurant) Special Permit for out door seating & sign Variance
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: AOZ Inc. TAX MAP#: 0200-48900-0300-029000
Reviewer: Amy

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