TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
MAY 24, 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. **FIFTH AVENUE @ HOLTSVILLE** Log # 2003-078-RI– Revised bond figure
   0200-83600-0300

2. **LEAGUE COURT @ CENTEREACH** Log#2006-008 Request for 1st 90 day
   0200-51700-0100-003000 & 004000 extension of time

PRELIMINARY-RESIDENTAL OVERLAY DISTRICT SUBDIVISION RE-AD:

3. **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 6/7/10**
   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

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PUBLIC HEARINGS 4:00 P.M.

FINAL SUBDIVISION:

4. **RIBEIRO ESTATES @ HOLBROOK** Log# 2009-015-FS SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 3.379 Acres ZONE: C-Residence
LOCATION: S/S Union Ave. E/O Knickerbocker Ave.
PROPOSAL: Approval of a 6 lot final subdivision
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5
APPLICANT: Carlos & Fernanda Ribeiro TAX MAP#: 0200-80100-0300-024000
Reviewer: Glenn

SITE PLAN/VARIANCE APPLICATIONS:

5. **RUPRAJ REALTY MEDICAL OFFICE @ PATCHOGUE** Log# 09SP0100
Advertised/Posted/Notice to surrounding property owners within 500' SEQRA
AREA: 1.16 Acres ZONE: J-4 Bus
LOCATION: N/W corner Sills Rd. & Andreano Ave.
PROPOSAL: Construct a one story 6,980 sf medical office building with parking in Front yard variance
PATCHOGUE-MEDFORD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5
APPLICANT: Rupraj Realty LLC/Kalpana Patel TAX MAP#: 0200-97560-0300-004000
Reviewer: David

SITE PLAN/VARIANCE APPLICATIONS:

6. **BRANCH FUNERAL HOME @ MILLER PLACE** Log# 09SP0049 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 1.28 Acres ZONE : J-2 Bus. & B-1 Res.
LOCATION: North side Route 25A, S/E corner of Toledo St. & Belle Terre Ave.
PROPOSAL: Construct a 2-story (partial 2nd floor) funeral home totaling 9,600 sf. With variances for Maximum illuminance, landscaping, buffer & Sign setback
MILLER PLACE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 2
APPLICANT: HV & LV Holding Inc. TAX MAP#: 0200-09800-0700-015000
Reviewer: Craig

7. **OMNIPOINT @ RONKONKOMA** Log# 2008-006-SP SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 6.0 Acres ZONE: B Res. & J-2 Bus.
LOCATION: E/S Hawkins Ave. & S/S of Smith Rd. & Gatelot Ave.
PROPOSAL: Construct & operate a public utility wireless communication facility With parking, landscaping ,irrigation & buffer variances
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3

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APPLICANT: Denis Rodger TAX MAP#: 0200-62000-0500-020002
Reviewer: Joe

SITE PLAN/VARIANCE APPLICATIONS:

8. **CMC WIRELESS @ MEDFORD** Log# 08SP0023 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 3.4 Acres ZONE: L-1 Ind.
LOCATION: W/S North Dunton Ave., S/O Industrial Crescent.
PROPOSAL: Erect 120' monopole requiring front yard landscaping, & residential buffer
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: CMC Wireless TAX MAP#: 0200-57600-0100-002004
Reviewer: Chip

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

9. **NORTH HILLS Lot# 34 @ SHOREHAM** –Log# 10-5-RC – Increase in clearing
0200-14900-0100-001000 limit from 33% to 54%

10. **THE ESTATES Lot# 12 @ BELLPORT** – Log# 10-3-RC – Increase in clearing
0200-92800-0800-001000 limit from 72% to 95%

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DECISION CALENDAR

SITE PLAN/VARIANCE APPLICATIONS Closed 4/26/10:

MARY DC-1. **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#: 0200-655.02-047
Reviewer: David

MISCELLANEOUS MATTERS Closed 5/10/10:

TARA DC-2. **RAYMOUR and FLANIGAN @ PATCHOGUE** COU #1288 – Façade Change
0200-95400-025002, 026 & 027 to two tenant retail
Note: Need Elevations

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WORK SESSION

MATTERS FOR DISCUSSION:

1. Wal-Mart @ Setauket – Exterior façade color change
0200-27800-0600-004006

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