TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
SEPTEMBER 13, 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. **LEAGUE COURT @ CENTEREACH** Log# 2006-008-FS - Request for 2nd 90-day extension of time
   0200 51700 0100 003000 & 004000

2. **COUNTRY VIEW ESTATES @ HOLTSVILLE** Log#09SP0048 – Request for "Model Phasing" (Site Plan approval condition #31)
   0200 73200 0600 024001

PUBLIC HEARINGS 4:00 P.M.

SITE PLAN-VARIANCE APPLICATION:

3. **AUTO ZONE @ PORT JEFFERSON STATION** Log# 06SP0069 SEQRA Posted
   AREA: 1.82 Acres ZONE: J-2 Bus.
   LOCATION: S/E Corner of Route 347 & Jayne Blvd., 337.20' S/O LIPA R.O.W
   PROPOSAL: Construct a 7,381 sf 1-story building for retail auto parts store
   COMSEWOGUE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
   APPLICANT: Auto Zone Inc. TAX MAP#: 0200 18200 0100 011002
   Reviewer: Craig

SITE PLAN APPLICATIONS:

4. **PORT PLAZA THEATER MARQUEE SIGN** Log# 10SP0020 SEQRA Posted
   AREA: 14.11 Acres ZONE: J-2 Bus.
   LOCATION: W/S Route 112, 290' N/O Bicycle Path
   PROPOSAL: Amended site plan application to an existing commercial center for Approval of a marquee sign above the theater
   COMSEWOGUE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
   APPLICANT: Port Plaza E&A TAX MAP#: 0200 20600 0500 041002
   Reviewer: Timmi

*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.

MOTIONS:

5. **WILLOW WOOD @ CORAM** Log#10SP0024 - SEQRA Determination
0200 52300 0100 001002

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

6. **COLONIAL WOODS Sec. 3 Lot# 120 @ CENTEREACH** Log# 2010-19-RC increase
0200 36300 0600 043002 in clearing limit from 79% to 90% **(Held 8/23/10)**

7. **LANDINGS @ HARTS COVE Lot#32 @ EAST MORCHES** Log#2010-15-RC – Request for **Removed**
0200 79600 0400 00110 fence in Buffer **From Agenda**

8. **HAWKINS CREEK Lot# 14 @ MORICHES** Log# 10RC0018- Increase in clearing
0200 88400 0100 005015 limit from 28% to & Relief of 100' buffer

9. **STRATHMORE OAKS Sec.2 Lot# 76 @ CORAM** Log# 2010-21-RC- Increase in
0200 42700 0600 004000 clearing limit from 47% to 65.8%

10. **MOUNT SINAI Parcel A @ MOUNT SINAI** Log# 2010-23-RC – Increase in clearing
0200 20900 0300 023001 limit from 35% to 64%

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DECISION CALENDAR

SITE PLAN-VARIANCE APPLICATIONS Closed 6/21/10:

RICK. DC-1. **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. **(Adj. 5/24/10 6/7/2)**
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
APPLICANT: Denis Rodger TAX MAP#: 0200 62000 0500 020002
Reviewer: Joe

SITE PLAN/VARIANCE APPLICATIONS Closed 8/9/10:

MARY DC-2. **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. **(Adj. 6/7/10 7/12/10)**
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 illuminance**
ROCKY POINT SCHOOL DISTRICT///// COUNCIL DISTRICT # 2
APPLICANT: James Pisano TAX MAP#: 0200 07800 1000 002000
Reviewer: Craig

SITE PLAN/VARIANCE APPLICATIONS Closed 8/23/10:

RICK DC-3 **MERRIN CHABAD CENTER @ SETAUKET** Log# 09SP0057 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' **(Adj. 8/12/10)**
AREA: 8.86 Acres ZONE: B-1 Res.
LOCATION: E/S Nicolls Rd., 1,693' N/O Sycamore
PROPOSAL: Construct operate & maintain 33,873 sf 2 story Temple/Place of worship
Requiring **parking variance**
THREE VILLAGE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
APPLICANT: Rabbi Chiam Grossman TAX MAP#: 0200 33000 0300 001001
Reviewer: Joe

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WORK SESSION

MATTERS FOR DISCUSSION:

KINDER KOLLEGE @ CENTEREACH COU#1618 – Site Layout
0200 48700 0200 003002

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