TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
SEPTEMBER 27, 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. **COUNTRY VIEW ESTATES @ HOLTSVILLE** Log# 09SP0048 – Request for 0200 69600 0600 001000 "Model Phasing" (Site Plan approval condition #31)(**Held 9/13/10)** and temporary sales trailer

PUBLIC HEARINGS 4:00 P.M.

SITE PLAN-VARIANCE- APPLICATION:

2. **AUTO ZONE @ PORT JEFFERSON STATION** Log# 06SP0069 SEQRA
Posted **(Held 9/13/10)**
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

3. **A & W REALTY, LLC, LARGE LOT @ BELLPORT** Log# 04SP0060 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 6.3515 Acres ZONE : L-1 Industrial
LOCATION: W/S Sawgrass Dr., 340' S/O Horseblock Rd.
PROPOSAL: Construct a one story 94,000 sf industrial building
SOUTH COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Todd Mendick, Partner TAX MAP#: 0200 81300 0100 008033
Reviewer: Timmi

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PUBLIC HEARINGS 4:00 P.M.

SITE PLAN-VARIANCE-SPECIAL PERMIT APPLICATION:

4. **FLEGREA BACOLI @ MASTIC** Log# 10SP0038 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius **Held to 10/4/10**
AREA: 0.73 Acres ZONE: J-2 Bus
LOCATION: S/E/C Montauk Highway & Madison Street
PROPOSAL: Construct a 4,800sf, 120 seat restaurant with buffer & parking variances
Special Permit for restaurant & accessory out door seating outdoor seating
WILLIAM FLOYD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
APPLICANT: Flegrea Bacoli TAX MAP#: 0200 85200 0400 001000
Reviewer: David

SITE PLAN APPLICATION:

5. **ISLAMIC ASSOCIATION OF L.I. @ SELDEN** Log# 09SP0101 SEQRA
Posted
AREA: 42,632 SF ZONE: A-1 & J-2
LOCATION: W/S Park Hill Dr. 127' NYS ROUTE 25
PROPOSAL: Demolish existing building construct new building for place of worship
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: TAX MAP#: 0200 48900 0400 031000 & 056000
Reviewer: Amy

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

6. **JERHAR ESTATES Sec. 1 Lot#4 @ RIDGE** Log# 2010-24-RC – Increase in
0200 19300 0100 001006 clearing from 41% to 67%

7. **OLD POST ROAD ESTATES Lot#5 @ EAST SETAUKET** Log# 2010-26-RC – Increase
0200 11100 0300 016005 in clearing from 31% to 46%

8. **BROOK NURSERY Lot# 5 @ BROOKHAVEN** Log# 2010-22-RC – Increase
0200 97400 0200 003002 in clearing limit from 28% to 53%

9. **OL SCHWENKE Land Division Lot# 7 @ Medford** Log# 2010-25-RC- Reduction of
0200 77000 0500 006005 buffer from 75' to 25' 7 increase in clearing from 36% to 90%

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MOTION:

10. **VILLAGE ON THE SOUND @ SOUND BEACH** - Grant approval
0200 01300 0100 002001

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DECISION CALENDAR

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

MARY DC-1. **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

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WORK SESSION

MATTERS FOR DISCUSSION:

WOODLAND MEADOWS @ EASTPORT - Drainage design
Log# 2010-010-FS
200 68500 0100 002000, 004001, 007000

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