TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
OCTOBER 4, 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. **WASHINGTON MEMORIAL PARK AMENDED @ MOUNT SINAI** Log# 2006-059-SP
   0200 26100 0200 01000 Request phasing of previously approved site plan

2. **BELLPORT ROAD LAND DIVISION @ MEDFORD** Log# 1988-088-LD
   0200 60900 0200 002013 Release of Lot #2 & Lot #3 and Lot Line Modification

2A. **MILL POND ESTATES @YAPHANK** Log# 05SP0048 – Addition to Clubhouse
   200-576-03-05.02 Landscape modifications, Temporary sales trailer, proposed Entrance signs & additional model units

2B. **GUNTHER PLACE to LAURA PIZZINI WAY @ MASTIC** – Street Name change

PUBLIC HEARINGS 4:00 P.M.

SITE PLAN VARIANCE SPECIAL PERMIT APPLICATIONS:

3. **FLEGREA BACOLI @ MASTIC** Log# 10SP0038 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 0.73 Acres ZONE: J-2 Bus **(Held 9/27/10)**
   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

*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.

4. **CPJ ASSOCIATES LLC @ PORT JEFFERSON** Log# 09SP0093 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 3.22 Acres ZONE: J-4 Professional & Business Office
LOCATION: S/E/C of Old Town Rd. & Nesconset Highway (Route 347)
PROPOSAL: Construct a 5,122 sf bank with drive-through & a 14,040 sf two story office building
COMSEWOGUE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
APPLICANT: CPJ Assoc. LLC c/o Northwind Group LLC TAX MAP#: 0200 25300 0500 004001
Reviewer: Amy

SITE PLAN/VARIANCE APPLICATION:

5. **CHRIST LUTHERAN CHURCH @ EAST MORICHES** Log# 09SP0063 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500'
AREA: 13.67 Acres ZONE: A-1 Res.
LOCATION: N/S Frowein Rd. W/O Pine Street
PROPOSAL: Construction of a one story 5,720 sf Church next to existing Church
EAST MORICHES SCHOOL DISTRICT ///// COUNCIL DISTRICT #6
APPLICANT: Christ Church Evangelical TAX MAP#: 0200 79400 0100 001000
Reviewer: Joe

SITE PLANAPPLICATION:

6. **CHURCH ON THE SOUND ADDITION @ STONY BROOK** Log# 2005-073-SP
Posted SEQRA
AREA: 3.6 Acres ZONE : B-1 Res.
LOCATION: NW/C CR 97 & Oxhead Rd.
PROPOSAL: Construct a 5,000 sf addition with basement
THREE VILLAGE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
APPLICANT: Church on the Sound TAX MAP#: 0200 33000 0100 023000
Reviewer: Chip

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

7. **HAWKINSCREEK Lot# 14 @ MORICHES** Log# 2010-018-RC- Increase in
0200 88400 0100 005015 clearing limit from 28% to 70%

8. **PATCHFORD HILLS Lot# 5 @ PATCHOGUE** Log# 2010-28-RC –Increase
0200 77000 0200 004005 clearing limit from 35% to 53% & permission for Fence to remain in buffer

9. **DIAMOND ACRES @ PORT JEFFERSON STATION** Log# 2010-29-RC Increase
0200 28400 0700 002000 in clearing limit from 40% to 20% reduce buffer from 50' to 20'

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10. **LOCUST AVENUE two lot Land Division @ MEDFORD** Log# 2010-27-RC – Remove
0200 63300 0200 011002 Covenant "No further Subdivision of Lots 1 through 3 without Planning Board approval" & Increase In Clearing limit from 25% to 53%

11. **JERHAR ESTATES Sec. 1 Lot#4 @ RIDGE** Log# 201024RC – Increase in
0200 19300 0100 001006 clearing from 41% to 67%

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