TOWN OF BROOKHAVEN PLANNING BOARD ONE INDEPENDENCE HILL, FARMINGVILLE AUDITORIUM 2nd FLOOR NOVEMBER 8, 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. AVENUE B @ HOLBROOK Log# 2010-011-LD SEQRA

AREA: 0.72 Acres ZONE: C-Res.

LOCATION: 416.20' North of Union Ave. W/S Avenue B

PROPOSAL: 3-lot Land Division

SACHEN SCHOOL DISTRICT///// COUNCIL DISTRICT# 5

APPLICANT: Triple Crown Estates TAX MAP#: 0200 76500 0100 014000-015000

Reviewer: Glenn

MISCELLANEOUS MATTERS:

2. **VICTORIAN ESTATES @ MIDDLE ISLAND** Log# 2007-007-FS -1st 90-day extension 0200 29000 0100 008003,013000 & 014000 Of time

3. **BRITTANY COURT @ CORAM** - Log# 1999-033-FS – Request for 1st 90- day 0200 33900 0300 015001 & 001001 extension of time

4. **HOVANEC @ MANORVILLE** Log# 2007-034-FS – Request for 2nd 90-day

Extension of time

5. BOYS and GIRLS CLUB @ BELLPORT Log#2007-23-SP- Building elevations 0200 07480 0800 27002

SITE PLAN VARIANCE APPLICATION:

6. PINNACLE HOTEL @ YAPHANK Log# 2007-008-SP SEQRA

Advertised/Posted/Notice to surrounding property owners within 500' radius

AREA: 6.34 Acres ZONE: J-8 Hotel-Motel (Adj 10/18/10)

LOCATION: N/E corner Natcom Drive & Roned Road

PROPOSAL: Construction of a Seven Story, 200 guest room hotel with convention

Center, meeting rooms and restaurant Variances for Street Trees, Parking, and Signs

LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6

APPLICANT: Pinnacle Hotels LLC TAX MAP#: 0200 55400 0300 004049

Reviewer: Amy

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SITE PLAN VARIANCE APPLICATION:

7. ISLAMIC CENTER of MEDFORD-CORAM @ MEDFORD Log# 08SP0003 SEQRA

Advertised/Posted/Notice to surrounding property owners within 500' radius AREA: 3.6 Acres ZONE: A-1 Res. (Adj 10/18/10)

LOCATION: S/S of Granny Rd., 274.21' W/O Pleasant Ave.

PROPOSAL: Construct new 4,000 sf building for use as a place of worship &

Renovate existing house Variances

LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4

APPLICANT: Muti Ur Rahman TAX MAP#: 0200 57500 0100 004000

Reviewer: Craig

SITE PLAN VARIANCE SPECIAL PERMIT APPLICATION:

8. R & T BLAKEMAN CORP. @ PATCHOGUE COU 1588 SEQRA

Advertised/Posted/Notice to surrounding property owners within 500' radius

AREA: 1.44 Acres ZONE: J-2 Bus.

LOCATION: W/S of Waverly Ave., 118' N/O Johnson Ave.

PROPOSAL: Change of Use for a Bar & Grill within existing commercial building

With Parking Variances & Special Permit for Bar

BAYPORT-BLUEPOINT SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5

APPLICANT: R & T Blakeman Corp. TAX MAP#: 0200 95100 0400 002000

Reviewer:

9. T. TANTILLO REALTY @ MEDFORD Log# 10SP0029 SEQRA

Advertised/Posted/Notice to surrounding property owners within 500' radius

AREA: 7.93 Acres ZONE: J-5 Bus.

LOCATION: W/S NYS Route 112, 743.58' N/O Greenport Ave.

PROPOSAL: Approval of an amended Site Plan to construct a 14,078 sf building for

Hyundai dealership requiring Special Use Permit for motor vehicle repair

And variances for signage & land development standards.

PATCHOGUE MEDFORD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5
APPLICANT: T. Tantillo Realty Corp. TAX MAP#: 0200 77100 0800 026002

Reviewer: Craig

SITE PLAN APPLICATION:

10. **GERSHOW RECYCLING @ MEDFORD** Log#08SP1022 SEQRA

Posted

AREA: 25.7 Acres ZONE: L-1 Ind.

LOCATION: N/S Peconic Ave. 3,230' E/O Buffalo Ave.

PROPOSAL: Construct 2 canopies 31,500 sf each, a 3,600 sf equipment building

& Maintain existing 118' x 63' metal canopy & existing storage building

PATCHOGUE-MEDFORD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5

APPLICANT Gershow Recycling TAX MAP#: 0200 73600 0200 009003

Reviewer: Craig

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SITE PLAN VARIANCE SPECIAL PERMIT APPLICATION:

11. NORTHEAST LAND RESOURCES INC. @ SETAUKET Log#09SP0064 SEQRA

Posted

AREA: 0.54 Acers ZONE: L-1 Ind.

LOCATION: W/S Kasper Ct. 212.5' S/O Parsonage Road

PROPOSAL: Construct 3200 sf industrial building requiring Special Permit For outdoor storage & overnight parking on vehicles & variances

for front yard parking & front yard landscaping

THREE VILLAGE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1

APPLICANT: Northeast Land Resources Inc. TAX MAP#: 0200 13500 0200 004003

Reviewer: Craig

SITE PLAN APPLICATION:

12. <u>T-MOBILE NORTHEAST LLC (f/k/a OMNIPOINT) @ MEDFORD</u> SEQRA

Posted (Adj 10/18/10)

AREA: 2.15 Acres ZONE: J-2 Bus.

LOCATION: W/S NYS Route 112, 384' S/O Granny Road on east side

PROPOSAL: Construct a wireless telecommunication tower.

PATCHOGUE MEDFORD SCHOOL DISTRICT///// COUNCIL DISTRICT # 4 APPLICANT: T-Mobile Northeast LLC TAX MAP#: 0200 57400 0100 004000

Reviewer: Amy

13. KOLSCH MEDICAL OFFICE BUILDING @ CENTEREACH Log# 08SP0034

Posted SEQRA

AREA: 3.9 Acres ZONE: J-4 Professional & Business office

LOCATION: W/S Holbrook Rd., 170' S/O Middle Country Rd. (Route 25

PROPOSAL: Construct 3200 sf industrial building requiring

MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3

APPLICANT: Mr. Richard Kolsch TAX MAP#: 0200 51600 0200 014003 & 014004

Reviewer: Amy

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

14. <u>HIGHLAND PARD Lots 451 & 462 @ PORT JEFFERSON STATION</u> Log#2010-34-RC 0200 25700 0500 01000 1ncrease in clearing from 42% to 58%

15. <u>STRATHMORE OAKS Sec. 2 Lot# 11 @ CORAM</u> Log# 2010-035-RC – Increase 0200 45000 0600 014000 in Clearing Limit From 60% to 90%

MOTION:

16. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** –Motion to Approve Site Plan 0200 65800 0200 023000 (Held 10/18/10)

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DECISION CALENDAR

SITE PLAN APPLICATION Closed 9/27/10 & Left Open for Written Comment to 10/13/10:

CECILE DC-1 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

Closed 9/27/10:

TARA DC-2. OL SCHWENK Land Division Lot# 7 @ MEDFORD Log# 2010-25RC- Reduction of 0200-770-5-6.005 buffer from 75' to 25' & increase in clearing from 36% to 90%

RELIEF OF COVENANTS

Closed 10/4/10:

TARA DC-3

LOCUST AVENUE two lot Land Division @ MEDFORD Log# 2010-27-RC – Remove

200-633-02-11.2 Covenant "No further Subdivision of Lots 1 through 3 without

Planning Board approval" & Increase In Clearing limit from 25% to 53%

RELIEF OF COVENANTS 5:00 P.M.

Closed 10/18/10:

RICK DC-4. SOUTHGATE UNIVERSITY PARK Sec. 3 Lot # 94@ SETAUKET Log# 2010-33-RC 200-332-07-25 Reduction of 100' buffer to 30'

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WORK SESSION

MATTERS FOR DISCUSSION:

Admirals Cove @ East Moriches (with cluster treatment) Log# 2008-009PS 0200-89000-0400-001000

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