TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
NOVEMBER 22, 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.

ROAD IMPROVEMENT:

1. **OAKLAND AVENUE @ MASTIC** Log# 2010-007-RI SEQRA
   AREA: 435 lf of Roadway ZONE: A-1 Res.
   LOCATION: Extension of Oakland Ave., west of Clymer Place
   PROPOSAL: Construct Approximately 435lf of Road
   WILLIAM FLOYD SCHOOL DISTRICT///// COUNCIL DISTRICT# 6
   APPLICANT: Crystal Harbor Homes Ed Belanger, Pres. TAX MAP#: 0200 82300 0900 018000,019000
   Reviewer: Donn

LAND DIVISION:

2. **AVENUE B @ HOLBROOK** Log# 2010-011-LD SEQRA
   AREA: 0.72 Acres ZONE: C-Res. (**Adj. 11/8/10)**
   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:

3. **EAST GATE ESTATES LOT# 6 @ CENTEREACH** –Log# 2009-13-RC –Request
   0200 47000 0100 014006 For extension of time for re-vegetation to 11/15/11

4. **ENCHANTED FOREST @ YAPHANK** Log# 2009-001-FS Request for 3rd 90-day
   0200 61100 0300 021000 thru 028000 extension of time.

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LAND DIVISION VARIANCE APPLICATION:

5. **HOLBROOK ROAD & PORTION ROAD @ RONKONKOMA** Log#2010-005-LD
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: Acres ZONE:A Res. & J-2 Bus.
LOCATION: N/W/C Portion Rd. & Holbrook Road.
PROPOSAL: Grant apoproval of a 3 lot Land Division with lot area variances
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT #
APPLICANT: Walter Morris TAX MAP#: 0200 62300 0100 011000 & 0200 65000 0100 002001
Reviewer: Glenn

SITE PLAN VARIANCE APPLICATION:

6. **123 MONTAUK HIGHWAY @ EAST MORICHES** Log# 08SP0047 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.46 Acres ZONE: J-2 Bus.
LOCATION: N/W Corner of Montauk Hwy. & County Rd. 51
PROPOSAL: 886sq. ft. addition to existing building
EAST MORICHES SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
APPLICANT: 123 Montauk Hwy. LLC TAX MAP#: 0200 75800 0200 046000
Reviewer: Ray

AMENDED SITE PLAN - VARIANCE - SPECIAL PERMIT APPLICATION

7. **NELIN WEDGEWOOD CORP. @ CORAM** Log# 10SP0042 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.95 Acres ZONE: J-2 Bus.
LOCATION: E/S NYS Route 112, opposite of Wedgewood Drive.
PROPOSAL: Special Use permit for Convenience Store with parking variances
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 2
APPLICANT: Nelin Wedgewood Corp. TAX MAP#: 0200 28300 0400 019005
Reviewer: David

SITE PLAN APPLICATIONS:

8. **FLOOD INDUSTRIAL BUILDING 2 @ MEDFORD** Log# 09SP0079 SEQRA
Posted
AREA: 0.99 Acres ZONE: L-1 Ind.
LOCATION: N/S Horseblock Rd. 200' W/O Bellport Rd.
PROPOSAL: Construct one story 6,720 s.f. multi-tenant industrial building
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Adam Flood TAX MAP#: 0200 77500 0400 005000
Reviewer: Chip

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

9. **JERHAR ESTATES Sec. 1 Lot#4 @ RIDGE** Log# 2010-024-RC – Increase in
0200 19300 0100 001006 clearing from 41% to 67% **(Held 10/4/10)**

10. **STRATHMORE PINES Sec.4 Lot # 223 @ CORAM** – Log# 2010-032-RC – Increase
0200 28300 0800 011000 in clearing limit from 58% to 75%

11. **PECK Lot #9 @ CENTEREACH** Log# 2010-036-RC – Increase in clearing from
0200 53500 0500 011011 51% to70%

MOTION:

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

13. **SWEETBERRY ESTATES @ CENTER MORICHES** – Motion to Re-Approve
0200 75600 0100 004000 & 0200 79300 0100 009000 Final Subdivision

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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 5:00 P.M. Closed 10/18/10:

RICK DC-2 **SOUTHGATE UNIVERSITY PARK Sec. 3 Lot # 94@ SETAUKET** Log# 2010-33-RC
0200 33200 0700 025000 Reduction of 100' buffer to 30'

SITE PLAN APPLICATION Closed 11/8/10:

PETE DC-3. **T-MOBILE NORTHEAST LLC (f/k/a OMNIPOINT) @ MEDFORD** 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

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WORK SESSION

MATTERS FOR DISCUSSION:

1. **Burger King @ Shirley COU 1652 – Façade Change**
   Montauk Highway & Aletta Place

2. **Hamlet Preserve @ Shirley – Roads & drainage Log# 2007-014-PS**
   0200 97670 0100 001003

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