TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
DECEMBER 20, 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. **WALGREEN"S @ SHIRLEY** Log# 09SP0004 – Façade Change
   0200 85100 0200 010002

2. **LEAGUE COURT @ CENTEREACH** Log# 2006-008-FS - Request for 90-day extension of time
   0200 51700 0100 003000

3. **STONEHURST IV @ CORAM** Log# 2003-032-SP - Modification to approval

PUBLIC HEARINGS

SITE PLAN VARIANCE APPLICATION:

4. **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. **(Adj. 11/22/10)**
   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

*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.

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

5. **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, 11/22/10 & 12/6/10)**

6. **STRATHMORE PINES Sec.4 Lot # 223 @ CORAM** Log# 2010-032-RC – Increase
0200 28300 0800 011001in clearing limit from 58% to 75% **(Held 12/6/10)**

MOTION:

7. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** –Motion to Approve Site Plan
0200 65800 0200 023000 **(Held 10/18/10, 11/22/10 & 12/6/10)**

8. **WINDSWEPT MARINA @ EAST MORICHES** Log# 10SP0022 – SEQRA Motion
0200 91700 0300 002001

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DECISION CALENDAR

LAND DIVISION with VARIANCES Closed 12/6/10:

RICH DC-1. **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. **(Held 11/22/10)**
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 & 65000 0100 002000
Reviewer: Glenn

AMENDED SITE PLAN - VARIANCE - SPECIAL PERMIT APPLICATION Closed 12/6/10:

CECILE DC-2. **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. **(Held 11/22/10)**
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

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