TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
JANUARY 24, 2011

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.

SITE PLAN APPLICATION:

1. **SUFFOLK TOWERS, INC. @ YAPHANK** Log # 09SP0059 SEQRA
Posted
AREA: 1.09 Acres ZONE: A-1 Res.
LOCATION: East side Yaphank Middle Island Road. N/O Longwood Rd.
PROPOSAL: Erect Public Utility Wireless Telecommunications Tower
LONGWOOD SCHOOL DISTRICT///// COUNCIL DISTRICT# 4
APPLICANT: Holy Trinity Evangelical Lutheran Church TAX MAP#: 0200 45600 0200 005000
Reviewer: David

SITE PLAN VARIANCE APPLICATION with Tap Street Review:

2. **WILLOW WOOD @ CORAM** Log# 10SP0024
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 25.40 Acres ZONE: MF **(Held 1/10/11)**
LOCATION: W/S NYS Route 112, S/O Paul's Path
PROPOSAL: Construction of 140 Condominium units
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Steven Klar, Pres. TAX MAP#: 0200 52300 0100 001002
Reviewer: Amy

3. **NYS ROUTE 112 @ CORAM** – Log# 1999-001-LD – Amendment to June 21, 1999
0200 52300 0100 001002 LD approval in association with **Willow Wood** @ Coram
Site Plan for lot 2 to address location of access easement
Over lot 1, trail easement & sanitary agreement **(Held 1/10/11)**

*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.

SPECIAL PERMIT APPLICATION:

4. **TOMMY'S PLACE @ ROCKY POINT** COU -1600 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.4 Acres ZONE: J-2 Bus.
LOCATION: W/S Broadway, 128.75' S/O Prince Road
PROPOSAL: Change of Use for a Special Permit for outdoor seating for existing restaurant
ROCKY POINT SCHOOL DISTRICT ///// COUNCIL DISTRICT # 2
APPLICANT: Thomas Schafer/ World Realty Inc. TAX MAP#: 0200 07700 0700 009000
Reviewer: Bob

SITE PLAN VARIANCE APPLICATION:

5. **TOM RYZUK @ CENTEREACH** Log# 09SP0044 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 3.6 Acres ZONE: J-4 Bus. & J-5 Bus.
LOCATION: S/S Country Rd. W/O South Howell Ave.
PROPOSAL: Construct 2 one story office buildings 6,300 sf each& a motor vehicle Refueling Station with a one story convenience store
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: TPTDM & T. Ryzuk TAX MAP#: 0200 48800 0300 002000
Reviewer: Craig

LAND DIVISION VARIANCE APPLICATION:

6. **MIDDLE COUNTRY ROAD (SR 25) & RYZUK LAND DIVISION @ CENTEREACH**
Advertised/Posted/Notice to surrounding property owners within 500' radius
Log#2009-007-LD SEQRA
AREA: 3.6 Acres ZONE: J-4 Bus. & J-5 Bus.
LOCATION: S/S Country Rd. W/O South Howell Ave.
PROPOSAL: Approval of a 2 lot Land Division
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: TPTDM & T. Ryzuk TAX MAP#: 0200 48800 0300 002000
Reviewer: Glenn

*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.

SITE PLAN VARIANCE APPLICATION:

7. **55 CLINTON STREET @ CENTER MORICHES** Log# 09SP0055 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 1.25 Acres ZONE: L-1 Ind.
LOCATION: E/S Clinton Sr N/O Montauk Highway
PROPOSAL: Demolition of existing building & construction of 10,000 SF multi tenant Industrial building
CENTER MORICHES SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
APPLICANT: James K. Haney & James Lefferts TAX MAP#: 0200 85800 0100 072002
Reviewer: Ray

8. **BAYNON BUILDING @ MASTIC** Log# 08SP0003 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: .30 Acres ZONE: J-2 Bus.
LOCATION: N/S Montauk Hwy. & W/S itmusDr.
PROPOSAL: Demolition of existing building & construction of Professional office building
WILLIAM FLOYD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
APPLICANT: Dr. Clifford Baynon TAX MAP#: 0200 85200 0100 076000
Reviewer: Ray

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

9. **SOUTHGATE UNIVERSITY PARK Sec.1 Lot# 5 @ SOUTH SETAUKET** Log# 2010-44-RC
0200 30700 0200 004034 Pool, Shed, Fence to remain in buffer

10. **MANOR ESTATES Sec. 2 Lot# 28 @ MANORVILLE** – Log# 2010-37-RC – Increase in
0200 50900 1100 012000 Clearing Limit from 36% to 53%

11. **WOODFIELD HUNT Lot#7 @ YAPHANK** Log # 2010-41-RC –Increase clearing
0200 81700 0300 007000 from 34% to 50% & allow 8% to naturally revegetate

MOTION:

12. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** –Motion to Approve Site Plan
0200 65800 0200 023000 **(Held 10/18/10, 11/22/10, 12/6/10 & 1/10/11)**

*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.

WORK SESSION

MATTERS FOR DISCUSSION:

McDonalds @ Port Jeff. Station - Façade renovation
0200 18200 0100 014000

*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.