TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
MAY 9, 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 WE WILL RETURN TO THE REGULAR AGENDA.

REGULAR BUSINESS 4:00 P.M.

MISCELLANEOUS MATTERS:

1. **GEOTECH ASSOCIATES LTD @ BROOKHAVEN**
   AREA: 10.28 Acres ZONE:L-1 Ind.
   LOCATION: W/S Stiriz Rd 566.07' N/O Beaver Dam Rd Brookhaven
   PROPOSAL: Architectural modification to previously approved building
   SCHOOL DISTRICT///// COUNCIL DISTRICT# 4
   APPLICANT: Geotech Associates TAX MAP#: 0200 97390 0500 044001
   Reviewer: Craig

PUBLIC HEARINGS

ADVERTISED SPECIAL PERMIT:

2. **CABO FRESH @ STONYBROOK** – Log# 11SP0014
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA:27.7 Acres ZONE:.J-2 Business
   LOCATION: N/S of Nesconset HWY, 224' W/O Hallock Road, StonyBrook
   PROPOSAL Change from a take-out restaurant to a restaurant with approx. 35 seats in an existing commercial center.
   SCHOOL DISTRICT ///// COUNCIL DISTRICT#1
   APPLICANT: Jim DiVillio TAX MAP#: 0200 41700 0200 030001
   Reviewer: Timmi

*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 APPLICATIONS:

3. **COLIN REALTY @ MT. SINAI -** Log# 10SP0013 SEQRA Posted
   AREA: .96 Acres ZONE : J-5 Business
   LOCATION: Southeast Corner of Crystal Brook Hollow Rd & NYS Rt 347
   PROPOSAL: Proposed demolition of existing gasoline filling station and construction of new motor vehicle fueling station with accessory convenience store and associated site improvements.
   SCHOOL DISTRICT Mt. Sinai///// COUNCIL DISTRICT # 2
   APPLICANT Colin Realty TAX MAP#: 0200 16200 0500 001000
   Reviewer: Larry

4. **REGENCY FOREST PET CEMETARY @ MIDDLE ISLAND -** Log# 10SP0043 SEQRA Posted
   AREA: 25.15 Acres ZONE : J-2 Neighborhood business and A-5 Residence **Held to 6/6/11**
   LOCATION: S/S of Middle Country Rd 940 '' W of Yaphank Middle Island Rd
   PROPOSAL: One story 11,000 SF building for proposed pet crematory, viewing rooms
   SCHOOL DISTRICT Longwood Council District 4
   APPLICANT New York Pet Memorial TAX MAP#: 0200 40200 0100 024007
   Reviewer: David

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

5. **DEERA HOMES #11 (LOT 6) @ FARMINGVILLE -** Log# 2011-004-RC
   0200 62400 0400 027006 Reduction in buffer from 30' to 5'

6. **DEERA HOMES #3 (LOT 2) @ FARMINGVILLE** - Log# 2011-002-RC
   0200 62400 0400 027002 Reduction in buffer from 30' to 5'

MOTIONS:

7. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** – Motion to Approve Site Plan **(Held 2/7/11**
   0200 65800 0200 023000 **(10/18/10, 11/22/10, 12/6/10, 1/24/11, 2/28/11, 3/14/11, 4/11/11, 4/25/11)**

8. **WAL MART @ EAST PATCHOGUE -** Motion to Accept the DEIS of Wal-Mart @ East Patchogue And to set the SEQRA Public Hearing& Site Plan on June 6th and to close the public comment period on July 11 at 4 PM

*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.

DECISION CALENDAR

DC-1 **HAMLET PRESERVE @ SHIRLEY** - Log# 2007-014-PS SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 205.64 Acres ZONE: A-1 Res. **(Adj. 4/11/11)**
LOCATION: E/S William Floyd Pkwy. Between Apple & Chanel Drive
PROPOSAL: Approval of a 155 Preliminary Subdivision with Cluster Treatment
Doug William Floyd School District Council District 6
APPLICANT: Holiday Organization TAX MAP#: 0200 97670 01000 001003
Reviewer: Larry

*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:

Payless Cesspool and Drain

*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.