TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
JUNE 6th, 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. **IN TOWNE SHOPPING CENTER @ ROCKY POINT**
   Approval of miscellaneous changes to a previously approved site plan to include the following: Elimination of the drive up window on the east side of the phase II addition, addition of a loading dock to the south side of the phase II addition by reducing the square footage of the addition 386 sf to accommodate the loading dock, and adding 8 parking stalls on the east side of the phase II addition where the drive thru window was eliminated.
   Tax Map# 0200 10100 0300 005001 Log# 07SP0060

2. **VICTORIAN ESTATES @ MIDDLE ISLAND**
   Request for 3RD 90 day extension
   Tax Map # 0200 29000 0100 008003 Log# 2007-007-FS

3. **TIFFANY PLAZA SHOPPING CENTER @ FARMINGVILLE**
   Modification to Site Plan Application ;
   Architecture, freestanding sign, site work modification
   Tax Map # 0200 62400 0400 007001 Log# 06SP0005

4. **LUCAS ESTATES @ PORT JEFFERSON STATION**
   Modification to condition regarding when dedication will take place
   Tax Map # 0200 16200 0100 005000 Log# 2007-026-FS

*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.

UNADVERTISED SITE PLAN with TAP STREET REVIEW

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

MOTIONS:

6. **SINA MAHFAR & DANIAL MAHFAR @ MEDFORD** – Motion to Approve Site Plan
0200 65800 0200 023000 **(Held 2/7/11 10/18/10 11/22/10 12/6/10 1/24/11 2/28/11 3/14/11 4/11/11, 4/25/11, 5/9/11, 5/23/11)**

7. **STONYBROOK POST OFFICE EXPANSION FEIS**
Motion to adopt findings

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

8. **DERRA HOMES LOT # 12 @ FARMINGVILLE** – Reduction of buffer from 30' to 0'.
0200 62400 0400 027012 Log# 2011-003-RC

SITE PLAN – VARIANCE APPLICATION:

9. **CARPET EXPRESS @ MASTIC** - Log# 10SP0014 SEQRA (Held 5/23/11)
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: .67 Acres ZONE: J-2 Bus.
LOCATION: N/S Montauk Highway, 178' E/O Park Ave.
PROPOSAL: 2,130 sf addition to 1st floor & 2,000 sf second story addition to Existing 4,158 sf retail building
WILLIAM FLOYD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 6
APPLICANT: James Porcelli TAX MAP#: 0200 85200 0100 026000
Reviewer: Ray

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ADVERTISED SITE PLAN VARIANCE APPLICATION & SEQRA HEARING

10. **WALMART @ EAST PATCHOGUE** - Log# 08SP0032
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 16.64 Acres ZONE: J-2 Bus. J-4 Bus & A-1 Res
LOCATION: n/e corner Sunrise Hwy N Service Rd & Hospital Rd
PROPOSAL: 98,000 s.f. retail building and 900 s.f. phase II office with Parking Lanscaping and standard site improvements, requiring a parking variance.
SCHOOL DISTRICT///// Patchogue Medford ///// COUNCIL DISTRICT # 5
APPLICANT: Walmart Stores East LP TAX MAP#: 0200 92600 03000 02400 & 027002, 0200 92700 0100 036002 03700
Reviewer: Craig

10A. **WALMART @ EAST PATCHOGUE -** Log# 08SP0032
State Environmental Quality Review
Public Comment for Draft Environmental Impact Statement

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DECISION CALENDAR

DC1. **MANUEL MAROULAKIS @ CENTEREACH** - Log# 2008-007-FS SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 1.97 Acres ZONE: B-Res.
LOCATION: W/S Wood Road, 795' S/O Saljon Ct.
PROPOSAL: Approval of a 4 lot final subdivision
MIDDLE COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT: Manuel Maroulakis TAX MAP#: 0200 46700 0100 010000
Reviewer: Bob

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