TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
JULY 11, 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. **SPRINGBRIAR HOMES @ YAPHANK**
   Request for lot line change
   Tax Map# 0200 37600 0200 015000, 017000 & 022000
   Log# 2007-010-FS Council District #4

2. **ENCHANTED FOREST @ YAPHANK**
   Request for 5th 90-day extension of time
   Tax Map# 0200 61100 0300 – various lots
   Log# 2009-001-FS Council District #4

3. **VENTO ESTATES Lot#1 @ EAST SETAUKET**
   Request for extension of time to revegetate to 11/15/11
   Tax Map# 0200 13300 0400 011015
   Log# 2009-22-RC Council District #1

4. **SUFFOLK TOWERS,INC. @ MIDDLE ISLAND**
   Modification of excess materials approval
   Tax Map# 0200 45600 0200 005000
   Log# 09SP0059 Council District #4

5. **WALGREENS DEVELOPMENT @ MEDFORD**
   Modification of architecture related to size of windows
   Tax Map# 0200 65800 0100 025000, 026000 & 027000
   Log# 09SP0031 Council District #4

6. **IN TOWNE SHOPPING CENTERS @ ROCKY POINT**
   Amended Phasing Plan
   Tax Map# 0200 10100 0300 005001
   Log# 07SP0060 Council District #2

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MISCELLANEOUS MATTERS:

7. **BRITTANY COURT @ CORAM**
   Request for extension of time
   Tax Map# 0200 33900 0300 015000 & 001000
   Log# 1999-33-FS Council District #2

8. **AMERICAN PHYSICAL SOCIETY @ RIDGE**
   Request Condition #5 of Planning Board approval from 2/28/11 be removed
   Tax Map# 0200 45900 0100 001004
   Log# 10SP0008 Council District #2

9. **KIDDIE KOLLEGE @ PATCHOGUE**
   Addition to Existing Day Care
   Tax Map# 0200 95400 0400 019000
   Log# 11CU1727 Council District #5

10. **B & R SALVAGE @ MEDFORD**
    Façade Change & Site Improvements to former auto dealership
    Tax Map# 0200 86700 0200 019003
    Log# 11CU1758 Council District #5

11. **MANORVILLE PLAZA @ MANORVILLE**
    Miscellaneous changes to site plan
    Tax Map# 0200 46200 0300 026000, 028001 & 031003
    Log# 03SP0066 Council District #6

12. **MIDDLE COUNTRY RD & E. MARGIN RD @ RIDGE**
    Amendment to lot 5 land division
    Tax Map# 0200 29700 0100 003000
    Log# 1991-022-LD Council District #6

13. **PIRRAGLIA RETAIL STORES @ ROCKY POINT**
    Addition of awnings to previously approved elevations
    Tax Map# 0200 10200 0200 001000
    Log# 05SP0099 Council District #2

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SITE PLAN SPECIAL PERMIT APPLICATION:

14. **COUNTRY FAIR LEASING LLC @ MEDFORD** SEQRA
Log# 11SP004
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 16.92 Acres ZONE: J-2 Bus.
LOCATION: E/S S.R. 112, 673' S/O Granny Rd.
PROPOSAL: 4,949 sf interior 2nd floor addition , 70' x 80' irregular outdoor patio, Seasonal outdoor seating and roof terrace on new rear addition & expansion of parking area. Special Permit for outdoor seating & assembly & social recreation hall.
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Country Fair Leasing, LLC TAX MAP#: 0200 57400 0200 016000
Reviewer: Glenn

SITE PLAN VARIANCE APPLICATION:

15. **RONDO LLC @ LAKE RONKONKOMA**
Log# 10SP0039
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.393 Acres ZONE:.J-6 Business SEQRA **(Adj. 6/20/11)**
LOCATION: n/w corner Portion Road & Hawkins Avenue
PROPOSAL: to demolish an existing structure and construct a 1 story 1,800 sf building for use as a trattoria (take-out restaurant) with parking and standard site improvements, requiring a variance for a loading stall and land development
SCHOOL DISTRICT Sachem ///// COUNCIL DISTRICT #3
APPLICANT: Rondo LLC TAX MAP#: 0200 68800 0200 006003
Reviewer: Craig

16. **CENTER GOLD II @ FARMINGVILLE**
Log# 11SP0018 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 15,700 SF ZONE : J-2 Bus.
LOCATION: N/W/C Portion Road (CR 16) & N. Morris Ave.
PROPOSAL: Demolish part of building and construct a small 18 sf one story addition In front of existing commercial building variance for parking in front yard transition area
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT # 3
APPLICANT Richard Joyce Enterprises TAX MAP#: 0200 62500 0100 016001
Reviewer: Craig

17. **RONALD MOSCHETTA/LI SALVAGE (f/k/a/ Terence J. Cullen) @ Patchogue**
Log# 06SP0014
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 1.69 Acres ZONE: J-2 Bus.. SEQRA
LOCATION: N/W/C Sunrise Hwy. & Cameron Place
PROPOSAL: Construct a 4,800 sf one story retail building with parking in front yard & arterial buffer setback
PATCHOGUE-MEDFORD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5
APPLICANT: Ronald Muchetta TAX MAP#: 0200 97310 0200 036000
Reviewer: Craig

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18. **CARROLL AVENUE REALTY LLC @ RONKONKOMA** SEQRA
Log# 11SP008
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 1..37 Acres ZONE L-1 Ind.
LOCATION: S/W corner of Union Ave. & Carroll Ave.
PROPOSAL: Construct a one story 3,250 sf warehouse building with variances for Front yard parking & buffer/land development standards
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5
APPLICANT: Carroll Ave, Reality LLC TAX MAP#: 0200 80000 0100 031001
Reviewer: Craig

SITE PLAN VARIANCE APPLICATION:

19. **McKEON ROLLING STEEL DOOR @ BELLPORT** SEQRA
Log# 11SP005
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 2.0 Acres ZONE: L-1 Ind.
LOCATION: W/S Sawgrass Drive
PROPOSAL: Construction of 30,034 s.f. industrial building, parking and associated Site improvements.
SCHOOL DISTRICT South Country///// COUNCIL DISTRICT # 4
APPLICANT: Joseph McKeon TAX MAP#: 0200 81300 0100 008014
Reviewer: David

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

20. **HERITAGE MANOR ESTATES LOT 2**
Increase in clearing limit
Log# 2011-009-RC COUNCIL DISTRICT # 6
TAX MAP# 0200 46200 0300 002005

21. **DEERA HOMES Lot#4 @ FARMINGVILLE**
Reduction of Buffer , Allow shed & pool & patio to remain in buffer
Log# 2011# -007-RC COUNCIL DISTRICT # 4
Tax Map # 0200 62400 0400 27004

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SITE PLAN VARIANCE APPLICATION:

22. **SUNRISE COMMERCIAL CENTER @ MANORVILLE** Log# 00SP0131 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 3.71 Acres ZONE: J -2 Bus.
LOCATION: N/S Sunrise Highway North Service Road & E/O Wading River Rd.
PROPOSAL: Construct a 21,000 sf retail commercial center
CENTER MORICHES SCHOOL DISTRICT ///// COUNCIL DISTRICT #6
APPLICANT: Royal Development TAX MAP#: 0200 67600 0200 014002 & 016002
Reviewer: Larry

DECISION CALENDAR

FINAL SUBDIVIVION APPLICATION Closed 5/23/11:

DC-1. **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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