TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
AUGUST 8, 2011

Revised 8/5/11

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**
   Proposed architecture for 6,000 sf office building
   Log# 2002-111-SP
   Council District # 4
   Tax Map # 0200 97390 0500 044001
   Reviewer: David

2. **LEAGUE COURT @ CENTEREACH**
   Request for 6th 90-day extension of time
   Log# 2006-008-FS
   Council District # 3
   Tax Map # 0200 51700 0100 003000

3. **HUNTER WOODS Lot#6 @ MEDFORD**
   Request extension of time to revegetate to 6/15/12
   Log# 2010-01-RC
   Council District # 5
   Tax Map # 0200 86600 0400 240006

4. **BASSER KAUFMAN @ CENTEREACH**
   Façade change from Waldbaum's to LA Fitness and retail
   Log# 11CU1777
   Council District # 3
   Tax Map # 0200 51600 0400 003000

4a. **SWEETBERRY ESTATES @ CENTER MORICHES**
   Request 90 day extension of time
   Log# 2009-003-FS Council District #6
   Tax Map # 0200 75600 0100 004000

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4b. **CENACLE SISTER NEW CONVENT @ RONKONKOMA**
Modification of Excess Material Fee
LOG: 09SP0003 Council District # 5
TAX MAP #: 0200 62200 0100 020005

SITE PLAN SPECIAL PERMIT APPLICATION:

5. **COUNTRY FAIR LEASING LLC @ MEDFORD** Log # 11SP0004 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 16.92 Acres ZONE: J-2 Bus. **(adj. 7/11/11)**
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

6. **PAYLESS CESSPOOL @ ROCKY POINT** Log # 08SP0019 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 0.20 Acres ZONE: J-2 Bus. [**Denied 10/19/10]**
LOCATION: S/S North Country Road 2,071.69' east of Broadway
PROPOSAL: Remove existing structure & Construct new one-story 2,800 sf building Requiring landscaping, buffer, parking, sign setback & maximum luminance
ROCKY POINT SCHOOL DISTRICT///// COUNCIL DISTRICT # 2
APPLICANT: James Pisano TAX MAP#: 0200 07800 1000 002000
Reviewer: Craig

SPECIAL PERMIT APPLICATION:

7. **KOREAN RESTAURANT @ STONY BROOK** Log # 11CU1762 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 2.02 Acres ZONE: J-2 Bus.
LOCATION: N/S Nesconset Highway E/O Hallock Rd.
PROPOSAL: Special Permit application change from a retail shop to restaurant
THREE VILLAGE SCHOOL DISTRICT ///// COUNCIL DISTRICT #1
APPLICANT: Ms. Misook Kim TAX MAP#: 0200 41700 0400 038001
Reviewer: Timmi

MOTIONS:

8. **WALMART @ PATCHOGUE** – Accept Final Scope

9. **SOUTHGATE UNIVERSITY PARK Sec.3 Lot#94 @ Setauket** Log # 2010-33-RC
0200 33200 0700 025000 Motion to re-open Hearing
Reviewer: Mike

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10. **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, 6/6/11, 6/20/11, 7/11/11)**

DECISION CALENDAR

SITE PLAN VARIANCE APPLICATION Closed 7/11/11:

DC-1 **RONDO LLC @ LAKE RONKONKOMA** Log# 10SP0039 SEQRA
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 7/11/11)**
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

SITE PLAN VARIANCE APPLICATION Closed 7/11/11:

DC-2. **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

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WORK SESSION

MATTERS FOR DISCUSSION:

FOUR WINDS ROAD LAND DIVISION @ SETAUKET - Log# 2008-005-LD
Tax Map # 0200-023.00-02.00-029.000
Six lot land division with variances on 6.724 acres, project located on Conscience Bay in Strongs Neck.
Applicant wants to increase waterfront lots from 2 to 4

TGIFRIDAYS @ FARMINGVILLE – Façade upgrade

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