TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
NOVEMBER 21, 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. **EAGER BEAVER CAR WASH AMENDED @ PORT JEFF STATION**
   Log# 09SP0033 Council District #1
   0200 20600 0100 039002
   Revised architecture of previously approved building
   Reviewer: David

2. **MEDFORD FOREST @ MEDFORD**
   Log# 2005-012-PF Council District # 4
   0200 63300 0200 017003, 017005
   Request for 1st 90-day extension of time
   Reviewer: Glenn

3. **McDONALD'S @ LAKE RONKONKOMA**
   COU# 1016 Council District # 5
   0200 68900 0100 015001
   Modification of approval – Pylon sign be replaced with monument sign
   Reviewer: Bob

4. **WINDWOOD OAKS @ YAPHANK**
   Log# 2007-021FS Council District # 4
   0200 70600 0100 003000 Request for 1st thru 4Th 90-day extensions of time

SITE PLAN SPECIAL PERMITVARIANCE APPLICATION:

5. **McKEON ROLLING STEEL DOOR Co. Inc. OUTDOOR STORAGE @ BELLPORT** SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 4.18 Acres ZONE: L-1 Ind. LOG# 11SP0020
   LOCATION: W side Sawgrass Drive N/O Woodside Ave.
   PROPOSAL: Construct a 2,986 sf outdoor storage area within the rear of the existing building Requiring a Special Permit
   SOUTH COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
   APPLICANT: Mckeon Realty Assoc. LLC TAX MAP#: 0200 87200 0200 018008
   Reviewer: David

*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.

PUBLIC HEARINGS

PRELIMINARY SUBDIVISION W/CLUSTER TREATMENT APPLICATION:

6. **FAIRFIELD @ ROCKY POINT** LOG# 2009-011-PS
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA 35.97 acres: ZONE: B-1 Residence SEQRA
   LOCATION: North side of NYS Rte 25A and Gail Street, East side of Hallock Landing Rd, West side of Rocky Point landing Road **(Adj.9/12/11 10/17/11)**
   PROPOSAL: 48 Lot Preliminary Subdivision with cluster treatment.
   ROCKY POINT SCHOOL DISTRICT ///// COUNCIL DISTRICT #2
   APPLICANT: Fairfield @ Rocky Point LLC TAX MAP#:0200 07600 0600 007000
   Reviewer: Larry

MOTIONS:

7. **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, 8/8/11, 8/22/11 9/12/11 9/26/11 10/3/11 10/17/11 11/7/11)**

8. **WALMART @ PATCHOGUE – Motion to accept the DEIS (Draft Environmental Impact Statement (Held 11/7/11)**

RELIEF OF COVENANTS 5:00 P.M.:

Advertised/Notice to surrounding property owners within 500'

9. **SPRINGBRIAR HOMES Lot #2 @ FARMINGVILLE –** LOG# 2011-014-RC
   0200 62400 0400 028002 Council District # 4
   Reduce clearing limit from 51%

10. **SPRINGBRIAR HOMES Lot #1 @ FARMINGVILLE –** LOG# 2011-013-RC
    0200 62400 0400 028001 Council District # 4
    Reduce clearing limit to 49% & Relief of 30' Buffer

11. **SPRINGBRIAR HOMES Lot #18 @ FARMINGVILLE –** LOG# 2011-012-RC
    0200 65100 0400 001008 Council District # 4
    Increase in clearing limit from 51% to 70% & Relief of 30' Buffer

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DECISION CALENDAR

SITE PLAN SPECIAL PERMIT APPLICATION Closed 10/17/11:

DC-1. **JEFFERSON MEADOWS, LLC @ PORT JEFFERSON STATION** **SEQRA**
Advertised/Posted/Notice to surrounding property owners within 500' radius
RICK AREA: 8.11 Acres ZONE: J-2 & A-1. (Adj.8/22/11 9/21/11)
LOCATION: N/S NYS Route 112, E/S Jefferson Ave., W/S Washington Ave.
PROPOSAL Redevelopment Initiative (aka Blight to Light). Special permit requested For Multi Family Use in J-2 & preliminary Site Plan for redevelopment. Demolition of 2 Existing structures & Construction of 96 unit multi family
COMSEWOGUE SCHOOL DISTRICT ///// COUNCIL DISTRICT #1
APPLICANT: Demrtrius Tsunis TAX MAP#: 0200-229-4-2.2
Reviewer: Amy

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