TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
DECEMBER 19, 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. **WOODLAND MEADOWS @ EASTPORT**
   Log# 2010-010-FS Council District # 6
   0200 68500 0100 002000, 004001 & 007000
   Request for 2nd 90-day extension of time
   Reviewer: Larry

2. **BRITTANY COURT @ CORAM**
   Log# 1999-33-FS Council District # 2
   0200 33900 0300 015001 & 001001
   Request for 5th 90-day extension of time
   Reviewer: Larry

3. **DIAMOND ACRES Lot# 2 @ PORT JEFFERSON STATION**
   Log# 2010-29-RC Council District #1
   0200 28400 0700 002000
   Request for extension to revegetate to June 15, 2012

PUBLIC HEARINGS

LAND DIVISION with CLUSTER TREATMENT

4. **OLD POST ROAD 2-lot LAND DIVISION @ EAST SETAUKET** - SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 8.369 Acres ZONE: A-2 Res. **Hold to Open Date**
   LOCATION: S/S Old Post Road W/O Hulse Road
   PROPOSAL: Sub-divide an A-2 Residence zoned parcel into 2 lots with cluster treatment
   THREE VILLAGE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
   APPLICANT: Society for the Preservation of L.I. Antiquities TAX MAP#: 0200 11200 0500 003001
   Reviewer: Glenn

*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.

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SITE PLAN VARIANCE SPECIAL PERMIT APPLICATION:

5. **SUFFOLK TRANSPORTATION SERVICES @ CORAM** - Log# 10SP0026 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 6.95 Acres ZONE: L-1 Ind.
LOCATION: N/S of Old Middle Country Rd. W/O NYS Route 112
PROPOSAL: Construction of a transportation terminal 17,866 sf, building,
And a 2,866 sf second floor with **Special Permits** for fueling station, transportation
Terminal, motor vehicle repair shop, outdoor overnight parking & Variances for
landscaping, parking & buffering
LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
APPLICANT: Jena Grace Properties TAX MAP#: 0200 45000 0100 005000
Reviewer: David

6. **DOYLE REALTY @ MILLER PLACE** - Log# 11SP0033 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 5.308 Acres ZONE: J-2 Bus..
LOCATION: S/S NYS 25A W/O Miller Place Rd.
PROPOSAL: Construction of a 14,820 sf Walgreens with drive-thru, a 9,300 sf
Building & 3,500 sf Bank
MILLER PLACE SCHOOL DISTRICT ///// COUNCIL DISTRICT #2
APPLICANT: Doyle Realty TAX MAP#: 0200 11900 0100 003001
Reviewer: Ray

SITE PLAN VARIANCES APPLICATIONS:

7. **LAURA LEE REALTY @ MASTIC** - Log# 11SP0040 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: .77 Acres ZONE: J-6 Main Street Bus..
LOCATION: N/W Corner of Montauk Hwy. & Park Ave.
PROPOSAL: Construct a 6,364 sf retail building with **variances** for architectural design,
Parking, pedestrian walkways and residential buffer
WILLIAM FLOYD SCHOOL DISTRICT ///// COUNCIL DISTRICT #6
APPLICANT: Laura Lee Realty TAX MAP#: 0200 85100 0300 054000
Reviewer: Ray

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RELIEF OF COVENANTS 5:00 P.M.:
Advertised/Notice to surrounding property owners within 500'

8. **SEATUCK COVE (Amended) Lot# 12 @ EASTPORT** - Log# 2011-015-RC
0200 72300 0300 003009 Council District # 6 **(Held to 12/19/11)**
Increase in Clearing limit

9. **NORTH HILLS Lot# 33 @ SHOREHAM** - Log# 2011-016-RC
0200 12700 0100 004025 Council District # 2 **(Held to 12/19/11)**
Increase in clearing limit

10. **FANO ESTATES Lot #4 @ CENTER MORICHES** - Log# 2011-011-RC
0200 71700 0100 020000 Council District # 6
Grant relief of no further subdivision of lots without Planning Board approval

11. **WASHINGTON AVENUE LAND DIVISION @ MILLER PLACE** - Log# 2011-019-RC
0200 12000 0200 013002 & 013003 Council District #2
Amend clearing limits on Commercial & Residential

12. **BAYWOOD Lot #37 @ EAST MORICHES** - Log# 2011-017-RC
0200 79700 0200 003018 Council District # 6
Reduce buffer from 100' to 75'

MOTIONS:

13. **T-MOBILE /LIPA @ RONKONKOMA** – Motion to adopt Neg. Dec.

14. **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, 11/21/11)**

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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

AMENDED SITE PLAN & SPECIAL PERMIT Closed 12/5/11:

DC-2. **PORTUGUESE SOCCER CLUB @ FARMINGVILLE** Log# 11SP0028 SEQRA
Advertised/Posted/Notice to surrounding property owners within 500' radius
AREA: 4.16 Acres ZONE: J-2 Bus.
PETE LOCATION: S/S Portion Rd. (CR16) , 500' W/O Waverly Ave.
PROPOSAL: Legalization of existing gazebo, wood play area, & new Revegatation of existing commercial site and requiring Special Permit for lodge
SACHEM SCHOOL DISTRICT ///// COUNCIL DISTRICT #4
APPLICANT: Portugues American Center TAX MAP#: 0200-626-02-004002
Reviewer: Glenn

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