TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
JANUARY 23, 2012

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. **ENCHANTED FOREST @ YAPHANK**
   Log# 2009-001-FS Council District # 4
   Tax Map # 0200 61100 0300 021000 thru 028000
   Request for 7th 90-day extension of time
   Reviewer: Glenn

2. **ENCHANTED FOREST @ YAPHANK**
   Log# 2009-001-FS Council District #4
   Tax Map # 0200 61100 0300 various lots
   Conditional final subdivision approval modifications
   Reviewer: Glenn

3. **McDONALD'S @ LAKE RONKONKOMA**
   Log# COU1016 Council District # 5
   Tax Map # 0200 68900 0100 015001
   Modification to previous approval
   Reviewer: Bob

4. **MARK'S NURSERY @ RONKONKOMA**
   Log# 06SP0072 Council District # 5
   Tax Map # 0200 72400 0300 054006
   Proposed phasing of previously approved site plan
   Reviewer: Bob

5. **ANTHONY MAZZELLA @ PATCHOGUE**
   Log # COU1830 Council District #5
   Tax Map # 0200 92400 0100 017000
   Façade change
   Reviewer: Bob

*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.

6. **KOHL'S @ ROCKY POINT**
   Log# 2011-1842-CU Council District #2
   Tax Map # 0200 10100 0300 005001
   Modification to façade
   Reviewer: Larry

7. **MOE'S SOUTHWEST GRILL @ ROCKY POINT**
   Log # 2011-1823-CU
   Tax Map # 0200 10100 0300 005001
   Modification to façade
   Reviewer: Ray

8. **116 DIVISION AVE @ BLUE POINT**
   Log# COU1820
   Tax Map # 0200 97920 0500 011000
   Repair fire damage building
   Reviewer: Bob

PUBLIC HEARINGS

AMENDED SITE PLAN VARIANCE APPLICATION:

9. **128 OLD TOWN ROAD REALTY CORP. @ SETAUKET** - Log #10SP0055 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius **Adj. to 1/23/12**
   AREA: 0.93 ZONE: J-2 Bus.
   LOCATION: W/S Old Town Rd., S/O North Country Rd.
   PROPOSAL: Legalization of existing basement conversion from storage
   To Health Spa within existing one story office building.
   THREE VILLAGE SCHOOL DISTRICT ///// COUNCIL DISTRICT # 1
   APPLICANT: 128 Old Town Rd. reality Corp. TAX MAP#: 0200 1100 0300 003001
   Reviewer: Glenn

SPECIAL USE PERMIT APPLICATIONS:

10. **TIKI HOOKAH LOUNGE @ FARMINGVILLE** - Log# 11CU1683 SEQRA
    Posted
    AREA:6.98 Acres ZONE : J-2 Bus. **Held to 2/6/12**
    LOCATION: 1075 Portion Road Suite 3 Farmingville
    PROPOSAL: Place of assembly and social recreation hall
    SCHOOL DISTRICT Sachem ///// COUNCIL DISTRICT # 3
    APPLICANT Sule Mavruk TAX MAP#: 0200 62400 04000 007001
    Reviewer: Craig

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PRELIMINARY SUBDIVISION w/ CLUSTER TREATMENT

11. **FOREST HOMES @ RONKONKOMA** - Log# 2009-010-PS
    Posted
    Area: 5 Acres ZONE: B Residence 1
    Location: W/S Rustic Road S/O Sleepy Hollow Rd
    PROPOSAL: 7 lot preliminary subdivision w/ cluster treatment
    SCHOOL DISTRICT Sachem ///// COUNCIL DISTRICT #5
    APPLICANT: Randy & Robin Haas Tax Map# 0200-59700 0200 006000
    Reviewer: Bob

ROAD IMPROVEMENT

12. **JERUSALEM HOLLOW ROAD @ MANORVILLE** - Log #: 2010-012-RI
    ROAD AREA: 7.9 Acres
    LOCATION: North side of Jerusalem Rd
    SCHOOL DISTRICT South Manor///// COUNCIL DISTRICT #6
    APPLICANT: Edward Belanger & Richard Fierro

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

13. **MILLER WOODS LOT # 16 @ MILLER PLACE**
    Log # 2012-RC
    Tax Map # 0200 02600 0400 010014
    Amend Clearing Covenants
    Reviewer: Mike

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DECISION CALENDAR

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

DC-1. **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: Portuguese American Center TAX MAP#: 0200 62600 0200 004002
Reviewer: Glenn

RELIEF OF COVENANTS Closed 12/19/11

Advertised/Notice to surrounding property owners within 500'

DC-2. **FANO ESTATES Lot #4 @ CENTER MORICHES** - Log# 2011-011-RC
DOUG 0200 71700 0100 020000 Council District # 6
Grant relief of no further subdivision of lots without Planning Board approval

SITE PLAN VARIANCES APPLICATIONS Closed 1/9/12:

DC-3 **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. **Adj. 12/19/11)**
LOCATION: N/W Corner of Montauk Hwy. & Park Ave.
PROPOSAL: Construct a 6,364 sf retail building **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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