TOWN OF BROOKHAVEN PLANNING BOARD
ONE INDEPENDENCE HILL, FARMINGVILLE
AUDITORIUM 2nd FLOOR
FEBRUARY 27, 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. **LUCAS ESTATES @ PORT JEFFERSON STATION**
   Log # 2007-026-FS Tax Map # 0200 16200 0100 005000, 006000, 022000 thru 030000 & 032000
   Requesting 5th extension of time

2. **ARORA BUILDING @ MASTIC**
   Log # 05SP0081 Tax Map # 0200 85200 0100 08600
   Modification to previously approved site plan to increase size of basement 500 sf to 1,387 sf for storage only

PUBLIC HEARINGS

SITE PLAN VARIANCE APPLICATION:

3. **LIBERTI BUILDING 2 @ SHIRLEY** - Log# 11SP0007 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 10,921 sf ZONE: J-2 Bus. (Held 2/5/12)
   LOCATION: 1167 William Floyd Pkwy. S/S William Floyd Pkwy
   W/O Francine Place
   PROPOSAL: Construct a 2,100 sf commercial building with variances
   LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
   APPLICANT: Pamela Liberti TAX MAP#: 0200 8500 0600 016000 & 017000
   Reviewer: Timmi

*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

SITE PLAN SPECIAL PERMIT APPLICATION:

4. **CLARE ROSE FUEL PUMP AMENDED @ SHIRLEY** - Log# 11SP0036 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 100.95 Acres ZONE: L-1 Ind. **(Held 2/6/12)**
   LOCATION: S/S of LIE South Service Rd., N/O Rose Executive Blvd.
   PROPOSAL: Amended Site Plan & Special Permit for Fueling Station
   LONGWOOD SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
   APPLICANT: Clare Rose Inc. TAX MAP#: 0200 58400 0100 001017
   Reviewer: Timmi

AMENDED SITE PLAN VARIANCE APPLICATION:

5. **128 OLD TOWN ROAD REALTY CORP. @ SETAUKET** - Log #10SP0055 SEQRA
   Advertised/Posted/Notice to surrounding property owners within 500' radius
   AREA: 0.93 ZONE: J-2 Bus. **(Adj. 2/6/12)**
   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 01100 0300 003001
   Reviewer: Glenn

SITE PLAN APPLICATIONS:

6. **PETER'S FRUIT CO. @ YAPHANK** - Log# 11SP0054 SEQRA
   Posted
   AREA: 1.84 Acres ZONE: L-1 Ind.
   LOCATION: W/S Old Dock Rd., S/O Industrial Court
   PROPOSAL: Construct 840 sf addition to existing industrial building for
   Maintance and storage
   SOUTH COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 4
   APPLICANT: Peter Gaetano, L. J. & A Montalbano TAX MAP#: 0200 77700 0400 005000
   Reviewer: Timmi

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7. **BROOKHAVEN HOSPITAL CATHETERIZATION LAB @ PATCHOGUE**
Log# 11SP0041 SEQRA
Posted
AREA: 35.8 Acres ZONE: NH-H
LOCATION: 101 Hospital Road
PROPOSAL: Construct a 976 sf modular building addition at rear of existing hospital
SOUTH COUNTRY SCHOOL DISTRICT ///// COUNCIL DISTRICT # 5
APPLICANT: Brookhaven Memorial Hospital TAX MAP#: 0200 95700 0100 001002
Reviewer: Craig

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

8. **NORTH HILLS Lot# 29 @ SHOREHAM**
Log# 2012-005-RC Tax Map # 0200 12700 0100 004021
Increase in Clearing Limit From 41% to 60% & allow 15% Natural Vegetated Area to revert to natural & minimal maintenance area.

9. **POND ESTATES II Lot#27 @ SETAUKET**
Log# 2012–009-RC Tax Map# 0200 25000 0400 012011
Increase in clearing limit from 27% to 53%

10. **FAIRWAY LAKE Sec.2 Lot# 42 @ MANORVILLE**
Log# 2012-004-RC Tax Map # 0200 59200 0200 008052
Increase in Buffer from 30' to 0'

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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

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