



Town Board Meeting

Thursday, July 16, 2026

Planning Board - 3:00 PM

Regular Town Board - 5:00 PM

General Public Comment - 5:00 PM

I. Call to Order

II. Salute to the Flag

III. Moment of Silence

IV. Roll Call

V. Planning Consensus Resolution Agenda

1. Application for a Modification to a Previously Approved Site Plan for Property Located on North Country Road in Miller Place, New York
2. Application for a Modification to a Previously Approved Site Plan, for Property Located on Horseblock Road in Farmingville, New York
3. Application for a Modification to a Previously Approved Site Plan, for Property Located on Station Road (a/k/a Bellport Station Road) in Yaphank, New York
4. Application for a Minor Site Plan for Façade Change for Property Located at 25 Eastport Manor Road, Eastport, New York
5. Application for a Minor Site Plan for Façade Change for Property Located at 1021 Portion Road, Farmingville, New York
6. Application for a Modification to a Previously Approved Site Plan, for Property Located at 1327 Middle Country Road (New York State Route 25) in Centereach, New York

VI. Planning Board Public Hearings – 3:00 PM

1. Planning Board Public Hearing to consider an application for relief of a restrictive covenant for property located at 52 Samantha Dr, Coram.
 - Application of Strathmore Oaks Sec. 2 – Lot 116 for an Amendment of Restrictive Covenants for Property Located on Samantha Drive in Coram, New York
2. Planning Board Public Hearing to consider a site plan application known as The Shoppes at Triangle Park for property located at the Northeast corner of Horseblock Road (CR 16) and Woodmont Place and the

Northwest side of Park Place in Farmingville.

3. Planning Board Public Hearing to consider an application for a minor site plan with variances known as Heavy Equipment Repair Corporation of New York, located at 30 Munsell Road, 2,177 feet south of Horseblock Road, West side of Munsell Road, Medford within the Munsell Road Overlay District
 - SEQRA Negative Declaration - Application of Heavy Equipment Repair Corp, for a Site Plan, Associated Site Improvements and Variances for Property Located on Munsell Road in Medford, New York
 - Application of Heavy Equipment Repair Corp. for a Site Plan, Associated Site Improvements and Variances for Property Located on Munsell Road in Medford, New York
4. Planning Board Public Hearing to consider an application for a two-lot land division requiring variances known as Hawkins Avenue and Lakewood Road Land division for a property located at 329 Hawkins Avenue. Northeast corner of Hawkins Avenue and Lakewood Road, Ronkonkoma
5. Planning Board Public Hearing to consider an application for a site plan with special permit and variances known as Alegria South, located on the northeast corner of Montauk Highway and Hoffman Avenue, Bellport, within the Greater Bellport Overlay District
 - SEQRA Negative Declaration - Application of Alegria South for a Site Plan, Special Permit for Uses Within a Designated Redevelopment Initiative, with Associated Site Improvements and Variances, for Property Located on Montauk Highway in Bellport, New York
 - Application of Alegria South for a Site Plan, Special Permit for Uses Within a Designated Redevelopment Initiative, with Associated Site Improvements and Variances, for Property Located on Montauk Highway in Bellport, New York
6. Planning Board Public Hearing to consider an application for a site plan known as Atlantic Avenue STP, located on the north side of Atlantic Avenue, 270' east of Bourdois Avenue, Bellport, within the Greater Bellport Overlay District
 - SEQRA Negative Declaration - Application of Atlantic Avenue STP for a Site Plan with Associated Site Improvements for Property Located on Atlantic Avenue in Bellport, New York
 - Application of Atlantic Avenue STP for a Site Plan with Associated Site Improvements for Property Located on Atlantic Avenue in Bellport, New York

VII. Planning Board Decision Calendar

VIII. Presentations and Proclamations by the Town Board

IX. Reports to the Town Board

X. Communication Consensus Agenda

1. Acceptance of the June 25, 2026, Town Board Meeting Minutes.

2. Acceptance of the July 7, 2026, Town Board Public Hearing Meeting Minutes.

XI. Highway Consensus Agenda

1. Authorization to Accept Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP62134 – Dayton Avenue, Manorville
2. Authorization to Accept Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP54202 – Crystal Brook Hollow Road, Mount Sinai
3. Authorization to Accept Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP51827 – Etna Place, Mastic Road, Mastic
4. Authorization to Accept Cash Security and Surety Bond for Highway Work Permit No. HWP50919 – National Boulevard, Station Road, Medford
5. Authorization to Accept Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP43478 – Martha Avenue, Bellport
6. Authorization to Release Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP32511 – First Avenue, Moriches
7. Authorization to Release Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP30823 – Locust Avenue, Medford
8. Authorization to Release Cash Security and Surety Bond for Highway Work Permit No. HWP30573 – Pine Road, Coram
9. Report of Revenue for the Office of the Superintendent of Highways for the Month of June 2026 in the Amount of \$146,757.27

XII. Set Dates

1. Set Date for a Town Board Public Hearing to Amend the Uniform Code of Traffic Ordinances on August 13, 2026 at 5:30 p.m.
2. Set Date for a Town Board Public Hearing to Amend the Uniform Code of Traffic Ordinances on August 27, 2026, at 5:30 p.m.
3. Setting the date for a Planning Board Public Hearing to consider an application to construct a 150' cellular communications tower known as Elite Towers at Country Farms, 200 Bellport Avenue, Medford on September 17, 2026, at 3:00 p.m.
4. Setting the date for a Planning Board Public Hearing for a minor site plan with variances for property located at 135 Terryville Road, Port Jefferson Station on August 27, 2026, at 3:00 p.m.
5. Setting the date for a Planning Board Public Hearing to consider an application for a Site Plan with variances known as 12 Frowein Road Investors LLC for property located on the south side of Frowein Road, 356.49' east of Gideon Boulevard, Center Moriches on August 27, 2026, at 3:00 p.m.
6. Setting the date for a Planning Board Public Hearing to consider an application for a Site Plan with variances and BZA special permits known as 1155 Station Road, for property located at 1155 Station Road; E/S

Station Rd., 1598.25' N/O Woodside Ave., Bellport on August 27, 2026, at 3:00 p.m.

7. Setting the date for a Planning Board Public Hearing to consider an application for a site plan with variances known as Paramount Development Group, for a property located on the east side of The Green, 195.46' south of Lawrence Rd., Shirley, on August, 27, 2026 at 3:00 p.m.
8. Setting the date for a Planning Board public hearing for a three (3) lot land division for the construction of three (3) two-family dwellings, located 469.43 feet north of Lakeview Road, east side of Hawkins Avenue, Ronkonkoma on August 27, 2026, at 3:00 p.m.
9. Setting the date for a Planning Board Public Hearing for a two-lot land division known as 1110 Waverley Avenue, Holtsville, located at 1110 Waverly Avenue, Holtsville on August 27, 2026, at 3:00 p.m.

XIII. Consensus Resolution Agenda

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| CD3 | 2026C-66 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 1 at 1661 Route 112, Port Jefferson Station, New York 11776 (26-07226) |
| CD3 | 2026C-67 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 1 at 99 Fawn Lane East, Centereach, New York, 11720 (26-00967) |
| CD3 | 2026C-68 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 6 at 25 Sweetbriar Drive, Mastic, New York, 11950 (26-07795) |
| CD3 | 2026C-69 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 6 at 110 Daisy Drive, Mastic Beach, New York, 11951 (26-05843) |
| CD3 | 2026C-70 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 6 at 1 Linden Place, Mastic Beach, New York, 11951 (26-08309) |
| CD3 | 2026C-71 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 5 at 30 Sycamore Street, Patchogue, New York, 11772 (26-07853) |
| CD3 | 2026C-72 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 3 at 27 Radburn Drive, Farmingville, New York, 11738 (26-09635) |
| CD3 | 2026C-73 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 5: 28 Creighton Avenue, Ronkonkoma, New York 11779 |
| CD3 | 2026C-74 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 4: 50 Astor Drive, Shirley, New York 11967 |

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| CD3 | 2026C-75 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 2: 58 West Dennis Lane, Coram, New York 11727 |
| CD3 | 2026C-76 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 6: 133 Bayview Drive, Mastic Beach, New York 11951 |
| CD3 | 2026C-77 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 6: 167 Cranberry Drive, Mastic Beach, New York 11951 |
| CD3 | 2026C-78 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 6: 691 Montauk Highway, Shirley, New York 11967 |
| CD3 | 2026C-79 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 2: 1 Martin Court, Coram, New York 11727 |
| CD3 | 2026C-80 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 1: 12 Nadine Lane, Port Jefferson Station, New York 11776 |
| CD3 | 2026C-81 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 5: 41 Ninth Street, Ronkonkoma, New York 11779 |
| CD3 | 2026C-82 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 6: 72 Elm Road, Mastic Beach, New York 11951 |
| CD3 | 2026C-83 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 6: 273 Cypress Drive, Mastic Beach, New York 11951 |
| CD3 | 2026C-84 | Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 4: 1415 Montauk Highway, Patchogue, New York 11772 |
| CD3 | 2026C-85 | Assessment Lien for Costs and Compensation to the Town for Property Clean-Up of Abandoned Household Contents in District # 6: Eviction at 117 Abbott Avenue, Mastic, NY 11950 |

XIV. General Public Comment - 5:00 PM**XV. Town Board Comment - only about comments made by the public at the current board meeting****XVI. Resolution Agenda (only upon completion of all general public comment)**

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| CD6 | 2026-420 | Authorization for the Supervisor/Deputy Supervisor to Submit a Consolidated Funding Application to the New York State Department of Environmental Conservation, Climate Smart Communities Grant Program, for Funding for the Acquisition of a Vacant, Wooded Five Acre Parcel of Land in Center Moriches, New York |
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| CD6 | 2026-421 | Authorization for the Supervisor/Deputy Supervisor to Submit a Consolidated Funding Application to the New York State Department of Environmental Conservation, Water Quality Improvement Program, for Funding for the Acquisition of a Land Parcel in Moriches, New York |
| CD2 | 2026-422 | Authorization for the Supervisor/Deputy Supervisor to Submit a Consolidated Funding Application to the New York State Department of State, Local Waterfront Revitalization Program, for Funding for Shellfish Hatchery Improvements in Mount Sinai, New York |
| CD2 | 2026-423 | Authorization for the Supervisor/Deputy Supervisor to Submit a Consolidated Funding Application to the New York State Department of State, Local Waterfront Revitalization Program, for Funding for the Sediment Dynamics Project on the North Shore |
| CD4 | 2026-424 | Amending Resolution 2026-307 Authorizing the Transfer of Land from the County of Suffolk to the Town of Brookhaven and from the Town of Brookhaven to Habitat for Humanity of Long Island to Promote the Availability of Affordable Housing for Property Located in Bellport |
| CD6 | 2026-425 | Authorize the Commissioner of Finance to Amend the 2026 - 2030 Capital Plan to Establish a 2026 Capital Project the Sewer District No. 2 HVAC System Upgrades and Roof Repairs |
| CD1 | 2026-426 | Amending Resolution No. 2025-0677 Adopted November 20, 2025 Entitled "Appointment of 2026 Professional Service Providers" |
| CD3 | 2026-427 | Appointment of Frank C. Trotta Jr., as a Marriage Officer |
| CD6 | 2026-428 | Authorization for Appropriation of Funds from the Joseph Macchia Environmental Preservation Capital Reserve Fund for Acquisition of Property located on Beaver Drive, Mastic Beach, Suffolk County Tax Map (SCTM) 0200-982.20-05.00-021.000 –Owner: Caldara |
| CD5 | 2026-429 | Authorizing the "Big Energy Walk for ADHD Awareness" Event to be Classified as a "Program for Public Good" with the Town of Brookhaven as Co-Sponsor of the Event, Thereby Qualifying it for Coverage Under the Town of Brookhaven Programs for Public Good Insurance. |
| CD5 | 2026-430 | Authorizing the "Axis Church in the Park" Event to be Classified as a "Program for Public Good" with the Town of Brookhaven as Co-Sponsor of the Event, Thereby Qualifying it for Coverage Under the Town of Brookhaven Programs for Public Good Insurance. |
| CD4 | 2026-431 | Authorization for the Supervisor/Deputy Supervisor to Submit a Consolidated Funding Application to the New York State Office of Parks, Recreation and Historic Preservation, Environmental Protection Fund Grants Program for Parks, Preservation and Heritage, for Funding for Bathroom and Parking Lot Upgrades at Martha Avenue Park in Bellport, New York |

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| CD6 | 2026-432 | Approval of Capital Professional Service Requisition (PSR) in Excess of \$35,000 for Payment of Services to be Performed by SHI International Corp in Connection with Managed ArcGIS Cloud Systems Services |
| CD6 | 2026-433 | Public Interest Order in the Matter of the Increase and Improvement of the Facilities of Sewer District No. 2, in the Town of Brookhaven, Pursuant to New York State Town Law Section 202-b |
| CD6 | 2026-434 | Bond Resolution Authorizing The Issuance Of \$2,105,000 Bonds Of The Town Of Brookhaven, Suffolk County, New York, To Pay The Cost Of The Increase And Improvement Of The Facilities Of Sewer District No. 2, In And For Said Town |
| CD6 | 2026-435 | Award Bid No. 26015 - HVAC System Upgrades and Roof Repairs, Sewage Treatment Plant No. 2 |
| CD6 | 2026-436 | Authorizing the Issuance of a Special Permit to Blue Point Brewery for the Serving of Beer at the Longwood Fair on September 19th and 20th, 2026 |
| CD6 | 2026-437 | Amending Resolution Number 2021-0054, Adopted at the January 4, 2021 Town Board Meeting, Entitled "Reappointments to the Board of Ethics" |
| CD5 | 2026-438 | Authorizing an Award of Contract to NV5 New York – Engineers, Architects, Landscape Architects and Surveyors for RFQ No. 26-01, "Professional Engineering Services for the Town of Brookhaven Guiderail Replacement Project - PIN 0762.60" |
| CD5 | 2026-439 | Award Bid No. 26021 - Construction of Pre-Engineered Isolation Lean-To |
| CD3 | 2026-440 | Authorizing an Extension of the Intermunicipal Agreement with the Selden Fire District for the Selden Senior Citizen Club to use the Fire District's Meeting Room |
| CD2 | 2026-441 | Authorization to Pay Various Invoices for Goods And Services Provided Without a Professional Service Requisition (PSR), Contract or Purchase Order As Required by Town Procurement Policy |
| CD3 | 2026-442 | Resolution Dedicating Town Owned Land in Farmingville to the Town of Brookhaven's Nature Preserve System |

XVII. Public Hearings - 5:30 PM

1. Proposed Uniform Traffic Code Amendments
2. Introductory Local Law Number 10 of 2026 to Amend Chapter 85 entitled "Zoning" of the Town Code of the Town of Brookhaven
3. Introductory Local Law Number 11 of 2026 to Add Chapter 17 of the Town Code of the Town of Brookhaven Entitled "Moratorium" and Creating a New Article I entitled "Data Centers"
 - Resolution of Adoption - Adding Chapter 17 of the Code of the Town of

Brookhaven Entitled "Moratorium" and Creating a New Article I entitled "Data Centers"

XVIII. Remaining General Public Comment

XIX. Consideration of Unfinished Business

XX. Decisions Pending

1. To Consider a Change of Zone on Town Board's Own Motion for a Certain Parcel of Property in Manorville from L Industrial 1 and J Business 2 to A Residence 2 (SS-2)
2. **To Consider the Condemnation of Parcel for Drainage Purposes — Neighborhood Road, Mastic Beach**
 - Adopting the Findings and Determination of the Town Board to Condemn Property for Drainage Purposes – Neighborhood Road, Mastic Beach
3. Public Hearing in Accordance with Article 2 of the Eminent Domain Procedure Law Concerning the Proposed Acquisition of Real Property in Mastic Beach in Furtherance of the Neighborhood Road Redevelopment Area Project

XXI. Adjournment