



Town Board Meeting

Thursday, August 13, 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 Minor Site Plan for Change of Use for Property Located at 700 Patchogue Yaphank Road (County Road 101) in Medford, New York
 - 2. Application for a Minor Site Plan for Property Located at 605 Union Avenue in Holtsville, New York
- VI. Planning Board Public Hearings – 3:00 PM**
- VII. Planning Board Decision Calendar**
- VIII. Presentations and Proclamations by the Town Board**
- IX. Reports to the Town Board**
 - 1. Report of Revenue for the Town Clerk's Office for the Month of June 2026 in the Amount of \$52,685.09
- X. Communication Consensus Agenda**
 - 1. Acceptance of the July 16, 2026, Town Board Meeting Minutes.
 - 2. Acceptance of the Declaration of Covenants and Restrictions for Change of Zone Application East Moriches Holding LLC, East Moriches, New York File Number 2025-008
 - 3. Acceptance of the Declaration of Covenants and Restrictions for Change of Zone Application Bello Poultry @ Holbrook, Holbrook, New York File Number 2023-019.
- XI. Highway Consensus Agenda**
 - 1. Authorization to Release Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP38365 – Pipe Stave Hollow Road, Miller Place

2. Authorization to Release Cash Security and Surety Bond for Highway Work Permit No. HWP2384107 – Granny Road, Medford
3. Authorization to Release Cash Security and Surety Bond for Highway Work Permit No. HWP21776 – Hawkins Avenue, Ronkonkoma
4. Authorization to Release Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP21785 – Kingsland Avenue, Shirley
5. Authorization to Release Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP30876 – Powell Street, Ronkonkoma
6. Authorization to Release Cash Security Given in Lieu of a Surety Bond for Highway Work Permit No. HWP44762 – Yaphank Woods Boulevard, Yaphank

XII. Set Dates

1. Setting the date for a Planning Board Public Hearing to consider an application for a minor site plan with variances known as Emilys MI Property LLC, for a property located at 36 Middle Country Rd., Middle Island, on August 27, 2026.
2. Setting the date for a Planning Board Public Hearing for an application for relief of a restrictive covenant for property located at 1 Northumberland Dr, Shoreham, on August 27, 2026, at 3:00pm.
3. Setting the date for a Planning Board Public Hearing for an application for relief of a restrictive covenant for property located at 10 Daremy Ln, East Setauket, on August 27, 2026, at 3:00pm.
4. Setting the date for a Planning Board Public Hearing to consider an application for a site plan with variances for a property located at 101 Hospital Road, Patchogue, on the East side of Hospital Road, 230' South of Sunrise Highway South Service Road, on August 27, 2026, at 3:00 PM.
5. Setting the date for a Planning Board Public Hearing to consider a site plan known as The Oaks at Country Village, located 940 feet east of New Lane, North side of Mooney Pond Road, Coram, on Thursday, September 17, 2026, at 3:00 PM.
6. Setting the date for a Planning Board Public Hearing to consider an application for a Minor Site Plan with variances known as NY Cancer located at 226 N Belle Mead Road, west side of Belle Mead Road, 654.97' north of Nesconset Highway, East Setauket, on August 27, 2026, at 3:00pm.

XIII. Consensus Resolution Agenda

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| CD5 | 2026C-86 | Substitution of Solar Installation Decommissioning Plan Surety Bond – Shoreham Solar Commons, LLC at Shoreham |
| CD5 | 2026C-87 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 6 at 40 Brushwood Drive, Shirley, New York 11967 (26-08019) |
| CD5 | 2026C-88 | Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 3 at 49 |

- Washington Heights Street, Selden, New York, 11784 (26-10463)
- CD5 2026C-89 Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 1 at 921 Old Town Road, Coram, NY 11727 (26-10175)
- CD5 2026C-90 Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 4 at 530 Rowlinson Drive, Shirley, New York, 11967 (26-10301)
- CD5 2026C-91 Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 4 at 89 Revilo Avenue, Shirley, New York, 11967 (26-09300)
- CD5 2026C-92 Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 2 at 99 Sunburst Drive, Rocky Point, New York, 11778 (26-11434)
- CD5 2026C-93 Assessment Lien of Costs and Compensation to the Town for Property Cleanup and/or Maintenance in Council District 2 at 11 Chesapeake Bay Road, Coram, New York, 11727 (26-10436)
- CD5 2026C-94 Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 2: 1 Jessica Lane, Mount Sinai, New York 11766
- CD5 2026C-95 Assessment Lien for Costs for Administering Proceedings Under Chapter 73 of the Town Code in District Number 3: 12 Impala Drive, Centereach, New York 11720
- CD5 2026C-96 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
- CD5 2026C-97 Refund of Application Fees for Site Plan - AES Clean Energy

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)**

- CD6 2026-443 Authorize the Supervisor/Deputy Supervisor to Execute a Software as a Service Agreement with Tyler Technologies, Inc., for the Town's Existing Enterprise ERP (Munis) Financial System
- CD6 2026-444 Authorizing an Extension of the Agreement with Vector Airport Systems, LLC for RFP No. 21-05, "Automated Aircraft Tracking and Full-Service Landing Fee Management Program"
- CD3 2026-445 Authorizing the Award of Bid No. 26022 - Town Hall ADA Ramp Improvements
- CD6 2026-446 Authorizing the Supervisor/Deputy Supervisor to Sign a Letter of Support in Connection with a Grant Application for the Mastic Beach Conservancy New York State Office of Parks, Recreation and Historic Preservation (OPRHP) Environmental Protection Fund

- Grants Program for the Parks Preservation and Heritage (EPF) Program for the Mastic Beach Blue/Green Trail Project at the Town's Bayview Park.
- CD2 2026-447 Authorize Administrative Leave for Barbara Russell, Town Historian, Department of General Services, to Attend the Association of Public Historians of New York State Annual Conference in Utica, New York, from September 28 - September 30, 2026
- CD1 2026-448 Authorization for the Supervisor/Deputy Supervisor to Accept a Grant Award from the Suffolk County Department of Economic Development and Planning, Through the Suffolk County Downtown Revitalization Program (Round 23), on Behalf of the Port Jefferson/Terryville Chamber of Commerce, for Funding for an Asphalt Walking Path at the Train Car Park in Port Jefferson Station, New York, and to Authorize the Commissioner of Finance to Amend the 2026 Capital Budget in Connection with the Grant Award
- CD3 2026-449 Authorize Administrative Leave for Felix Wienclaw, Assessor, Department of the Assessor, to Attend the New York State Assessors Association Annual Fall Conference in Ossining, New York, from September 28 - October 1, 2026
- CD1 2026-450 Authorize Payment to Northeast Stage for their Performance in connection with Shakespeare in the Park at Train Car Park
- CD1 2026-451 Authorizing the Supervisor/Deputy Supervisor to Execute a Joint Application Form, Required by the New York State Department of Environmental Conservation, to Repair/Replace Existing Marina Structures at Danfords Marina at 25 East Broadway in Port Jefferson, New York
- CD6 2026-452 Amending Resolution 2021-343 Entitled "Authorizing the Town Board to Enter into a Payment-in-Lieu-of-Taxes Agreement and Settlement Agreement with HR Associates LLC also known as Middle Island Solar Farm LLC"
- CD1 2026-453 Authorizing the Village of Port Jefferson to submit an application to the Pomeroy Foundation for placement of an historic sign on Town of Brookhaven Land in Port Jefferson
- CD4 2026-454 Town Board of the Town of Brookhaven Resolution Approving the Revisions to the Family Self-Sufficiency (FSS) Action Plan, and Authorizing the Submission to the United States Department of Housing and Urban Development (HUD) for Review and Approval
- CD4 2026-455 Authorizing the Town of Brookhaven Department of Housing and Community Development to Reallocate the 2026 Housing Choice Voucher (HCV) Section 8 Housing Assistance Payments (HAP) Budget from "HAP Payments" to "HAP/Port Out Payments"
- CD6 2026-456 Authorization for the Supervisor/Deputy Supervisor to Accept a

- Grant Award from the Suffolk County Department of Economic Development and Planning, Through the Suffolk County Downtown Revitalization Program (Round 23), on Behalf of the Chamber of Commerce of Mastic and Shirley, for Funding for Decorative Streetlights on Montauk Highway in Shirley, New York, and to Authorize the Commissioner of Finance to Amend the 2026 Capital Budget in Connection with the Grant Award
- CD6 2026-457 Authorization for the Supervisor/Deputy Supervisor to Accept a Grant Award from the United States Department of Transportation, Federal Aviation Administration, and the New York State Department of Transportation, Under the Airport Infrastructure Grant, for Funding for the Rehabilitation of Taxiway L Design, and to Authorize the Commissioner of Finance to Amend the 2026 Capital Budget in Connection with the Grant Award
- CD2 2026-458 Authorization for the Supervisor/Deputy Supervisor to Accept a Grant Award from the Suffolk County Department of Economic Development and Planning, Through the Suffolk County Downtown Revitalization Program (Round 23), on Behalf of the Rocky Point Civic Association, for Funding to Replace the "Welcome to Rocky Point" Sign Located at the West Entrance to the Downtown Area in Rocky Point, New York, and to Authorize the Commissioner of Finance to Amend the 2026 Capital Budget in Connection with the Grant Award
- CD4 2026-459 Seqra Negative Declaration – Authorization For Supervisor/Deputy Supervisor to Execute a Conveyance Deed to Robert and Kathleen Colwell for Property Located on Setauket Trail, Ridge (SCTM 0200-218.00-01.00-p/o 001.001)
- CD4 2026-460 Authorization for Supervisor/Deputy Supervisor to Execute a Conveyance Deed to Robert and Kathleen Colwell for Property Located on Setauket Trail, Ridge, Suffolk County Tax Map (SCTM) 0200-218.00-01.00-p/o 001.001)
- CD2 2026-461 Amending Resolution No. 2026-53 Entitled "Establishing the Town of Brookhaven's 2026 Fee Schedule for Various Departments"
- CD6 2026-462 Authorization for Appropriation of Funds from the Joseph Macchia Environmental Preservation Capital Reserve Fund for Acquisition of Property located on Blue Point Road and Bellport Road, Mastic Beach, Suffolk County Tax Map (SCTM) 0200-983.40-14.00-033.000, 034.000 and 048.001 –Owner: Ege
- CD6 2026-463 Authorization for Appropriation of Funds from the Joseph Macchia Environmental Preservation Capital Reserve Fund for Acquisition of Property located on Little Neck Road, Mastic Beach, Suffolk County Tax Map (SCTM) 0200-984.60-09.00-003.000 –Owner: Island Preservation Project LLC
- CD4 2026-464 Authorization for Appropriation of Funds from the Joseph Macchia Environmental Preservation Capital Reserve Fund for Acquisition

		of Property located on Willow Street, Brookhaven Hamlet, Suffolk County Tax Map (SCTM) 0200-932.00-01.00-071.000 –Owner: Klein
CD1 CD4	2026-465	Authorization for Acceptance of Donation of Land from TK Legacy Land Inc. in Port Jefferson Station and Middle Island - Suffolk County Tax Map (SCTM) 0200-256.00-05.00-054.000 and 0200-637.00-03.00-047.000 for Open Space Purposes
CD6	2026-466	Authorization for Acceptance of Donation of Land from the Estate of Albert Read in Eastport - Suffolk County Tax Map (SCTM) 0200-682.00-03.00-011.000 for Open Space Purposes
CD5	2026-467	Authorizing the Town of Brookhaven to Take Part in the Undertaking for the Benefit of New York State Department of Transportation
CD1	2026-468	Authorize the Commissioner of Finance to Increase the General Fund Professional Services Operating Budget to be Funded by a Transfer from Capital Fund Assigned Fund Balance
CD6	2026-469	Rescind Resolution 2026-111 and Terminate Contract for Data Imaging Services
CD4	2026-470	Authorizing the "Dress For Success Brookhaven Pop Up Sale" 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	2026-471	Authorizing the "Angela's House Walk" 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	2026-472	Bond Resolution Amending Prior Bond Resolution No. 2024-861, Adopted On December 17, 2024, To Increase The Amount Of Bonds Authorized From \$700,000 to \$1,000,000 (An Increase Of \$300,000) To Pay The Increased Cost Of Construction or Improvements to Town-Owned Facilities, Including Construction of a Cool Down Building at the Town Landfill, In And For Said Town
CD6	2026-473	Authorizing the Town of Brookhaven to Enter into an Agreement and Participate in a Cooperative Bid Coordinated by the Board of Education Services (BOCES) of Nassau County for Various Commodities and/or Services
CD6	2026-474	Rescind Resolution 2026-206 adopted March 26, 2026
CD6	2026-475	Approval of Capital Professional Service Requisition (PSR) in Excess of \$35,000 for Payment of Services to be Performed by Central Square Technologies, LLC in Connection with Professional Services for the Migration of Fleet Focus to Enterprise Asset Management (EAM) Fleet
CD4	2026-476	Authorizing the Issuance of a Special Permit to the Center for

- Environmental Education and Discovery, Inc., for the Serving of Wine on August 15, 2026 for the Sculpture on the Trail Reception
- CD4 2026-477 Authorization for Appropriation of Funds from the Joseph Macchia Environmental Preservation Capital Reserve Fund for Acquisition of Property located at West Bartlett Road, Middle Island, Suffolk County Tax Map (SCTM) 0200-498.00-03.00-014.001 –Owner: Naseer
- CD5 2026-478 Authorizing the Implementation and Funding of 100% of the Costs of a Transportation Project Known as the Roadway Departure Guide Rail Replacement Project (P.I.N. 0762.60), Which Qualified Costs May be Reimbursed by Federal-Aid Funding and Non-Federal Aid Funding, and to Authorize the Commissioner of Finance to Amend the 2026 Capital Budget
- CD1 2026-479 SEQRA Negative Declaration – Authorization for Acquisition of a Permanent Easement and a Temporary Easement for Drainage Purposes - 6 Conscience Circle, Setauket
- CD1 2026-480 Authorization for Acquisition of a Permanent Easement and a Temporary Easement for Drainage Purposes - 6 Conscience Circle, Setauket
- CD4 2026-481 Authorizing the Acquisition of Land in the Town of Brookhaven for Property Located on Pleasant Avenue, Medford, New York, Suffolk County Tax Map (SCTM) 0200-575.00-01.00-008.000; Owner: Shultz’s Holding Corp.
- CD2 2026-482 SEQRA Negative Declaration – Authorization for Acquisition of a Permanent Easement and a Temporary Easement for Drainage Purposes – 12 Tagliabue Road, Shoreham
- CD2 2026-483 Authorization for Acquisition of a Permanent Easement and a Temporary Easement for Drainage Purposes – 12 Tagliabue Road, Shoreham
- CD1 2026-484 SEQRA Negative Declaration – Authorization for Acquisition and Settlement of a Permanent Easement and a Temporary Easement Located on 5 Four Winds Road, Setauket, for Drainage Purposes – Owner: McAllister
- CD1 2026-485 Authorization for Acquisition and Settlement of a Permanent Easement and a Temporary Easement Located on 5 Four Winds Road, Setauket, for Drainage Purposes – Owner: McAllister
- CD5 2026-486 Setting a Public Hearing on the award of a License Agreement between the Town of Brookhaven and the Patchogue Arts Council, Inc.
- CD6 2026-487 Authorization for the Town of Brookhaven to Adopt the “Artificial Intelligence Use Policy”

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

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. 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
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 to Add Chapter 17 of the Town Code of the Town of Brookhaven entitled "Moratorium" and Creating a New Article I entitled "Data Centers"

XXI. Adjournment