



Town of Brookhaven Long Island

OFFICE OF THE BOARD OF ZONING APPEALS

Howard M. Bergson, Chairman

May 3, 2023

Re: Farmingville Associates Phase I LLC & Expressway Plaza I LLC, c/o Midwood Investment Development: Southwest corner Horseblock Rd. & North Ocean Ave., Farmingville. Applicant requests relief of the following for proposed major restaurant with drive thru (Chick-fil-a): front yard setback for proposed flag pole (100' required - 91.3' provided); relief of the following Planning Board special permit criteria: minimum landscaped area adjacent to all road frontages (50' required - 39.7' provided at North Ocean Ave.); also, minimum natural and/or landscaped area (35% required - 28.5% provided). (0200 65500 0500 017001)

At a public hearing of the Town of Brookhaven Board of Zoning Appeals held **April 26, 2023** application No. **40** was duly considered and action taken as follows:

Granted, as presented; Type II action.

If this is a notice of approval, it is necessary for you to bring this letter with you to the Building Dept. in order to obtain the required building permit and/or certificate of occupancy or compliance within **two years**. You must comply with Section 85-59 of the Town Code. Failure to do so will render this approval **null and void**.

Please contact our office if you have any questions.

Sincerely,

Howard M. Bergson

Howard M. Bergson
Chairman

cc: Anthony S. Guardino, Esq.



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Howard M. Bergson, Chairman

May 3, 2023

Re: Farmingville Associates Phase I LLC & Expressway Plaza I LLC, c/o Midwood Investment Development 430 Park Ave., Suite 201, New York, NY. Location: Southwest corner Horseblock Rd. & North Ocean Ave., Farmingville. Applicant requests permission for 3 ground signs (1 proposed, 2 permitted by prior BZA grant of 5/6/15)(one permitted per street frontage); also, height variances for proposed wall sign east & south elevations exceeding 18' high (18.5' & 19' high respectively).


At a public hearing of the Town of Brookhaven Board of Zoning Appeals held **April 26, 2023** application No. **41** was duly considered and action taken as follows:

Granted, as presented; Type II action.

If this is a notice of approval, it is necessary for you to bring this letter with you to the Building Dept. in order to obtain the required building permit and/or certificate of occupancy or compliance within **two years**. You must comply with Section 85-59 of the Town Code. Failure to do so will render this approval **null and void**.

Please contact our office if you have any questions.

Sincerely,

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Chairman

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