

## PUBLIC NOTICE

PUBLIC NOTICE, pursuant to Article 16 of the Town Law and the Subdivision Regulations of the Town of Smithtown, is hereby given that the Planning Board of the Town of Smithtown will hold a meeting at the Smithtown Senior Citizens Center, 420 Middle Country Rd., Smithtown, on Wednesday, January 5, 2011 at 8:00 P.M. to consider the following at which time all interested persons may appear before the Board to be heard on these matters:

**SUBDIVISION APPLICATION KNOWN HUMMINGBIRD ESTATES, 1136.** Preliminary plat owned by Hummingbird Holdings, LLC, 373 Nesconset Highway, #329, Hauppauge, NY 11788, located on the north side of Branglebrink Road, 480.06 ft. west of Fifty Acre Road, St. James, Town of Smithtown, Suffolk County N.Y.

(SCTM #: 0800-52-3-1 & 802-12-1-12) Zoning District: R-43

Request: Permission to subdivide 6.152 acres in order to create four residential building lots.

**EXTENSION OF PRELIMINARY SUBDIVISION known as NOTTINGHAM ACRES, #1086** located on the east side of Lake Avenue, 1,000 ft. north of Pierson Court, and the southern terminus of Maiden La., Van Buren Ct., and the western terminus of Maiden La., and the northern terminus of Roosevelt Avenue, Nesconset, Town of Smithtown, Suffolk County, NY. Zoning District: R-15 and PB (SCTM#: 0800-139-3-67.1,67.2,68,69,70 and 71 and 166-4-1 & 3).

The Board will consider the request of Story Book Homes, Inc., PO Box 473, St. James, NY 11780 to extend the preliminary approval for a period of six months to expire on June 15, 2011.

**SUBDIVISION KNOWN AS TARTAMELLA AND DI BENEDITTIS, #1110,** Preliminary plat owned by N. Tartamella and R. and L. DeBenedittis, c/o Vincent J. Trimarco, Esq., 1038 W. Jericho Tpke., Smithtown, NY 11787, located on the east side of Smithtown Blvd., 315.40 feet south of Annetta Ave., Smithtown, Town of Smithtown, Suffolk County N.Y. (SCTM #: 0800-135-4-9.1) Zoning District: R-10 & NB.

Request: Permission to subdivide 1.66 acres for 3 single-family residential building lots.

The Planning Board is hearing this matter in order to make a recommendation to the Board of Zoning Appeals.

**WAIVER OF CONDITIONAL FINAL APPROVAL FILED MAP known as MYSTIC FALLS, #1094,** located on the north side of Edgewood Avenue, 87' east of Twix Hill Road and on the southern terminus of Tween Court, Smithtown, Town of Smithtown, Suffolk County, NY. Zoning District: R-43. (SCTM#: 80-1-19 & 80-2-50 & 51.3). The Board will consider the request of DiCanio Management Corp, 720 Smithtown By-Pass, Smithtown, NY 11787 to modify the original conditions of approval per directive of the Planning Board.

**EXTENSION OF CONDITIONAL APPROVAL FOR 280A APPLICATIONS known as Bayview Development Corp. and Quality Realty Corp.** located on southeast corner of Liberty Ave., and Smithtown Blvd., and N/s Echo Pl., (not open) east of Liberty Ave., (not open), Nesconset Zoning District: NB, SCTM# 0800-167-4-9 c/o Donald J. King Esq., 75 East Main Street, Kings Park, to extend conditional approval of a 280A application for a six-month period to expire on June 19, 2011.

Dated: December 20, 2010

By Order of

SMITHTOWN PLANNING BOARD

JOHN GEE, Chairman