

## 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, July 21, 2010 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 known as O'MARA PLAT #1122, PRELIMINARY PLAT** owned by John and Barbara O'Mara. 201 Cambon Avenue, St. James, NY 11780 and George & Kristen Lehner, 203 Cambon Avenue, St. James, NY 11780; located on the east side of Cambon Avenue, 859.40 ft. south of Woodlawn Avenue, St. James, NY, Town of Smithtown, Suffolk County, (SCTM#: 0800-87-2-5.1&5.2), Zoning District: R-21. Request: Permission to subdivide a 2.884-acre parcel for 5 single-family residential lots.

**WAIVER REQUEST for FILED SUBDIVISION known as BERG ESTATES, #1053A** located on the north side of Berg Avenue, 451 ft. east of Avenue B, Kings Park, Town of Smithtown, Suffolk County, N.Y. (SCTM#: 0800-13-1-6 & 12-1-17.1) Zoning District: R-10. The Board will consider the request of FMF Properties, LLC, 152 Highland Dr., Kings Park, to amend conditions of the conservation easement.

**WAIVER REQUEST for FILED SUBDIVISION known as FOX HOLLOW RUN, #943** located on the north side of Edgewood Avenue, 197.7 feet east of Teapot Lane, Smithtown, Town of Smithtown, Suffolk County, N.Y. Zoning District R-43 (SCTM#: 0800- 75-2-22) The Board will consider the request of Paul and Stephanie Mastrorocco, 2 Kohlstaad Ct., Smithtown, NY 11787 to amend conditions of a conservation easement.

**EXTENSION OF PERFORMANCE BOND for FILED SUBDIVISION known as ESTATES OF ELEGANCE #1005** located at the terminus of Wexford Court and east side Northern Boulevard, 410.98 ft. south of Wexford Ct., St. James, Town of Smithtown, Suffolk County, N.Y. (SCTM #: 0800-84-4-22) Zoning District R-21. The Board will consider the request of Emanuel Development Corp., 3505 Veterans Memorial Highway, Ronkonkoma, NY 11779 to extend the Performance Bond for a two-year period to expire on May 16, 2012.

**EXTENSION OF PERFORMANCE BOND for FILED SUBDIVISION known as LANDING VISTAS, #1061** located on the south side of Landing Road, 230 ft. west of Landing Avenue, Smithtown, Town of Smithtown, Suffolk County, N.Y. (SCTM #: 0800-22-1-1) Zoning District R-21. The Board will consider the request of Octavian Vezzi, 720 Smithtown By-Pass, Smithtown, NY 11787 to retroactively extend the Performance Bond for a two-year period to expire on June 22, 2012

**EXTENSION OF PERFORMANCE BOND for FILED SUBDIVISION known as GREENBELT ESTATES, #1066** located on the south side of Parnell Drive and north side of Jericho Turnpike, and east side of Plymouth Boulevard, Smithtown, Town of Smithtown, Suffolk County, N.Y. (SCTM #: 0800-99-1-23.1, 23.2 and 98-2-35). Zoning District R-10. The Board will consider the request of TMM, LLC, 120 Commercial St., Plainview, NY 11803 to extend the Performance Bond for a two-year period to expire on May 9, 2012.

**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 lane, 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 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 December 15, 2010.

**CERTIFICATE OF CORRECTION, FILED MAP known as PRESTIGE ESTATES, #1059,** located on the east side of Landing Avenue, 949.68 ft. south of Landing Rd., Smithtown, Town of Smithtown, Suffolk County, NY Zoning District R-43 (SCTM#: 0800-22-1-8). The Board will consider the request of Frank Kiridly, 95 Smithtown Boulevard, Smithtown, NY 11767 for a certificate of correction in order to change the dimensions of the side yards as depicted on the filed map.

Dated: July 2, 2010  
By Order of  
SMITHTOWN PLANNING BOARD  
JOHN GEE, Chairman