



# Town of Brookhaven Long Island

**Edward P. Romaine**, Supervisor

April 17, 2015



**RE: Lounge Casa Rica @ Coram**  
**LOG: 2015-0005-CU**  
**TAX MAP #: 0200 43000 0100 057002**

Dear Sir or Madam:

At a regular meeting of the Planning Board held on Monday, April 6, 2015, the above referenced Change of Use Application with Special Permit and Variance was reviewed in accordance with the Town Code and approved, with the following conditions:

1. There shall be no clearing or other construction activity commenced until such time a building permit has been issued.
2. The 4 existing handicap parking stalls in the center of the first parking row, shall be re-striped and brought up to current ADA standards. Said handicap stalls shall be 8' in width, with two stalls sharing an 8' wide access aisle. Above grade signage at each stall and access aisle shall be provided as required by code. A drop-curb ramp shall be provided in the sidewalk opposite the handicap parking stall location.
3. One additional handicap stall shall be added. Said stall to be located on the west end of the larger building with the 8' wide access aisle in alignment with the existing drop-curb ramp in the end of the sidewalk in this area.
4. The parking area on the east side of the larger building that has been re-paved, shall be striped in accordance with prior striping in this area.
5. The screening slats in the existing fence along the northerly rear property line shall be replaced and/or repaired as required.
6. Debris in northwest portion of the site adjacent to dumpster area shall be removed.
7. Provide 4" caliper deciduous trees planted 30' on center within the front yard landscape area on Middle Country Road and Martin Street. In addition, a row of low-lying shrubbery shall be provided within the front yard landscape area adjacent to the internal curb-line within both front yards.

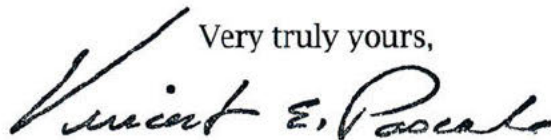
8. Provide six green giant arborvitae evergreen trees to be planted in the rear northerly buffer area behind the proposed lounge. Said evergreens shall be 5'-6' in height, planted at 8' on center, 10' north of the existing curb, beginning at a point approximately 50' east of the existing dumpster enclosure in this area and extending to the east.
9. The two rear doors shall be sound-proof and shall be designated for emergency egress only.
10. There shall be no outdoor seating and/or music.
11. The business shall operate in compliance with the Town of Brookhaven Noise Ordinance, Chapter 50 of Town Code.

**PLANNING BOARD SPECIAL PERMIT and VARIANCE GRANTED:**

1. 85-427.C. - Special use permit for bar, tavern, night club.
2. 85-852 - Amount of parking (247 stalls required - 175 stalls provided, 29.1%).

Thank you for your attention to this matter, and if you have any questions or need further information please contact the Planning Division.

Very truly yours,



Vincent E. Pascale  
Chairman

VEP:em

Cc: [REDACTED]

Middle Country Rd Realty LLC

**STATE ENVIRONMENTAL QUALITY REVIEW  
NEGATIVE DECLARATION  
NOTICE OF NON-SIGNIFICANCE**

**LEAD AGENCY:**

Town of Brookhaven Town Board  
One Independence Hill  
Farmingville, NY 11738

**TITLE OF ACTION:**

Lounge Casa Rica @ Coram

**APPLICANT/OWNER:**



**SEQR STATUS:**

Unlisted

**APPLICATION NO:**

2015-005-CU

**DESCRIPTION OF ACTION:**

**SR NO:**

Change of use application for a bar/lounge in tenant space in existing shopping center requiring a special use permit and parking variance.

**LOCATION:**

N/W corner of Middle Country Road & Martin Dr, Coram

**SCTM NO:**

0200 43000 0100 057002

**This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.**

SEQR History

The project was deemed unlisted. No coordinated review was performed.



**REASONS SUPPORTING THIS DETERMINATION:**

1. The Division of Environmental Protection of the Town of Brookhaven, upon reviewing this action in accordance with SEQR Part 617.3 & 617.6 and comparing it with the thresholds set forth in section 617.4 therein, has determined that this project is a(n) Unlisted Action.
2. The Town of Brookhaven Planning Board after review and analysis of the above, the Environmental Assessment Form Part I, the criteria contained in section 617.7, aerial photographs, field reconnaissance, cultural resource, environmental assessment, wetland maps and any other supporting information identifying the relevant areas of environmental concern finds that this action is not anticipated to have a significant effect upon the environment.
3. No significant impact is expected to occur to: air, land resources, aesthetic resources, groundwater or surface water resources, archaeological resources, open space and recreation, transportation, energy, and public health nor is the project expected to generate significant noise and odor levels.
4. No significant impacts area expected on the growth and character of the community.

Other Supporting Information:

5. As this is a Special use permit for bar, tavern, night club, in an existing shopping center, with the approval of the SCDHS no environmental impacts are anticipated.

**LEAD AGENCY:** Town of Brookhaven Town Board

**CONTACT PERSON:**  
**ADDRESS:** 1 Independence Hill, Farmingville, NY 11738  
**PHONE NO.:** 631-451-6455

**COPIES OF THIS NOTICE SENT TO:**  
**ENB (Type I Actions)**

- APPLICANT:** [REDACTED]
- |  |   |
|--|---|
| <input type="checkbox"/> Town of Brookhaven Town Board                 | <input type="checkbox"/> NYS Office of Parks Recreation and Historic Preservation |
| <input type="checkbox"/> Town of Brookhaven Planning Board             | <input type="checkbox"/> NYS Department of State                                  |
| <input type="checkbox"/> Town of Brookhaven Board of Zoning Appeals    | <input type="checkbox"/> Suffolk County Department of Planning                    |
| <input type="checkbox"/> Town of Brookhaven Division of Traffic Safety | <input type="checkbox"/> Suffolk County Department of Public Works                |
| <input type="checkbox"/> Town of Brookhaven Highway Department         | <input type="checkbox"/> Suffolk County Department of Health Services             |
| <input type="checkbox"/> Town of Brookhaven P.E.L.M.                   | <input type="checkbox"/> Suffolk County Sewer Agency                              |
| <input type="checkbox"/> NYSDEC, Region 1                              | <input type="checkbox"/> Suffolk County Water Authority                           |
| <input type="checkbox"/> NYSDEC Natural Heritage                       | <input type="checkbox"/> Central Pine Barrens JPPC                                |
| <input type="checkbox"/> NYS DOT, Region 10                            | <input type="checkbox"/> _____  |

**THIS DETERMINATION IS NOT COMPLETE UNTIL AUTHORIZED AS FOLLOWS:**

**ADOPTED BY RESOLUTION ON:** April 6, 2015  
Date

\_\_\_\_\_  
Signature *Ellen McCallan* Secretary