CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

Robert J. Gaffney
Chair

Vincent Cannuscio
Member

Ray E. Cowen
Member

Robert F. Kozakiewicz
Member

John Jay LaValle
Member

P.O. Box 587
3525 Sunrise Highway
2nd Floor
Great River, NY
11739-0587

Phone (631) 224-2604
Fax (631) 224-7653
Internet:
http://pb.state.ny.us

Commission Meeting of July 18, 2001
Southaven Park Police Headquaters
Present: Mr. Cowen (for New York State), Mr. Proios (for Suffolk County), Mr. Murphree (for Southampton), Mr. MacLellen (for Riverhead), Ms. Wiplush(for Brookhaven)

Resolution on the Graystone Estates Compatible Growth Area Hardship Application
East of Chapman Blvd, north side of Hot Water Street, Manorville
Town of Brookhaven
Tax Map#: 200-509-7-1.2

Whereas, on May 9, 2001, Graystone Estates through their architect, Mr. Vaidotas Bobelis of Burton, Behrendt, Smith, PC, filed with the Commission an application for a 10 lot subdivision on 19.2 acres, with individual onsite septic systems, to increase the clearing limit from 35% to 40%; and

Whereas, a public hearing was held on the Compatible Growth Area application on June 27, 2001 and a transcript was thereafter made available to the Commission; and

Whereas, the subject property is located in the Town of Brookhaven in an A-2 receiving area district which allows for a minimum lot area of 1.5 acres; and

Whereas, under the Town of Brookhaven requirements, the applicant may build, as of right on the property as a receiving area district with the appropriate purchase of Pine Barrens Credits; and

Whereas, the applicant will purchase 2 Pine Barrens Credits as required by the Town; and

Whereas, the Central Pine Barrens Comprehensive Land Use Plan Section 5.3.3.6.1 and Figure 5-1 state that a zoning lot size of 1.5 acres provides for a maximum site clearance of 46%; and now therefore be it

Resolved by the Commission as follows:

- The relevant zoning lot size for this application is 1.5 acres.
- The maximum site clearance is 46% in accordance with the Central Pine Barrens Comprehensive Land Use Plan.

Record of Motion:
Motion by: Ms. Wiplush
Seconded by: Mr. Murphree
Yea Votes: unanimous