



**CENTRAL
PINE
BARRENS**
JOINT
PLANNING
&
POLICY
COMMISSION

Robert J. Gaffney
Chair

Patrick A. Heaney
Member

Robert F. Kozakiewicz
Member

John Jay LaValle
Member

**Commission Meeting Summary (FINAL)
for Thursday, July 17, 2003 (Approved 8/20/03)
Suffolk County Park Police and Pine Barrens Center
Southaven County Park, Victory Avenue, Yaphank
2:00 pm**

Commission members present: Mr. Proios (for Suffolk County), Ms. Prusinowski (for Brookhaven), Mr. Roseman (for Riverhead), and Mr. Murphree (for Southampton).

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- ! Andersen c/o Nicolazzi / Manorville (Brookhaven; 200-511-1-15) / Credit allocation appeal: hearing (*hearing held 6/18/03; decision is due today*)
Summary: Mr. Randolph noted that, at the hearing on this appeal at the last meeting, the staff (including staff counsel) recommended that there not be any increase in the Credit allocation for this matter because the prior cases cited by the applicant's representative, Mr. Dominic Nicolazzi, did not apply to the current appeal's set of facts. In some of those prior appeals, the lots involved were granted Credit increases because they were 40,000 square foot lots or greater in their zoning categories. In contrast, the two lots involved in the current appeal total 1.10 acres, and both are in an A5 Residence zoning district. Mr. Randolph then reviewed each of the prior appeals cited at the hearing last month, and noted the lot sizes in each case.

Mr. Milazzo then observed that a second issue for the Commission that applies to this matter is whether the Commission wants to rehear appeals that have been decided, and reopen previously made decisions.

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Pine Barrens Credit Program

- ! Andersen c/o Nicolazzi / Manorville (Brookhaven; 200-511-1-15) / Credit allocation appeal: hearing (*hearing held 6/18/03; decision is due today*)
Summary: Mr. Nicolazzi stated that, during the appeal on this matter, he raised the issue of whether his client owning property to the middle of the paper street would raise the Credit allocation.

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Pine Barrens Credit Program

- ! Andersen c/o Nicolazzi / Manorville (Brookhaven; 200-511-1-15) / Credit allocation appeal: hearing (*hearing held 6/18/03; decision is due today*)
Summary: Mr. Randolph summarized this appeal's hearing, the prior cases cited, and stated that the staff believes that no new evidence was introduced during the hearing. **A motion was then made by Mr. Murphree and seconded by Mr. Roseman to deny the appeal for the reasons cited by the Commission staff. The motion was approved by a 3-0-1 vote, with the abstaining vote cast by Ms. Prusinowski.**

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