

Central Pine Barrens Joint Planning and Policy Commission

Robert J. Gaffney, *Chair*
Felix J. Grucci, Jr., *Vice Chair*
Vincent Cannuscio, *Member*
Ray E. Cowen, *Member*
James R. Stark, *Member*

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Session of November 13, 1996

Brookhaven Town Office Complex

Present: Mr. Cowen, Mr. Dragotta (for Commissioner Gaffney), Ms. Filmanski (for Commissioner Stark), Mr. Freleng (for Commissioner Cannuscio), Mr. Girandola (for Commissioner Grucci).

Resolution on the Letter of Interpretation Appeal of Richard and Sharon Weeks for Suffolk County Tax Map Parcel 200-481-2-1.2

Whereas, the Central Pine Barrens Comprehensive Land Use Plan (the "Plan") contains a transferrable development rights program, the Pine Barrens Credit Program; and

Whereas, the first step in applying for Pine Barrens Credits is to obtain from the Pine Barrens Credit Clearinghouse a Letter of Interpretation; and

Whereas, Richard and Sharon Weeks (the "applicants") applied for and were issued a Letter of Interpretation for tax map parcel 200-481-2-1.2 in the amount of 0.0 Pine Barrens Credits on March 26, 1996; and

Whereas, the parcel consists of two (2) acres of area in an A Residential 5 District in the Town of Brookhaven and is developed with a single family house; and

Whereas, the parcel was created pursuant to a Town of Brookhaven Zoning Board of Appeals decision dated November 30, 1989 which granted a subdivision into two parcels subject to the applicant filling covenant and restrictions creating an one (1) acre buffer in existing vegetation cover that part of the parcel adjacent to the Suffolk County Cathedral Pines Park; and

Whereas, the applicants filed an appeal of the Pine Barrens Credit allocation with the Commission pursuant to Section 6.7.3.3 of the Plan; and

Whereas, the Commission scheduled a public hearing for September 11, 1996 which was adjourned to October 23, 1996, when the applicant failed to appear; and

Whereas, the applicants were notified of the rescheduled hearing but did not appear and therefore the Commission rescheduled the item for discussion on November 13, 1996; and

Whereas, the applicants were notified but did not appear at the November 13, 1996 meeting; and

Whereas, the Commission considered the merits of the applicants' arguments during its November 13, 1996 meeting; now therefore be it,

Resolved, that the Letter of Interpretation appeal on tax map parcel 200-481-2-1.2 is denied on

following ground: based upon the allocation formula in the Plan, the parcel's gross credit allocation is 0.32. Pursuant to Section 6.3.3.4 of the Plan, if the property is improved with a dwelling this gross allocation must be reduced by one (1) Pine Barrens Credit, resulting in an allocation of 0.0 Pine Barrens Credits.

Record of Motion:

Motion by Ms. Filmanski
Seconded By Mr. Girandola

Yea Votes:

Unanimous