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2
3 PUBLIC HEARING ON
4 COMPATIBLE GROWTH AREA
5 DEVELOPMENT APPLICATIONS

6 regarding DOVALE ENTERPRISES, INC.
7 (Tax Map # 0200-591-3-4)

8 OUR LADY OF THE ISLAND SHRINE
9 (Tax Map # 0200-562-1-1,4)

10 AB RICHARDS, INC. STORAGE YARD
11 (Tax Map # 0200-576-1-2.2)

12 Riverhead Town Hall
13 Riverhead, New York

14
15
16 BEFORE:
17
18 CENTRAL PINE BARRENS JOINT
19 PLANNING & POLICY COMMISSION:
20
21 FRED THIELE
22 BRENDA FILMANSKI
23 GEORGE PROIOS
24 CAROL SWICK
25 ULRIC HAYNES, JR.

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2 ALSO PRESENT :
3

4 LORRAINE CORWIN
5

6 RAY CORWIN
7

8 JAMES RIGANO
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1
2 MR. THIELE: The Committee has
3 scheduled three public hearings for this
4 evening. These public hearings are all
5 projects in the Compatible Growth Area
6 and they are governed by the Interim
7 Standards for Development that the
8 Commission has devised pursuant to State
9 Law for considering those types of
10 development applications.

11 The public hearings were scheduled
12 by the Commission at its January 12, 1994
13 meeting, and a legal notice was published
14 in Newsday on January 17, 1994, and
15 copies of notices were faxed or mailed to
16 the local newspapers and radio and public
17 television stations on January 14, 1994,
18 and January 17, 1994.

19 We will take each of the hearings
20 one at a time. The first hearing is
21 Dovale Enterprises, Inc., Tax Map # 0200-
22 591-3-4, and I call upon Ray Corwin, our
23 executive director, to give a brief
24 description of the project.

25 MR. CORWIN: The Dovale

1
2 Enterprises, Incorporated project is
3 located in the Hamlet of Manorville, an
4 unincorporated area in the Town of
5 Brookhaven, it is on the eastern side of
6 Chapman Boulevard, approximately 2000
7 feet north of the street shown on the Tax
8 Map as Jamaica Avenue. This is a two and
9 one-half acre site and the application is
10 forwarded by the applicant after passing
11 through the Brookhaven Zoning Board of
12 Appeals. It is an application for a two
13 lot division of a two and one-half acre
14 lot. The Brookhaven Zoning Board of
15 Appeals issued an approval on October 28,
16 1993, for a number of items including lot
17 area, lot width, front yard setback, and
18 both minimum and total side yard
19 variances.

20 MR. THIELE: Is the applicant or
21 his or her representative present; and
22 would they like to be heard?

23 MR. DOVALE: Yes. My name is
24 William Dovale and I am the President of
25 Dovale Enterprises, Inc. This is a two

lot subdivision as Ray Corwin said. We have been granted -- the Town of Brookhaven has allowed us to subdivide this lot. These lots were purchased by the people we are buying from. One, in the early eighties and the other in the late eighties. I assume their attorney failed to advise them to keep them in separate names to maintain single and separate ownership.

12 MR. THIELE: Was there an upzoning
13 and the lots then merged together?

14 MR. DOVALE: Yes. The upzoning
15 occurred in December of 1988. That is
16 why we are here today.

17 MR. THIELE: Are there any
18 questions from the members of the
19 Commission for the speaker?

20 MS. SWICK: Could you describe the
21 surrounding area for us and also the size
22 of the lots of the surrounding area?

23 MR. DOVALE: Well, when we went to
24 the ZBA of Brookhaven Town, we went on
25 the basis that these lots conformed to

1
2 the lots in the area. We did a 200 foot
3 radius map and the 200 foot radius map
4 showed that half of the lots within the
5 200 foot radius on the east side of
6 Chapman Boulevard were the same size that
7 we requested. Crossing the street from
8 us on the west side of Chapman Boulevard
9 is Greenwood Village, an adult retirement
10 community. They have zoning for seven
11 homes to the acre. They have had that,
12 again, since the early eighties.

13 MS. SWICK: What about to the
14 north and south?

15 MR. DOVALE: Primarily, one acre
16 lots with 100 foot frontage, the same
17 that we are applying for.

18 MS. SWICK: Are they mostly
19 developed?

20 MR. DOVALE: They are mostly
21 developed, yes. There are homes to the
22 north of us, I believe that the immediate
23 lot to the south of us has no home and
24 has not been developed yet.

25 MS. SWICK: To the south of you,

1 has that been subdivided at two acre --
2

3 MR. DOVALE: I could look at my
4 area map.
5

6 MS. SWICK: That would be of
7 interest.
8

9 MR. CORWIN: I would like to point
10 out that on the back of everyone's agenda
11 is a location map showing the three
12 projects under discussion tonight. I
13 neglected to mention that earlier.
14

15 MS. SWICK: Okay. Based on this
16 location map, it appears that the lot to
17 the north, the majority of land to the
18 north, is not subdivided and it is
19 vacant; is that correct? And the
20 property to the east is a large parcel or
21 property that is not subdivided and also
22 directly due west is a property that is
23 unsubdivided; is that correct?
24

25 MR. DOVALE: The property to the
west is Greenwood Village.
26

27 MS. SWICK: To the north.
28

29 MR. DOVALE: The property to the
30 north is -- the immediate lot to the
31

11 The lots to the south are both
12 vacant within the 200 foot radius and
13 they are both 100 foot frontage, the same
14 that I am applying for. According to the
15 Tax Map Section 591, there are one, two,
16 three, four, five, six, seven lots to the
17 south, they same size that I am
18 requesting. So the only lot here that is
19 the same that I had and have subdivided
20 is the second lot to the north, that
21 would be Lot # 2 on Block 3, Section 591.

22 MR. THIELE: Are there any other
23 questions from the members of the
24 Commission? Do you have anything you
25 would like to add?

2 MR. DOVALE: No, that is it. I
3 believe I am the first one --

4 MR. THIELE: Somebody has to be
5 first.

6 MR. DOVALE: Okay. It was a
7 pleasure.

22 MR. THIELE: Thank you.

23 Is there anyone else who would lie
24 to be heard on this application?

If not, I would like to make a

1 motion to close the public hearing but to
2 keep the record open for ten days for any
3 written comment that anyone would like to
4 submit in regard to this application.
5

6 Is there a second?

7 MR. HAYNES: Second.

8 MR. THIELE: Second by

9 Commissioner Haynes.

10 All those in favor, aye.

11 Any opposed?

12 This hearing is closed and the
13 record will be kept open for ten days for
14 additional written comments.

15 The second application before us
16 this evening is the application of Our
17 Lady of the Island Shrine, Tax Map #
18 0200-562-1, Lots 1 and 4.

19 If Mr. Corwin would give us a
20 brief description of this.

21 MR. CORWIN: Sure.

22 On your location map, you will
23 notice that this is to the northeast of
24 the prior application. It is located
25 roughly in the area of Eastport Manor