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PUBLIC HEARING ON  
COMPATIBLE GROWTH AREA  
DEVELOPMENT APPLICATIONS

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

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

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

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Riverhead Town Hall  
Riverhead, New York

February 2, 1994  
7:30 P.M.

BEFORE:

CENTRAL PINE BARRENS JOINT  
PLANNING & POLICY COMMISSION:

FRED THIELE  
BRENDA FILMANSKI  
GEORGE PROIOS  
CAROL SWICK  
ULRIC HAYNES, JR.

ORIGINAL

A L S O   P R E S E N T :

LORRAINE CORWIN

RAY CORWIN

JAMES RIGANO

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

1  
2 lot subdivision as Ray Corwin said. We  
3 have been granted -- the Town of  
4 Brookhaven has allowed us to subdivide  
5 this lot. These lots were purchased by  
6 the people we are buying from. One, in  
7 the early eighties and the other in the  
8 late eighties. I assume their attorney  
9 failed to advise them to keep them in  
10 separate names to maintain single and  
11 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,

has that been subdivided at two acre --

MR. DOVALE: I could look at my  
area map.

MS. SWICK: That would be of  
interest.

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

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

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

MS. SWICK: To the north.

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

1  
2 north is a hundred foot frontage which is  
3 the same thing that I am requesting for.  
4 The lot to the north of that is a 200  
5 foot frontage lot, not quite 200 feet  
6 but 194 feet. I don't believe the Town  
7 would entertain a subdivision less than  
8 100 feet. Those -- the lot to the north  
9 has got a house on it, and the lot north  
10 of that has a house on it.

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?



1  
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.

8 MR. THIELE: Is there anyone else  
9 who would like to be heard with regard to  
10 this application?

11 MR. AMPER: The Long Island Pine  
12 Barrens Society would like to take this  
13 opportunity to express our concern to the  
14 Zoning Board of Appeals of the Town of  
15 Brookhaven take no action during the  
16 period of Interim Rules and Regulations  
17 which would subvert the legislative  
18 intent of the Pine Barrens Protection Act  
19 and report to increase the density of the  
20 -- in either the core preservation area  
21 or the growth area by an act of the ZBA.

22 MR. THIELE: Thank you.

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

25 If not, I would like to make a

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

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