

PINE BARRENS CREDIT CLEARINGHOUSE

James T.B. Tripp, Esq., Chairman
Mitchell H. Pally, Esq., Member
Robert Anrig, Member

November 21, 2024

John P. Meyer
28 Wagner Road
Medford, NY 11763

Subject: Letter of Interpretation Application for SCTM# 200-528-6-15

Dear Mr. Meyer:

We have reviewed your Letter of Interpretation Application for the above subject parcel. The subject parcel is 0.8 acres and is located within the A Residence 5 zoning district in the Town of Brookhaven.

The Comprehensive Land Use Plan, Chapter 6, Section 6.3.3.6 states:

" Pine Barrens Credits can only be allocated to partially developed parcels when the parcel size is at least twice the minimum lot size for the zoning district to which that parcel belongs and the parcel is otherwise eligible for a Credit allocation under this Plan. "

The property is determined to be "partially developed" since it contains a driveway, a shed and other structures, as per submitted survey prepared by Robert B. Holzman Land Surveying P.C., dated May 14, 2020. The subject parcel size is less than twice the minimum lot size for the zoning district.

Therefore the subject parcel would receive an allocation of zero Pine Barrens Credits.

You may appeal this determination within thirty (30) days of the date of this letter by giving notice, in writing, to the Central Pine Barrens Joint Planning and Policy Commission. The Commission address is 624 Old Riverhead Road, Westhampton Beach, NY 11978. Included with this notice shall be the reasons supporting the appeal as well as the number of Pine Barrens Credits requested. The Commission shall consider and decide the appeal within sixty (60) days of receipt of an appeal and will schedule a public hearing on the appeal.

If you have any further questions, please call me at (631) 563-0352.

Sincerely,



Jerry Tverdy
Senior Environmental Analyst

624 Old Riverhead Road, Westhampton Beach, NY 11978
Phone (631) 288-1079
www.pb.state.ny.us

DEC 09 2024

TO:

Central Pine Barrens
Joint Planning & Policy Commission

12/5/2024

Central Pine Barrens Joint Planning and Policy Commission,

My name is John P. Meyer and I am the owner and applicant of SCTMA# 200-528-6-15. I'm writing this letter to respectfully request an appeal to the commissions decision.

My reasons supporting the request of the appeal is the invaluable assets this parcel of land possesses. It is almost one full acre of land that not only is adjacent to Braithaven Town open space land and Suffolk County Park lands, but its close proximity to the head waters of Carmens River. It is beautiful, clean, and a prime example of what nature has to offer. It's ownership or development rights would allow this property to continue preserving air and water quality for Long Island. This is not a stand alone piece of property, but would contribute adding positive qualities to the lands it adjoins.

I understand the reasons you have stated that do not qualify the parcel for Pine Barrens Credits, but to call the parcel "partially developed" is in my opinion wrong.

The few small issues of a shed or small structures could be move or remediated with very little time or cost by anyone. The driveway is of dirt and stone that is nothing more than a walkway that helps reduce ticks and insects.

I thought with your help and influence that this parcel could be preserved to help the environment and possibly in the future helping me with some amount of financial compensation. To my understanding your organization works with other entities that hold your opinion and recommendations in high regard. If my application is approved this could allow me to possibly sell to the town or county as well. I'm willing to work with the Pine Barrens Commission to rectify any issues or solutions to make this property eligible for credit. I could plant more native tree species, move a shed, or some other resolution to ensure a credit and preservation. I'm requesting one full pine barrens credit. I understand your funds are not unlimited and that you have to follow guidelines, but if you can make exceptions or have a solution to approve my request, I truly believe this parcel is extremely valuable and ask you to carefully review this application.

Sincerely,

John P. Meyer

