



Town of Brookhaven Long Island

RECEIVED

SEP 25 2023

Central Pine Barrens
Joint Planning & Policy Commission

OFFICE OF THE BOARD OF ZONING APPEALS
Howard M. Bergson, Chairman

September 21, 2023

Central Pine Barrens Joint Planning
And Policy Commission
624 Old Riverhead
Westhampton Beach, NY 11978
Attn: Julie Hargrave, Principal Environmental Planner

RE: Gary Walsh
Tax Map No.# 0200 593.00 02.00 003.002

Dear Ms. ^{Julie}Hargrave:

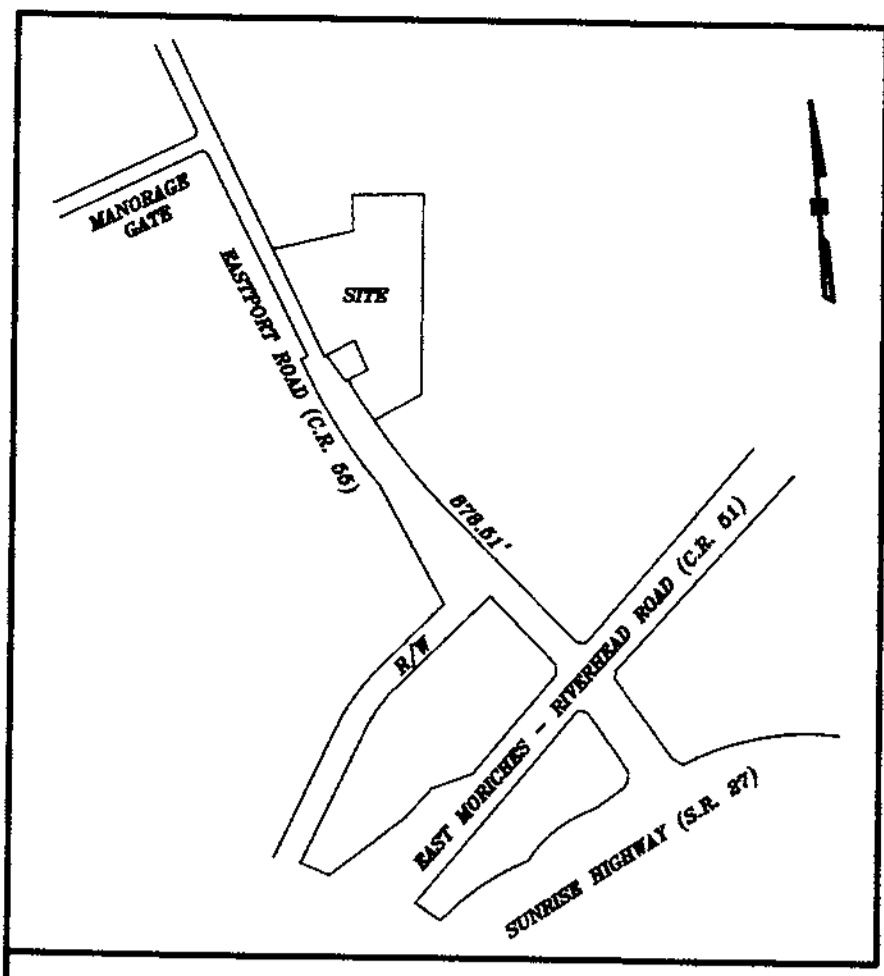
Please note the above referenced parcel subject to a three-lot land division endeavor was heard by the Board of Appeals on September 20, 2023 and was held open, based upon questions whether or not the proposal conforms to Town code and the Central Pine Barrens Land Use Plan.

Testimony at the hearing revealed that because the parcel is within the Central Pine Barrens, the parcel is regulated by the Pine Barrens ordinance, and was classified as "development" pursuant to town code and environmental conservation law article 57. While certain "clearing calculations" are depicted on the land division plan, the Board was unable to determine that the proposal complies with the development standards.

The Board has requested written comment from Commission staff on this matter before a re-hearing of the land division; enclosed is a copy of the land division plan for your purview; if you require additional information, let me know.

Very truly yours,


Christopher Wrede



KEY MAP 1"=600'

RECEIVED
SEP 25 2023
Central Pine Barrens
Joint Planning & Policy Commission

PROPOSED LAND DIVISION
MAP OF GARY WALSH
SITUATE AT MANORVILLE
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

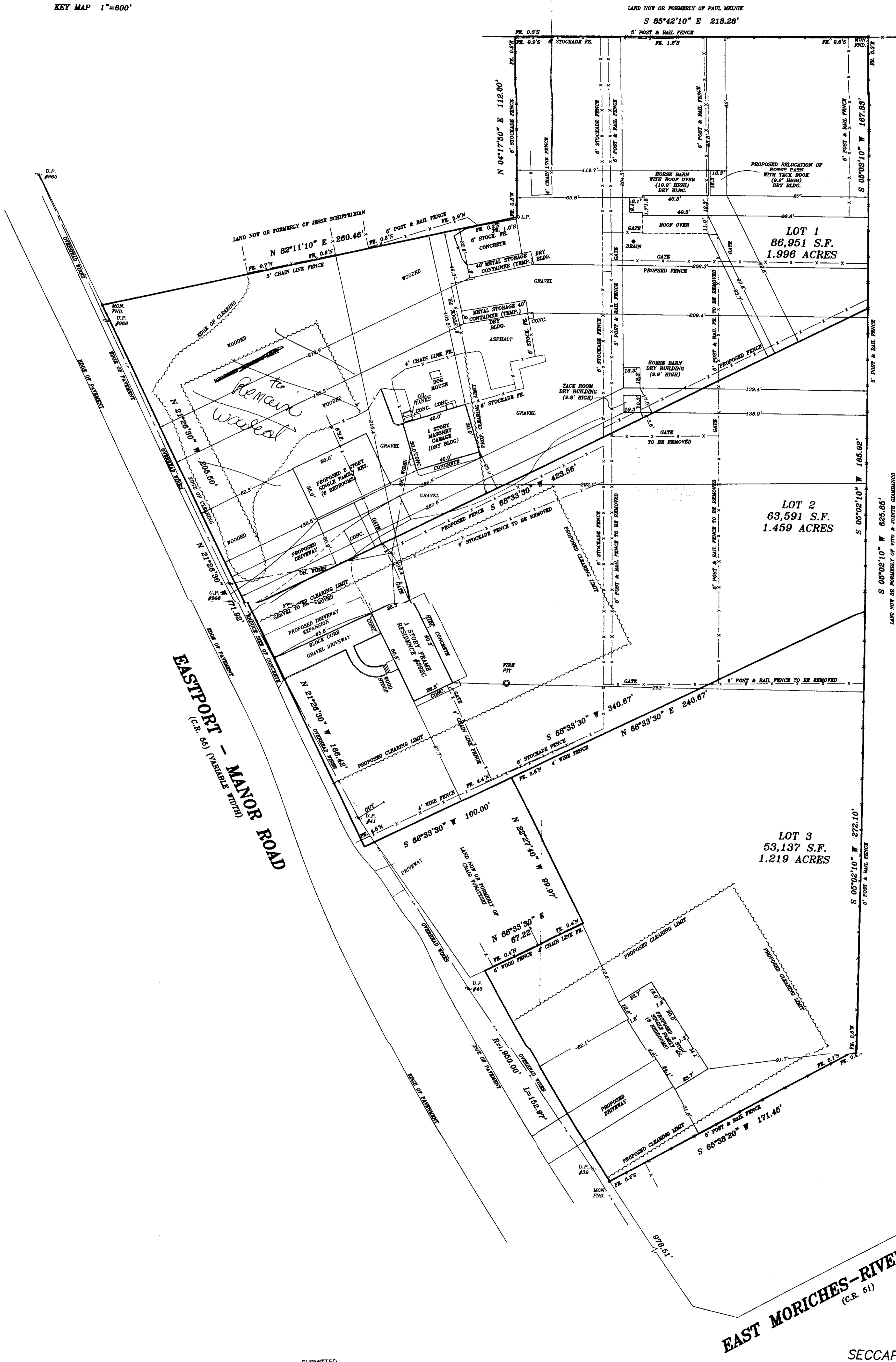
S.C.T.M. No. 200-593-02-3.2
LOT AREA = 203,679 S.F. / 4.67 ACRES
LOT CLEARING = 185,179 S.F. / 90.0%
ZONING DISTRICT, A-2 RESIDENCE

APPLICANT:
GARY WALSH
282C EASTPORT MANOR ROAD
EASTPORT, N.Y. 11941
TELEPHONE 631-294-6171

LOT AREAS:
OVERALL AREA = 203,679 S.F. OR 4.67 ACRES
LOT 1 = 86,951 S.F. OR 1.996 ACRES
LOT 2 = 63,591 S.F. OR 1.459 ACRES
LOT 3 = 53,137 S.F. OR 1.219 ACRES

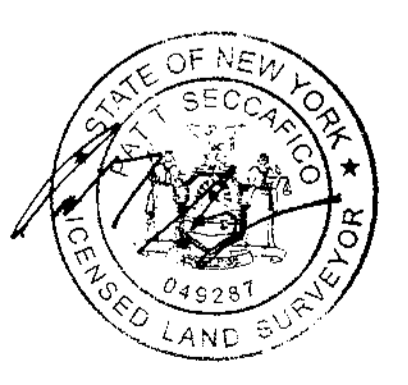
LOT 1 PROP. CLEARING = 30,433 S.F. / 35%
LOT 2 PROP. CLEARING = 22,257 S.F. / 35%
LOT 3 PROP. CLEARING = 18,598 S.F. / 35%

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES
EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED.
THE OFFICE DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY
ARE FOR SPECIFIC PURPOSE AND USE. THEREFORE ARE NOT INTENDED TO GUIDE THE
LOCATION OF FENCES, RETAINING WALLS, POOLS, PAVES, PLANTING AREAS,
ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT
OF WAY, EASEMENTS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN
ARE NOT GUARANTEED.
UNAUTHORIZED ALTERATION OF ADDITION TO THIS SURVEY IS A VIOLATION OF
SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP
NOT BEING THE LAND SURVEYOR'S SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL
NOT BE CONSIDERED A TRUE AND CORRECT COPY.
ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS
FROM HOMEOWNERS. FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM
OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT
BE CERTIFIED.



LAND NOW OR FORMERLY OF VITO & JUDITH GILMANCO

EASTPORT - MANOR ROAD
(C.R. 56) (VARIABLE WIDTH)
EAST MORICHES-RIVERHEAD ROAD
(C.R. 51)



SECCAFICO LAND SURVEYING PC
500 Montauk Highway
Moriches, New York 11955
Phone: (631) 878-0120 Phone (631) 728-5330
psccafico@optonline.net
Pat C. Seccafico, PLS Pat T. Seccafico, PLS
NYS Lic. No. 051040 NYS Lic. No. 049287
copyright - 2023 Seccafico Land Surveying PC

Revised
SUBMITTED BY D. M. S.
MADE PART OF RECORD
DATE 9-20-23
RE: WALSH
09/20/2023: REVISED DWG ON LOT 1
09/15/2023: PROPOSED CLEARING LIMIT
09/16/2023: REVISED
DATE: 02/09/2022
PROJECT No. 63061-ZBA LD SCALE: 1" = 30'