



January 18, 2023

Chris Wrede
Board of Zoning Appeals
Town of Brookhaven
One Independence Hill
Farmingville, NY 11978

**RE: Brookhaven Board of Zoning Appeals Referral: Oscar Garcia
3 West North Street, Manorville, Town of Brookhaven
SCTM # 200-507-2-3
Core Preservation Area of the Central Pine Barrens**

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Mr. Wrede:

On December 27, 2022, the Central Pine Barrens Commission office received a referral on the referenced property in the Core Preservation Area of the Central Pine Barrens. The referral seeks comments on the proposal to legalize roughly 16 structures and uses and keep 12 horses and 7 alpacas on the property.

The referral includes a copy of a survey of the property dated by John Gallacher last dated July 15, 2022 and a two-page denial of activities by the ZBA, #003950, dated December 15, 2022.

Existing Conditions and the Proposed Project

The 6.32 acre property is located on the west side of North Street, north of the Long Island Expressway, in Manorville, in the A5 Residence Zoning District. In addition to the 1,996 square foot one-story single-family residence, other structures and uses include:

- Two-story barn for storage, 11,254 square feet (140.5'x 80.1')
- Four horse stalls each 412 square feet, total 1,648 square feet
- Frame Barn, 608 square feet
- Two chicken coups, 75 square feet
- Corral fencing
- Stockade fence
- Addition to residence, 68.8 square feet (8.6'x8')
- Detached greenhouse (to be demolished), 160 square feet
- Inground pool
- Driveways and outbuildings including sheds, a patio and a gazebo

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367

<https://pb.state.ny.us/>

If the structures and uses are defined in the Town Code as “customarily incidental” to the residence, the proposed activity is “non-development,” pursuant to the definitions in New York State Environmental Conservation Law Article 57 Section 57-0107.13, and no further review from this office is required.

If the proposal changes, please notify this office and forward the information for Commission review prior to implementation.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director
John C. Milazzo, Counsel



Town of Brookhaven Long Island

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DEC 27 2022

Central Pine Barrens Joint
Planning & Policy Commission

OFFICE OF THE BOARD OF ZONING APPEALS

Paul M. DeChance, Chairman

December 21, 2022

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

RE: Oscar Garcia
Tax Map No.# 0200 50700 0200 003000

Dear Julie:

Please note the Board of Zoning Appeals has received an application with regard to the above referenced parcel, which is located within the "Core" Area of the Central Pine Barrens. The applicant wishes to legalize accessory structures on the property, outlined by the Town of Brookhaven Building Department (attached), and wherein certain ones require Zoning Board approval.

Please review and forward any comments you wish to make regarding the proposal. A survey is also attached for your purview; if you have any questions, feel free to contact me at 631-451-0989.

Very truly yours,

Christopher Wrede



Town of Brookhaven
Long Island

DENIAL - BZA003950

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Central Pine Barrens Joint
Planning & Policy Commission

Please note that although some data has been pre-populated for your convenience, the owner/applicant must verify that all information is correct. All questions must be confirmed. Any changes must be clearly printed.

SCTM Number: 0200507000200003000

PROPERTY OWNER: GARCIA OSCAR

c/o Amy M. DeVito

1031 Main Street

Port Jefferson, NY 117772258

Property Location : 30 W NORTH ST, MANORVILLE

Distance: 391.88' N of Long Island Expressway

Denied Date: 12/15/2022

Denied by: NP

Zoning: A5

A5

BZA003950

Description of Work:

Existing 140.5' x 80.1' irreg. 2 story metal frame pole barn for storage only (31' high).
Existing 10.3' x 40.4' frame horse stall (10' high).
Existing 10.3' x 20.3' frame horse stall (9' high).
Existing 10.3' x 40.4' frame horse stall (10' high).
Existing 12.3' x 40.3' frame horse stall (10' high).
Existing 20.4' x 29.8' frame barn (11' high).
Existing 3.5' x 4.4' chicken coop.
Existing 6' x 10.1' chicken coop in front yard.
Existing 4.3' x 6.2' chicken coop in front yard.
Existing 5' high (3) rail post and rail corral fencing with 5' high metal gates in front yard.
Existing 6' high stockade fencing in the front yard.
Existing corral, run fencing along North and South property lines (less than 5' from property lines).
Existing corral, run fencing along North property lines (to be moved onto property line).
Existing one story addition approx. 8.6' x 8' to front of residence.
Existing inground pool with fence to code.
Existing demolition of detached greenhouse 10' x 16' (CEU#015570), existing demolition of covered entry and attached shed 5' x 8' (CO#216277).
LAW V#200501612
** 12 horses and 7 Alpacas per applicant (See BZA004137)

***** BUILDING REVIEW INFORMATION *****

Description

ART XIV 85-190 B (6) (a) - Existing 140.5' x 80.1' irreg. 2 story metal frame pole barn for storage only (31' high) (18' permitted)
ART XIV 85-190 B (6) (b) - Existing 10.3' x 40.4' frame horse stall (10' high) - 4.7' side yard (50' req)
ART XIV 85-190 B (6) (b) - Existing 10.3' x 20.3' frame horse stall (9' high) - 5.2' side yard (50' req)
ART XIV 85-190 B (6) (b) - Existing 10.3' x 40.4' frame horse stall (10' high) - 14.7' side yard (50' req)
ART XIV 85-190 B (6) (b) - Existing 20.4' x 29.8' frame barn (11' high) - 15.6' side yard (50' req)

Building Division

One Independence Hill, Farmingville, NY 11738 · Phone 631-451-6333 · Fax 631-451-6341



Town of Brookhaven
Long Island

DENIAL - BZA003950

ART XXXIV 85-879 A - Existing 6' x 10.1' chicken coop in front yard (not permitted)

ART XXXIV 85-879 A - Existing 4.3' x 6.2' chicken coop in front yard (not permitted)

ART XXXIV 85-892 C (3) - Existing 5' high (3) rail post and rail corral fencing with 5' high metal gates in front yard (not permitted)

ART XXXIV 85-892 C (3) - Existing corral, run fencing along Nort

and South property lines - less than 5' from property lines (more than 5' required)

ART XIV 85-190 B (4) (a) - Existing 6' high stockade fencing in front yard (not permitted)

ART XXXIV 85-892 C (3)- Existing corral, run fencing along North property lines (to be moved onto property line) (more than 5' required)

THIS DENIAL IS VALID FOR 180 DAYS FROM DENIED DATE ABOVE

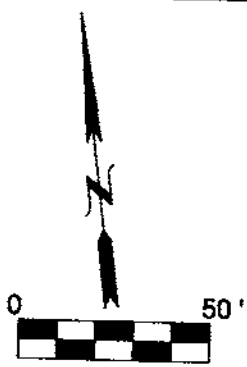
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Central Pine Barrens Joint
Planning & Policy Commission

Building Division

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SCTM # 200 - 507 - 2 - 3
AREA = 275,114 Sq.ft.
6.32 Acres.

NOTES:

* SLOPE EASEMENT IS AS PER SURVEY PERFORMED
BY ANTHONY ABRUZZO R.L.S. SURVEYED: SEPTEMBER 27, 2001.

* PART OF L.I.L.C.O. R.O.W. SITUATED ON SUBJECT PARCEL IS ALSO
KNOWN AS PARCEL NO. 1A AS PER MISCELLANEOUS FILED MAP
TITLED: "SURVEY OF BROOKHAVEN SUB - STATION TO CALVERTON
RIGHT OF WAY FOR LONG ISLAND LIGHTING COMPANY", FILED: MARCH 21, 1978
AS MAP # A - 321.

SURVEY OF
P/O LOTS 72 & 73
SITUATE
MANORVILLE
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

MAP OF PROPERTY OF
WILLIAM H. MOFFITT
FILED: NOVEMBER 12, 1896
AS MAP # 619

NOW OR FORMERLY
REBECCA BREITEL
PART OF LOT # 74

LONG ISLAND RAIL ROAD

N 68°13'00" E
103.99'

S 82°45'00" E

712.84'

355.28'

NORTH STREET

S 20°49'00" W

S 29°23'00" W

712.35'

N 82°45'00" W

PART OF LOT # 71
NOW OR FORMERLY
LAWRENCE W. MIGLIORE

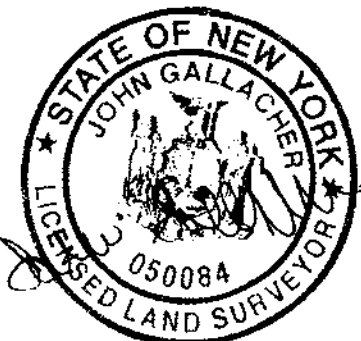
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FILED

UPDATED: JULY 15, 2022 (acc struct and fence heights)
UPDATED: FEBRUARY 25, 2022
SURVEYED: AUGUST 5, 2020

LONG ISLAND EXPRESSWAY
(SERVICE ROAD)
(N.Y.S. 495)



JOHN GALLACHER
LAND SURVEYOR
59 FLORENCE DRIVE
MANORVILLE N.Y. 11949
(631) - 874 - 0400

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY
IS A VIOLATION OF SECTION 7206 OF NEW YORK STATE LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS
INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE
A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON
SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED
AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY
AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES
OF THE LENDING INSTITUTION. GUARANTEE OR CERTIFICATIONS ARE
NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS. UNDERGROUND UTILITIES AND POLE LOCATIONS ARE NOT
GUARANTEED. EASEMENTS AND/OR SUBSURFACE STRUCTURES
RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY
EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY. THE OFFSET
DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY
LINES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE ARE NOT
INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS,
POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND OTHER
CONSTRUCTION. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR
NON-EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY AFFECTING THIS
PROPERTY. THE LOCATIONS OF EASEMENTS OR RIGHTS-OF-WAY
RECORDED ARE SHOWN HEREON ONLY IF COPIES OF THE INSTRUMENTS
ARE PROVIDED TO THE SURVEYOR.