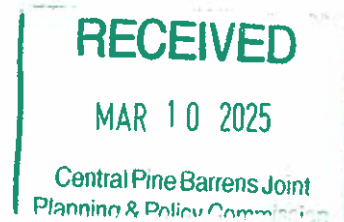

Iannone Renaissance Associates, Inc.

PERMITS DRAFTING INTERIORS

March 3, 2025

Pine Barrens Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978



ATTN: Ms. Julie Hargrave, Policy and Planning Manager

RE: Private Residence
318 Middle Island Yaphank Road
Yaphank, NY 11980

SCTM# 529-1-28.004

Dear Ms. Hargrave,

I am an Expediter and am writing to request a letter of Non-jurisdiction on the Yaphank property referenced above. You and I previously worked together on a project on Schultz Rd in Manorville, and I appreciated your professionalism and candor.

The current owner purchased the home and 3.8-acre property in December, 2023. At the time of purchase, the lot was already over cleared, built out with multiple raised garden beds and several large animal pens to house at least five types of animals, and had an old barn and a much larger paved driveway area. The previous owner was using the property for agricultural purposes as a homestead, and the current owner is using the property as a single-family residence, for which the property is Zoned. We are preparing to file a Building Permit with the Town of Brookhaven requesting a freestanding garage, final size to be determined by the Town.

The proposed garage will be situated more than 150' from Town of Brookhaven flagged wetlands in an existing cleared area. The existing asphalt driveway will not be expanded and will in fact be reduced. The fencing and built-up raised garden beds have been removed, and the animal pens have also been removed. As you can see from the enclosed colorized Site Plan, there will be re-vegetating in order to bring the clearing limits back into compliance according to the Planning Department's criteria. The garage being proposed is for personal use for storage of his collectible automobiles. There is no existing commercial use of this property currently nor is it proposed.

I believe that a garage for the storage of personal-use vehicles is a customarily incidental and otherwise lawful use of personal residential property, with proper permits from the building department. Any

additional reparations to the property in order to comply with clearing limits, buffer areas, setbacks, etc. will be solidified during the remaining application and permit processes with the Town of Brookhaven and the DEC as needed.

We will be simultaneously addressing the remainder of the application processes and are hopeful that swift determination by your Commission will help to move the project along quickly. I have included photos of the property at time of purchase (12/2023), showing its previous unauthorized use as a homestead as well as copies of the Proposed Site Plan, prepared by Maria Mesmeris, RA. There are no commercial vehicles being stored on the property by the current owner. We trust that these provide a better visual understanding of the property.

I would be more than happy to answer any questions or provide you with any additional information you may need. I am looking forward to working together with you as you review and consider our request, and I do thank you for your time and consideration of this matter.

Respectfully submitted,



Iannone Renaissance Associates, Inc.

MERRI ROSE REILLY

President

MRR/pc

OWNER'S AFFIDAVIT

(Use this form if property is owned by an individual or a partnership)

RECEIVED

APR 07 2025

Central Pine Barrens
Joint Planning & Policy Commission

STATE OF New York)

)ss:

COUNTY OF Suffolk)

Trevor Galvez

, being duly sworn, deposes

(Owner's Name(s))

and says that I/we reside at 318 Middle Island Yaphank Road

(Owner's Address)

Yaphank

, in the County of Suffolk

State of New York

, and that I/we am/are the owner in fee of the

property located at 318 Middle Island Yaphank Road, Yaphank NY

(Property Address)

which is also designated as Suffolk County Tax Map Number(s) 200-529-1-28.4

, and that I/we have been the

owner(s) of this property continuously since 12/21/23

(Date)

have authorized Merri Rose Reilly

(Applicant's Name)

to make a

permit application to the Central Pine Barrens Joint Planning and Policy Commission for this

property. I/we make this Statement knowing that the Central Pine Barrens Joint Planning and

Policy Commission will rely upon the truth of the information contained herein.

Trevor Galvez

(Owner's Signature)

NA

(2nd Owner's Signature)

Trevor Galvez

(Owner's Name - Please Print)

4/04/25

(Date)

NA

(2nd Owner's Name - Please Print)

(Date)

Sworn to before me this

4 day of April 2025

Carol A Daccordo

(Notary Public)

Sworn to before me this

day of _____ 20__

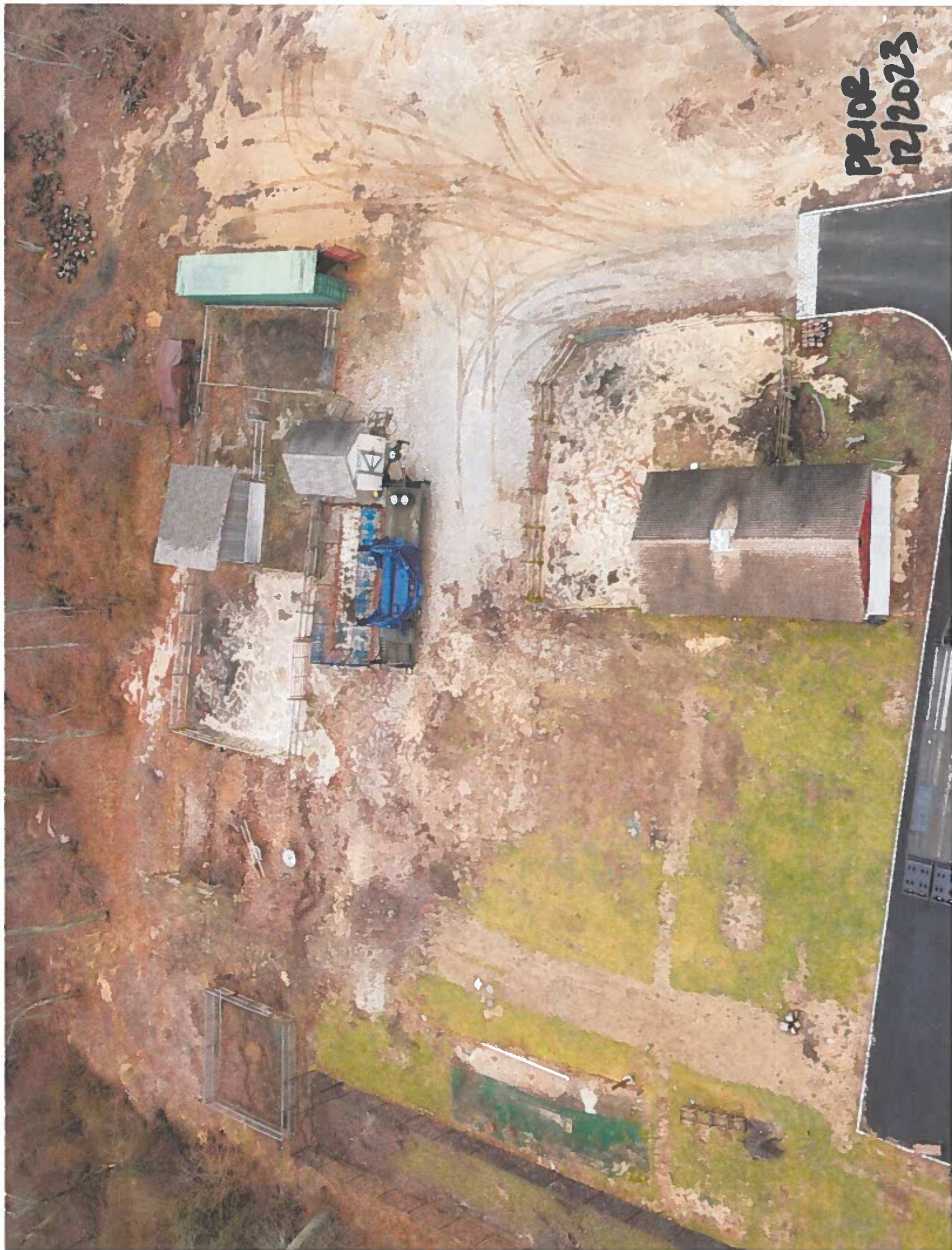
(Notary Public)

CAROL A DACCORDO
Notary Public - State of New York
NO. 01DA6431707
Qualified in Suffolk County
My Commission Expires Apr 18, 2026

PHOT 12/20/23

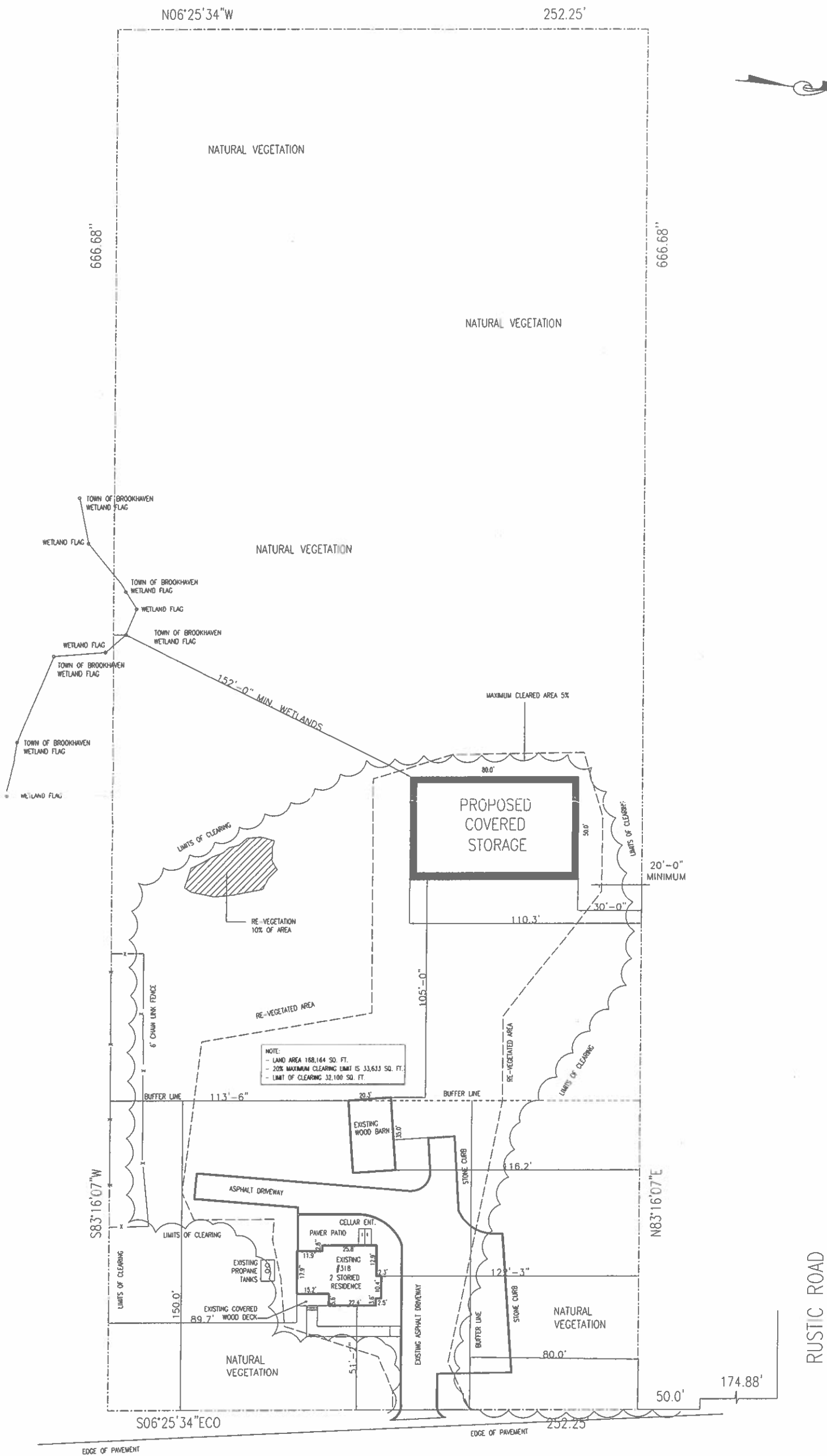


PR102
12/2023



PRIOE 12/2023





MIDDLE ISLAND YAPHANK ROAD

SITE PLAN



SCALE 1" = 50'-0"

RECEIVED

MAR 10 2025

Central Pine Barrens Joint
Planning & Policy Center



PROPOSED PREFAB COVERED STORAGE

OWNER	TREVOR GALVEZ & DANIEL GALVEZ		
ARCHITECT	MAIRIA MESIMERIS, AIA REGISTERED NYS Architect 46 Cross Bow Lane Commack, New York 11725		
TAX MAP	SUFFOLK COUNT DISTRICT 200		
	SECTION 529	BLOCK 01	LOT 28.004

