

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 Committee

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, and that I/we
(Date)
have authorized Merri Rose Reilly to make a
(Applicant's Name)
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)

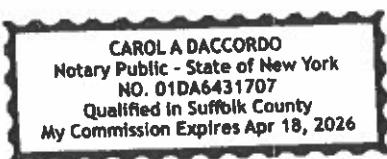
(Date)

Sworn to before me this
4 day of April 2025

Carola Daccordo
(Notary Public)

Sworn to before me this
 day of 20

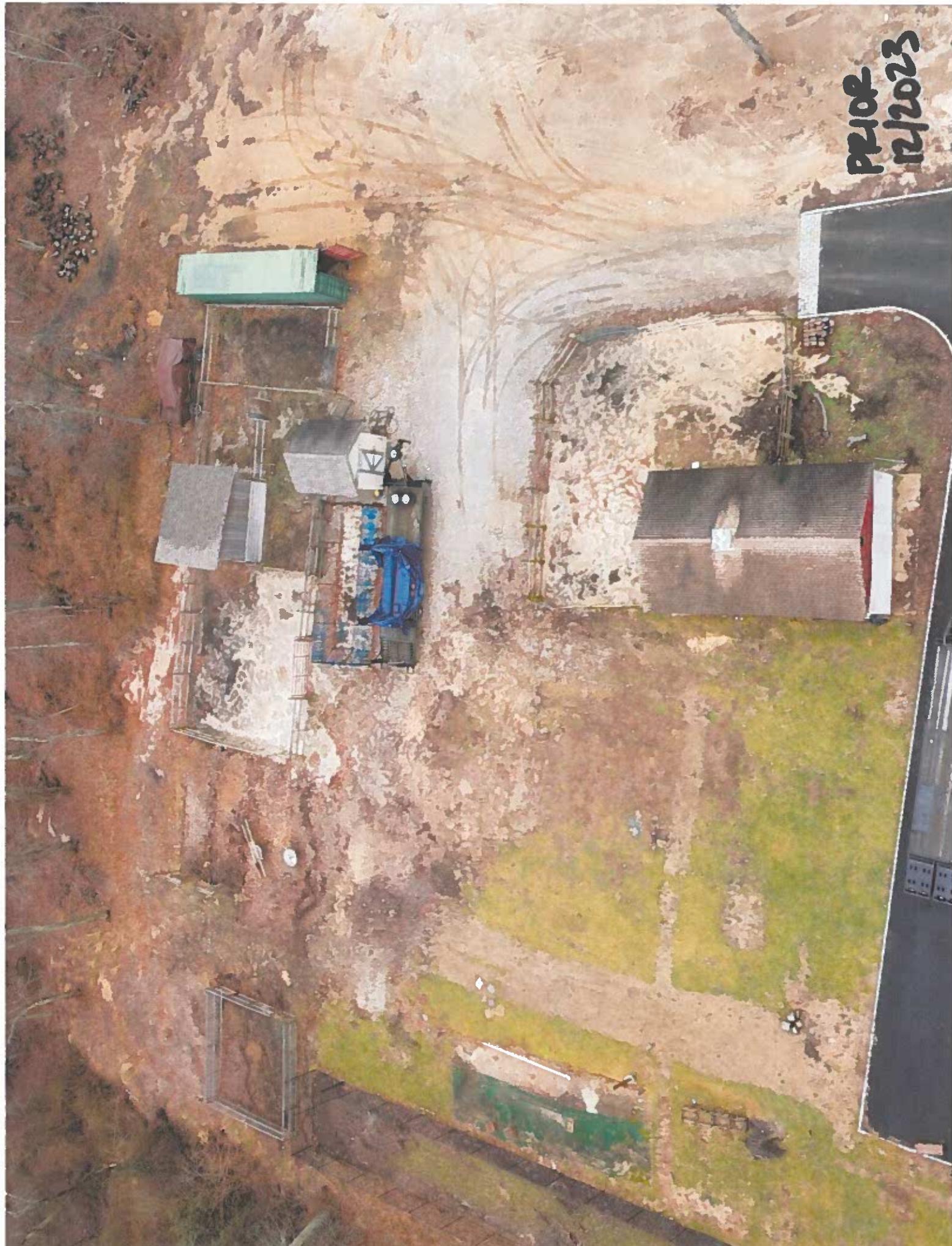
(Notary Public)

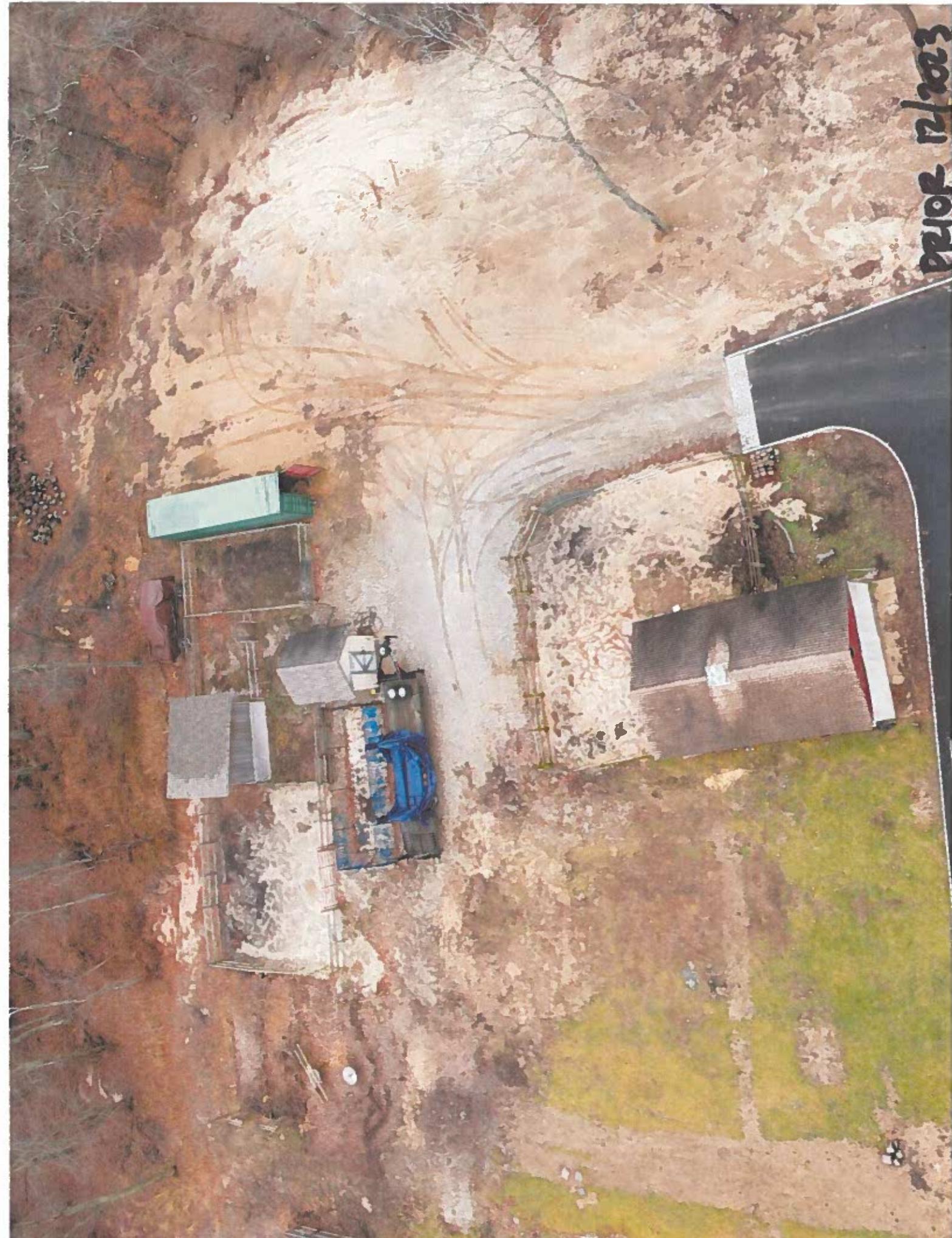


2012/12/12



P2102
12/2023





2010 12/2013

N06°25'34" W

252.25

NATURAL VEGETATION

666.68"

666 688

NATURAL VEGETATION

This site plan illustrates the layout for a proposed covered storage area. The plan shows a property boundary with various sections labeled for clearing and re-vegetation. Key features include:

- Proposed Covered Storage:** A large rectangular area outlined in black, labeled "PROPOSED COVERED STORAGE".
- Dimensions:** The proposed storage area is 110.3' wide and 30'-0" high. The total cleared area is 152'-0" wide by 105'-0" high.
- Clearing Requirements:** The plan indicates "MAXIMUM CLEARED AREA 5%" and "20% MAXIMUM CLEARING LIMIT IS 33,833 SQ. FT.". A note specifies a land area of 188,184 sq. ft. and a limit of clearing 32,100 sq. ft.
- Existing Structures:** An "EXISTING WOOD BARN" is shown with dimensions 35' x 35'. An "EXISTING COVERED WOOD DECK" is located near the bottom left. "EXISTING PROPANE TANKS" are also marked.
- Driveways:** An "ASPHALT DRIVEWAY" leads to the existing structures, and an "EXISTING ASPHALT DRIVEWAY" leads to the proposed storage area.
- Vegetation:** "NATURAL VEGETATION" is shown in several areas, including a large area to the west and a smaller area near the bottom center.
- Wetland Indicators:** "WETLAND FLAG" is indicated along the property line on the left side.
- Coordinates:** The plan includes coordinates such as S83°16'07" W and S06°25'34" ECO.
- Handwritten Annotations:** Red handwritten text on the left side reads "6.0' C.L.F. TO BE REMOVED". Another note on the left says "SECTION OF MPH DRIVE WAY TO BE REMOVED RE-SEEDED OR LAWN".

PROPOSED FREE STANDING
GARAGE FOR PERSONAL
NON-COMMERCIAL USE

PROPOSED VEGETATION
IN HIGHLIGHTED AREA -
SEE CALCS THIS PAGE

EXISTING VEGETATION
TO REMAIN (EXIST.
CLEARING LIMITS)

RUSTIC ROAD

MIDDLE ISLAND YAPHANK ROAD

SITE PLAN

SCALE 1" = 50'-0"

RECEIVED

MAR 10 2025

Central Pine Barrens Joint
Planning & Policy Com.



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 COUNTY DISTRICT 200 SECTION BLOCK LOT 529 01 28.004	