



## **Adopted Resolution on the Artist Lake Plaza Development of Regional Significance Application**

East of Currans Road, North of NYS Route 25,  
Hamlet of Middle Island, Town of Brookhaven, New York  
Suffolk County Tax Map #s: 200-379-1-3.1, 5.1, and 12

Central Pine Barrens Commission Meeting of July 20, 2011  
SCWA Building, Coram, New York

Commission members present:

Mr. Scully (for New York State),  
Ms. Lansdale (for Suffolk County),  
Mr. Lesko (for Brookhaven Town),  
Mr. McCormick (for Riverhead Town),  
Mr. Shea (for Southampton Town).

Peter A. Scully  
*Chair*

Mark Lesko  
*Member*

Steve A. Levy  
*Member*

Anna E. Throne-Holst  
*Member*

Sean M. Walter  
*Member*

**Whereas**, Breslin Realty Associates LLC, Colin Realty Co., LP, and Poly Jaz Realty LLC, (the “Applicant”) by their consultant Nelson, Pope & Voorhis, submitted a Compatible Growth Area Development of Regional Significance application for Artist Lake Plaza, (the “Project”) to the Commission on February 26, 2010, and

**Whereas**, the Project is located on a 74.4 acre parcel of land on Route 25 in Middle Island (the “Project Site”), and

**Whereas**, the 50.48 acres of the Project Site are currently zoned A-1 Residence and 16.19 acres of the Project Site are zoned J-2 Business, and

**Whereas**, the Project involves a request for a change of zone from A-1 Residence to J Business 2 on a total of 32.89 acres with the rezoning to comprised of 23.51 acres of SCTM #: 200-379-1-3.1; 1.81 acres of SCTM #: 200-379-1-5.1, and 7.57 acres of SCTM #: 200-379-1-12, and

**Whereas**, the Project will result in 49.08 acres of land zoned J Business 2 and 25.16 acres of land zoned A Residence 1, and

**Whereas**, the Applicant also proposes to construct a commercial development encompassing 379,411 square feet, 2,021 parking spaces, three active recreational ballfields and related infrastructure including restrooms and bleacher seating, as more fully described in the Commission’s SEQRA Findings Statement and Decision dated July 20, 2011, and

**Whereas**, the Project is a Development of Regional Significance as set forth in the Central Pine Barrens Comprehensive Land Use Plan (the “CLUP”) because the Project exceeds the DRS threshold for 300,000 square feet of commercial uses, and

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**Whereas**, as a DRS, the Commission is required to review the Project to determine whether it complies with the Standards and Guidelines contained in the CLUP, and

**Whereas**, the Commission held two public hearings on the Application, and

**Whereas**, the Applicant submitted a Groundwater Monitoring Report on March 2, 2011, and

**Whereas**, the Commission has granted multiple extensions of the decision deadline at the request of the Applicant, and the current deadline coincides with the July 20, 2011 Commission meeting, and

**Whereas**, the Commission has considered all information submitted by the Applicant for this Project and testimony received, and

**Whereas**, the Project complies with the Standards and the one applicable Guideline of the CLUP, and

**Whereas**, the Commission, as an involved agency under SEQRA §617.11(c), has prepared the attached Findings Statement and Decision to satisfy its requirements as an Involved Agency under the New York State Environmental Quality Review Act, and

**Whereas**, the Commission's Findings Statement and Decision details the Project's procedural history and environmental review performed by the Town of Brookhaven, including the Town's conditional approval of the Project dated June 14, 2011, and the Commission's review of the Project, now therefore be it

**Resolved** that the Commission adopts and issues the attached Findings Statement and Decision, and be it further

**Resolved**, the Commission finds that Project complies with the CLUP Standards and Guidelines for the reasons set forth in the Findings Statement, and be it further

**Resolved**, that the conditions contained in the Findings statement are incorporated herein, and be it further

**Resolved**, the Project is approved, subject to the conditions incorporated herein by reference and the Findings Statement and Decision.

Motion by: Mr. Lesko  
Second by: Mr. McCormick

Vote:  
Yes: 5  
No: 0  
Abstain: 0