

Sang-Choon Cho  
70 Schultz Road, Manorville, Town of Riverhead  
Core Preservation Area  
SCTM # 600-148-2-2.3  
June 15, 2022



0 100 200 400 600 800  
Feet

2020 aerial



RECEIVED

MAY 31 2022

Central Pine Barrens Joint  
Planning & Policy Commission

May 9, 2022

Pine Barrens Commission  
624 Old Riverhead Rd  
Westhampton Beach, NY 11978  
ATTN: Ms. Julie Hargrave, Policy and Planning Manager

RE: Sang-Choon Cho Residence (FKA Kimberly Sanzone Residence)  
70 Schultz Road  
Manorville, NY 11949

SCTM#: 148-2-2.3

Dear Ms. Hargrave,

I am writing to you to request a Letter of Non-jurisdiction on our Manorville property referenced above.

We purchased the property in February 2020, and when it was purchased, the lot was mostly cleared by previous owners, and had three stall barns built. We understood the property had been used previously as a horse farm and were under the impression that the barns and clearing were legal and acceptable. In 2022, we applied for a building permit to install an inground pool and discovered several things. First, we discovered the three stall barns have no CO's or paperwork in the Town of Riverhead's Building Department's files, next we discovered we are in a NYSDEC Scenic River Corridor for the Peconic River, and lastly, we discovered we are also located in a Core Preservation Area under your jurisdiction. The Town of Riverhead Building Department is requiring approval and compliance with all agencies listed in their letter to me, which I have included herewith along with a recent property survey.

After retaining an expeditor to do some archive research, we came upon correspondence from your Commission to the previous owner, Kimberly Sanzone, dated August 18, 2003. I have enclosed a copy of this correspondence for you. According to the letter from the Commission, it was determined that the use of the land for clearing and horse barns and stable was considered "customarily incidental and otherwise lawful" and was therefore not considered development; subsequently the Central Pine Barrens Commission determined they did not have jurisdiction.

Therefore, I am respectfully requesting a similar determination and letter from your Commission as well, since a swimming pool for private family use would certainly fall into what should be considered "customarily incidental and otherwise lawful" to a use as a dwelling. And since at one time the Commission considered horse barns and stalls to be congruent in the same way, we are anticipating you will continue to see them as such, as we move forward to "legalize" these additional structures with the Town of Riverhead. We are simultaneously addressing the other issues brought to light by the Building Department and are hopeful that a swift determination from your Commission will help move our project along quickly.

Please also include the expeditor, Merrirose Reilly, listed below my signature, on any correspondences as well. If you have any questions or require further information, you may contact her office as she is more knowledgeable about the process.

Thank you for your time and for your favorable consideration of the matter.

Sincerely,



Sang-Choon Cho, DDS  
70 Schultz Rd  
Manorville, NY 11949  
[Scc2@nyu.edu](mailto:Scc2@nyu.edu)

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PERMIT EXPEDITOR  
Merrirose Reilly  
Iannone Renaissance Associates, Inc  
738 Smithtown Bypass, Suite 103  
Smithtown, NY 11787  
631-656-0944  
[merri@rdsi-ira.com](mailto:merri@rdsi-ira.com)

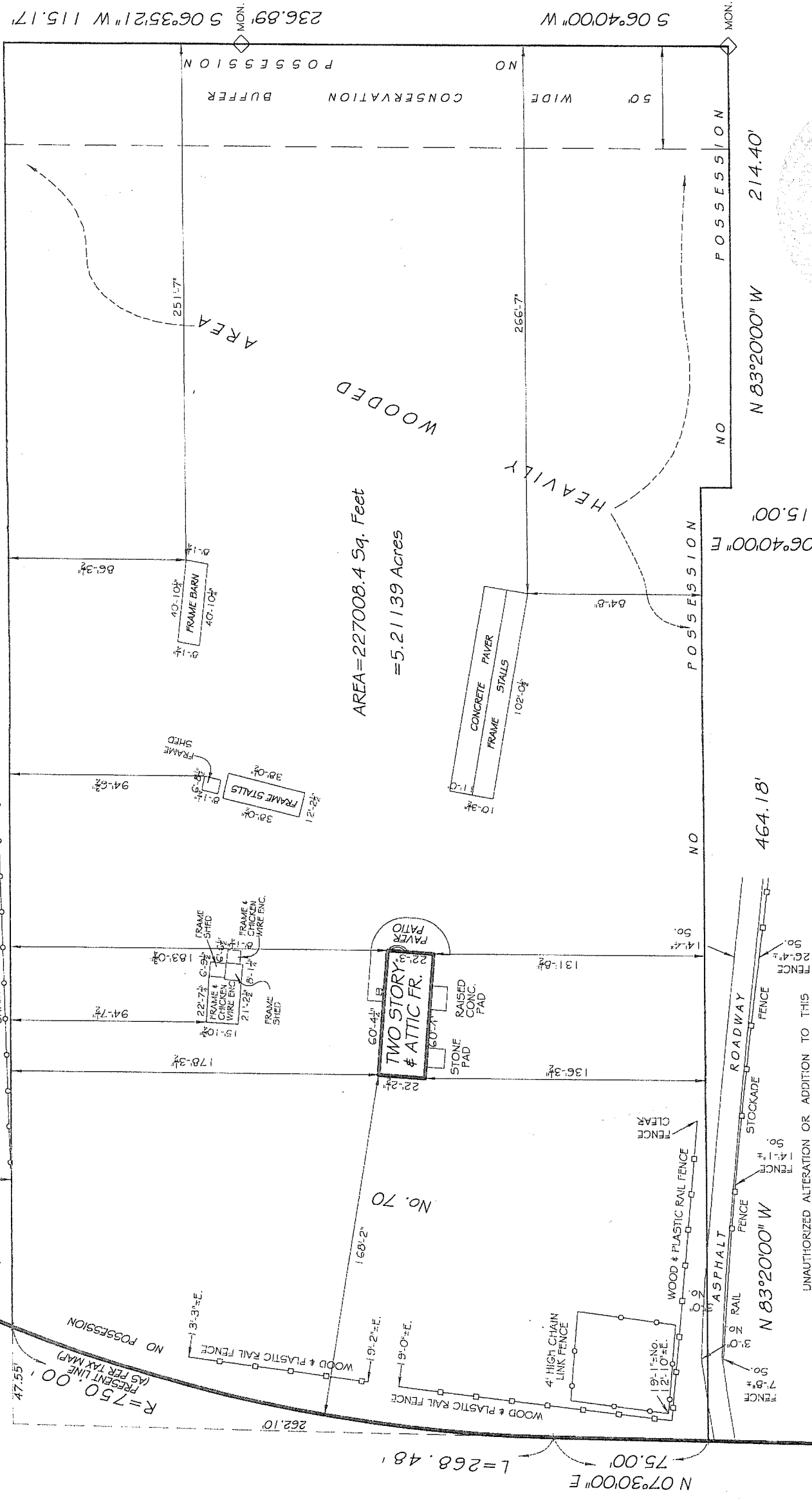
SCC/mr  
Cc: Merrirose Reilly  
Encl.

SURVEY NO. 73882-19  
TITLE NO. 478-0148995

THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.

DIST: 600 SECTION: 148 BLOCK: 2 TAX LOT: 2.3

ROAD  
6270.67' TO  
WADING RIVER  
MANORVILLE ROAD  
890.67' TO LAND  
N/F OF U.S. OF A.



LAND NOW OR FORMERLY OF COUNTY OF SUFFOLK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE 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. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

MAP OF PROPERTY  
SITUATE AT  
MANORVILLE  
TOWN OF MANORVILLE  
SUFFOLK COUNTY, N.Y.

SURVEYED: APRIL 4, 2002  
UPDATED TO: JANUARY 3, 2020

GUARANTEED TO :-  
SUFFOLK COUNTY INSURANCE COMPANY  
ATTORNEYS: ROBERT A. HAYNES  
LOT NUMBERS:



HAYNES LAND SURVEYORS  
PROFESSIONAL LAND & CITY SURVEYORS  
199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791  
PHONE: 1-516-496-1790 FAX: 516-496-1792

RECORDS OF WALTER I. BROWNE, GUSTAVE A. ROULLIER  
& ROBERT A. HAYNES

DRAFTED BY L.R.T.

## Hargrave, Julie

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**From:** Merri Reilly <merri@rdsi-ira.com>  
**Sent:** Tuesday, May 31, 2022 10:19 AM  
**To:** Hargrave, Julie  
**Subject:** 70 Schutz Rd Manorville Attachments  
**Attachments:** letters.pdf; survey.pdf

**CAUTION:** This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Julie,

These are the attachments which should have accompanied that letter from the homeowner. Thanks for reaching out!

Please let me know if there is anything else you need from us at this time.

Sincerely,

**MERRIROSE REILLY**

*President*

**Iannone Renaissance Associates, Inc.**

738 Smithtown Bypass

Suite 103

Smithtown, NY 11787

631-656-0944

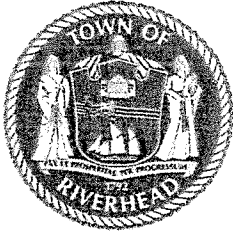
[merri@rdsi-ira.com](mailto:merri@rdsi-ira.com)

Hours:

M-Th: 8:30 – 4:00

F-Sat: by appointment

Evenings by appointment



**TOWN OF RIVERHEAD**  
**Building Department**  
201 Howell Avenue  
Riverhead, NY 11901  
(631) 727-3200

February 15, 2022

Sang Choon Cho  
70 Schultz Rd  
Manorville, NY 11949

RE: Application# 6824 for In Ground Pool  
70 Schultz Rd, Manorville  
SCTM # 600-148.-2-2.3

Dear Sir or Madam:

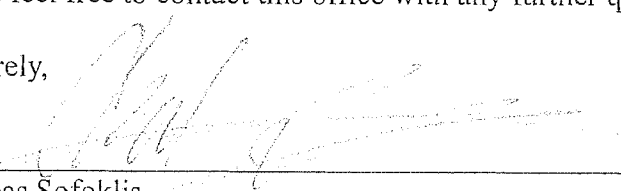
The Building Department is in receipt of your building permit application for the In Ground Pool:  
20' X 40' Vinyl with Electric Heater

at the above referenced property. The following requirements must be addressed to further process a building permit:

1. Your building permit application fee has been calculated at \$725.00. Please be advised the submitted check #37846 is stale dated. Kindly submit another.
2. Please be advised that the submitted survey shows structures that do not have permits. Please apply for permits.
3. Please be advised that your property is in the Pine Barrens Core Preservation area. Please provide approval from the Pine Barrens Commission for the pool and structures.
4. Please provide approval from the New York State DEC and WSRR for the proposed pool and the existing structures.

Please feel free to contact this office with any further questions.

Sincerely,

  
\_\_\_\_\_  
Andreas Sofoklis  
Inspector



August 18, 2003

Kimberly Sanzone  
70 Schultz Road  
Manorville, NY 11949

**RE: Tax Map Parcel # 600-148-2-2.3**

Dear Ms. Sanzone:

I am writing in response to your letter dated August 7, 2003 in which you requested a determination of jurisdiction regarding the above noted parcel. Although the subject property is within the Central Pine Barrens Core Preservation Area, the proposed work as stated in the letter and as illustrated in the accompanying sketch survey, does not require a permit from the Commission.

Robert J. Gaffney  
*Chair*

Patrick A. Heaney  
*Member*

Robert F. Kozakiewicz  
*Member*

John Jay LaValle  
*Member*

As stated in Environmental Conservation Law Article 57 Section 0107(13)(iv) "the use of any structure or land devoted to dwelling uses for any purposes customarily incidental and otherwise lawful" is not considered development, provided it conforms with all other applicable federal, state, or local statutes and rules and regulations. Therefore, the Central Pine Barrens Commission does not have jurisdiction, and the filing of a hardship exemption application is not necessary.

If you have any questions or require additional information, please contact me at (631) 563-0384.

Sincerely,

Ken Born  
Environmental Analyst  
(631) 563-0384  
kborn@pb.state.ny.us

P.O. Box 587  
3525 Sunrise Highway  
2<sup>nd</sup> Floor  
Great River, NY  
11719-0587

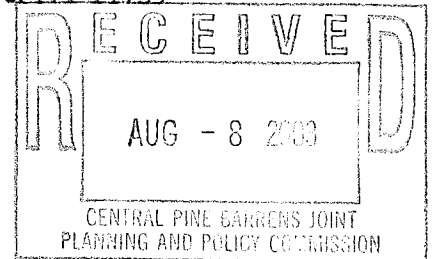
Phone (631) 224-2604  
Fax (631) 224-7653  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

Pine Barrens Commission  
P.O. Box 587  
Great River NY 11739

Kimberley Sanzone  
70 Schultz Road  
Manorville NY 11949


Tax Map # 148.- 2 - 2.3

To whom it may concern:



At 70 Schultz Road in Manorville, Riverhead Town we would like to place a four-stall barn and an one-acre paddock for our horses at our residential property. In order for us to install the paddock area, which is a fenced in arena for the horses to occupy, we would need to expand an already cleared area by previous owners. When we bought this home and land in October 2002 we were informed that we were in a pine barren core area and that meant we could not subdivide the property and we needed to leave a 50 ft buffer zone to help preserve the native fauna and flora. Therefore, we understand the importance of keeping the property as natural as possible and we will not clearcut the paddock area. Also we will make sure that many old growth pines and oaks will be left untouched. As indicated by the copy of the survey we request to remove small sapling trees for example scrub oak, 4-5 ft. maples, 4-5 ft white oaks, sub canopy trees such as sassafras, and several old growth pines and oaks in an one-acre area. If you could respond with an answer to our request we would greatly appreciate it. Thank you for your time.

Sincerely,

  
Kimberley Sanzone  
Date August 7, 2003



