



Cover Letter

Central Pine Barrens Joint Planning & Policy Commission

624 Old Riverhead Road
Westhampton Beach, NY 11978

Owner: V&G Realty

Physical Location: E/s Gerard Rd., 3409.40' S/o CR 21 (Yaphank Avenue),
Yaphank, NY 11980

SCTM# 0200-781.00- 01.00- 005.000 & 015.000

Description: Hardship relief to construct a 2 story, 4-bedroom, single family dwelling 35.3' x 54' including full basement, attached garage 21.5' x 21.5', 21' x 5' covered front entry porch; exterior cellar entry 5' x 16' & rear entry stoop 5' x 10'.

RECEIVED

APR 03 2025

Central Pine Barrens
Joint Planning & Policy Commission



RECEIVED

March 27, 2025

Central Pine Barrens Joint Planning & Policy Commission

624 Old Riverhead Road
Westhampton Beach, NY 11978

APR 03 2025

Re: V&G Realty, E/s Gerard Rd., 3409.40' S/o CR 21 (Yaphank Avenue), Yaphank, NY 11980
SCTM# 0200-781.00- 01.00- 005.000 & 015.000

Central Pine Barrens
Joint Planning & Policy Commission

Greetings,

We are here seeking hardship & the minimum relief necessary to construct a 2 story, 4-bedroom, single family dwelling 35.3' x 54' including full basement, attached garage 21.5' x 21.5', 21' x 5' covered front entry porch; exterior cellar entry 5' x 16' & rear entry stoop 5' x 10'.

The property is proposed to be serviced by public water via an existing main and private septic. No groundwater was detected at 17'.

Above ground utilities run along the north side of Gerard as well.

We have a current Suffolk County Wastewater permit to construct a single family dwelling under the reference number R02-18-0657

The total square footage of the lot is 37,992, approximately 190' x 200'. We are proposing to clear 15,000 square feet (39.4% of 37,992 square feet, leaving greater than 60% vacant). V&G Realty owns no additional adjacent or contiguous properties.

The property abuts 3 un-opened streets. Sterling Street to the south, Hawthorn Ave to the east, and Ann Street to the North and 6.22' of frontage along Gerard Rd., an open, town-maintained roadway. It is our intention to seek relief from 280A from the town which would otherwise require the construction of a town-maintained road per comments made by Brookhaven Town Planning.

The lot has been held in single and separate ownership since 1969. V&G is the 4th owner of the property and purchased it with the intention of constructing a single family dwelling in 2016.



There is a 17-lot subdivision directly to the west with a recharge basin and town-maintained road. Per Suffolk County GIS, construction was completed between 2004-2007. To the east lies a privately owned 14-acre lot with a single-family dwelling with an inground pool. Contiguous (across Gerard Rd.) is an 11-lot subdivision also constructed after 1993.

Our proposed use is consistent with the surrounding use and zoning within a 200' radius. We believe a single family dwelling in this location will be minimally invasive & not have a deleterious effect on surrounding properties meeting Article 57-0121 (10)(c), (i) & (ii).

Thank you for your time and consideration in this matter.

Tracey Schleske

The screenshot displays the GIS Viewer application interface. The main map area shows an aerial view of a residential neighborhood with a blue rectangle highlighting a specific parcel. A pop-up window provides detailed information for this parcel:

Tax Map #: 020078100-01-00-015.000	
PARCEL ID	0200781000100015000
ADDRESS	
CITY	
ZIP CODE	
ACRE	0.450000
CALCULATED	
LAND USE	311 VACANT
CODE	RESIDENTIAL
OWNER	V&G REALTY PROPERTIES LLC
REPORT AN ISSUE	

The interface includes a top navigation bar with various tool icons and a bottom toolbar with zoom and search controls. A sidebar on the right shows a 'Basemap Gallery' with various map styles.

The Map #: 0200-781.00-01.00-015.000

PARCEL ID	0200781000100015000
ADDRESS	
CITY	
ZIP CODE	
ACRE CALCULATED	0.450000
LAND USE	311 VACANT RESIDENTIAL
CODE	V&G REALTY PROPERTIES LLC
OWNER	

REPORT AN ISSUE

        

Zoom In Zoom Out

GIS VIEWER Suffolk County, NY

0200781000100005000 X Q

Show search results for 02007

Basemap Gallery

- 2023 Aerials
- 2020 Aerials
- 2016 Aerials
- 2013 Aerials
- 2010 Aerials
- 2007 Aerials
- 2004 Aerials
- 2001 Aerials
- 1998 Aerials
- 1992 Aerials
- 1978 Aerials
- Suffolk Basemap
- Tax Parcel Basemap

Property Details:

Tax Map #:	02000-781-00-01-00-015-000
PARCEL ID	0200781000 0001 5000
ADDRESS	
CITY	
ZIP CODE	
ACRE	0.459000
CALCULATED	
LAND USE	311 VACANT
CODE	RESIDENTIAL
OWNER	V&G REALTY PROPERTIES LLC
REPORT AN ISSUE	

