

SCTM: 200-324-4-7



8/1/2025, 11:18:24 AM

1:500
0 20 40 80 ft
0 5 10 20 m

Street Labels

Pine Barren CGA

Tax Parcels

COMPATIBLE GROWTH AREA APPLICATION
TRANSMITTAL LETTER

RECEIVED

AUG 18 2025

Central Pine Barrens Joint
Planning & Policy Commission

Dear Commissioners:

Please accept this package as an application for development review of the project known as

102 Bull Dg Rd Ridge NY 11961

submitted on

8/14/25

by

Taylor Sartory

Date

Applicant's Name

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in §57-0107 of the New York State Environmental Conservation Law. I realize that this proposal must meet the criteria for hardship pursuant to Environmental Conservation Law §57-0121 subdivision nine of the Pine Barrens Protection Act.

I believe that this project meets the criteria for a hardship, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing how the project is in non-conformance with the standards and how it meets the criteria for a hardship. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and criteria for a hardship thoroughly and that my application may be considered incomplete if an explanation is not provided for each of the items described therein and listed below.

In addition to the information noted above, the following requisite material has also been included in this packet: *(please check those items that are included)*

- A copy of any and all approvals that have been received to date
- Three copies of the final approved map or site plan including any required conditions or revisions.
- Copies of other maps or data that document and support the information presented in the attached forms.
- A Full Environmental Assessment Form or final State Environmental Quality Review Act finding statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)
- A copy of the Suffolk County Planning Commission determination.
- Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.
- Documentation on how the application meets ECL 57-0123(3)(b), including the criteria contained in Town Law §267-b.

I understand that public hearing will be scheduled for this project once my application has been deemed complete.


(Applicant's Signature)

Taylor Sartory
(Applicant's Name Printed)

I authorize the following individual to act as my agent throughout the review process for this application. Please contact them with all information pertaining to this matter.

Agent's Name, Address and Phone Number:

Brian Sartory
104 Gull Dip Rd
Ridge NY 11961
516-818-7388

(Agent's Signature)

OWNER'S AFFIDAVIT

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

STATE OF New York)
COUNTY OF Suffolk))ss:

Taylor Sartory, being duly sworn, deposes
(Owner's Name(s))

(Owner's Name(s))
and says that I/we reside at 418 Tudor Lane

Middle Island (Owner's Address), in the County of Suffolk,

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

property located at 102 Gull Dip Rd Ridge N.Y. 11961,
(Property Address)

which is also designated as Suffolk County Tax Map Number(s) 0200-327.00-04

00-007.000 , and that I/we have been the

owner(s) of this property continuously since 3/1/2016, and that I/w
(Date)

have authorized Brian Sartory (Date) to make a
(Applicant's Name)

(Applicant's Name)

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.

John W. Jones
(Owner's Signature)

Taylor Sartory
(Owner's Name - Please Print)

8-13-
(Date)

Sworn to before me this
13 day of August 2001

15

(2nd Owner's Signature)

(2nd Owner's Name - Please Print)

(Date)

Sworn to before me this

day of 20

(Notary Public)

JASON E TAUVERS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TA6119236
Qualified in Suffolk County
My Commission Expires: November 9, 2028

**COMPATIBLE GROWTH AREA APPLICATION
PROJECT DATA SHEET**

Applicant Information	
Name (print)	Taylor Sartory
Address	418 Tudor Lane Middle Island NY 11953 <small>Fairfield Complex</small>
Phone/Fax	631-338-4061
Agent's Name	Brian Sartory
Address	104 Gull Dip Rd Ridge NY 11961
Phone/Fax	516-818-7388
Project Information	
Project Name	Taylor's Home
Tax Map Number(s)	0200-327.00-04.00-007.000
Street Location	102 Gull Dip Rd
Hamlet & Town	Ridge
Total Project Site Acreage	0.537
Existing Land Use (vacant, residence, etc)	VACANT
Present Zoning (if split please give areas within each zone)	
Project Description	1 Story 2 Bedroom Single Family Dwelling

Permit Information

(please note which permits or plans are required and why, if they have been received and as of what date)

State Environmental Quality Review Act (SEQRA) (please note if positive declaration, date of DEIS and FEIS, etc)	
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	<i>Board of Zoning Appeals Dec. 9th, 2014</i>
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	
NYS DEC - wetlands, WSR, mining, SPDES, etc.	
Suffolk County Department of Health Services - Article 6, 7, 12	
Suffolk County Planning Commission	

STANDARDS FOR LAND USE

Standard (S)		Explanation and Document Page Reference <i>(Attach additional sheets if necessary)</i>
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	
S 5.3.3.1.2	Sewage treatment plant discharge	
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 compliance	
S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	
S 5.3.3.3.1	Significant discharges and public supply well locations	
S 5.3.3.4.1	Nondisturbance buffers	
S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	
S 5.3.3.4.3	Wild, Scenic and Recreational Rivers Act compliance	
S 5.3.3.5.1	Stormwater recharge	
S 5.3.3.5.2	Natural recharge and drainage	
S 5.3.3.5.3	Ponds	

Standard (S)	Explanation and Document Page Reference (Attach additional sheets if necessary)
S 5.3.3.5.4	Natural topography in lieu of recharge basins
S 5.3.3.5.5	Soil erosion and stormwater runoff control during construction
S 5.3.3.6.1	Vegetation clearance limits <i>We are requesting a proposed clearing of 39.5% - 9,250 sq ft</i>
S 5.3.3.6.1.1	Non-contiguous parcels
S 5.3.3.6.1.2	Split zone parcel(s)
S 5.3.3.6.1.3	Residential overlay district
S 5.3.3.6.1.4	Environmental restoration
S 5.3.3.6.1.5	CGA Hardship requirement
S 5.3.3.6.1.6	Split Core-CGA parcel(s)
S 5.3.3.6.2	Open space standard requirement, unfragmented open space and habitat
S 5.3.3.6.3	Fertilizer-dependent vegetation limit

Standard (S)		Explanation and Document Page Reference (Attach additional sheets if necessary)
S 5.3.3.6.4	Native plantings	
S 5.3.3.6.5	Receiving entity and protection for open space areas	
S 5.3.3.7.1	Special species and ecological communities	
S 5.3.3.7.2	Bird conservation and protection	
S 5.3.3.9.1	Light pollution prevention	
S 5.3.3.11.1	Tall structures and scenic resources	

Town Law Section 267-b

(b) No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located, (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

(c) The board of appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

TO THE ATTENTION OF THE CENTRAL PINE BARRENS JOINT PLANNING AND POLICY COMMISSION: 8/14/2025

MY NAME IS BRIAN M. SARTORY. I AM A 37 YEAR RESIDENT OF RIDGE, AND A 67 YEAR RESIDENT OF BROOKHAVEN TOWN.

IN 2016 I ASSISTED MY DAUGHTER, TAYLOR MARIE SARTORY, IN PURCHASING THE PROPERTY AT 102 GULL DIP RD, RIDGE FOR THE PURPOSE OF A FUTURE HOME FOR HERSELF AND MY GRANDDAUGHTER. WE ARE REQUESTING A 39.5% PROPOSED CLEARING SO WE MAY CONSTRUCT A MODEST 1,200 SQUARE FT, ONE STORY HOUSE THAT ACCIMATES WITH THE NEIGHBORHOOD. THIS WOULD BE THE ONLY CHANCE THAT WE HAVE FOR OUR DAUGHTER AND HER CHILD TO REMAIN HERE ON LONG ISLAND.

OUR CHILDREN WERE RAISED HERE, AND BROUGHT UP AS OURSELVES, RESPECTING AND APPRECIATING THE BEAUTY AND SPECIALNESS OF THE PINE BARRENS. WE UTILIZE THE WHITE-DOT TRAIL AND STOOD FIRMLY WITH RICHARD AMPER WHEN HE FOUGHT AGAINST THE PROPOSED, INAPPROPRIATE BRESSLAU MALL, IN THE 1990S.

MY DAUGHTER AND OURSELVES ARE ENVIRONMENTALLY-CONSCIOUS. WE DO NOT USE FERTILIZER OR PESTICIDES ON OUR PROPERTY. PLEASE CONSIDER OURS A HARD-SHIP CASE SO THAT OUR DAUGHTER MAY REMAIN HERE AND RAISE HER DAUGHTER IN THIS NATURAL SETTING. AS I AM RETIRED, I PROMISE TO BE AT THE JOB SITE EACH DAY TO ENSURE THAT THE REMAINING VEGETATION IS NOT DISTURBED. THIS PROPERTY IS IN A COMPATIBLE GROWTH AREA, AND THE NEIGHBORHOOD IS ESTABLISHED.

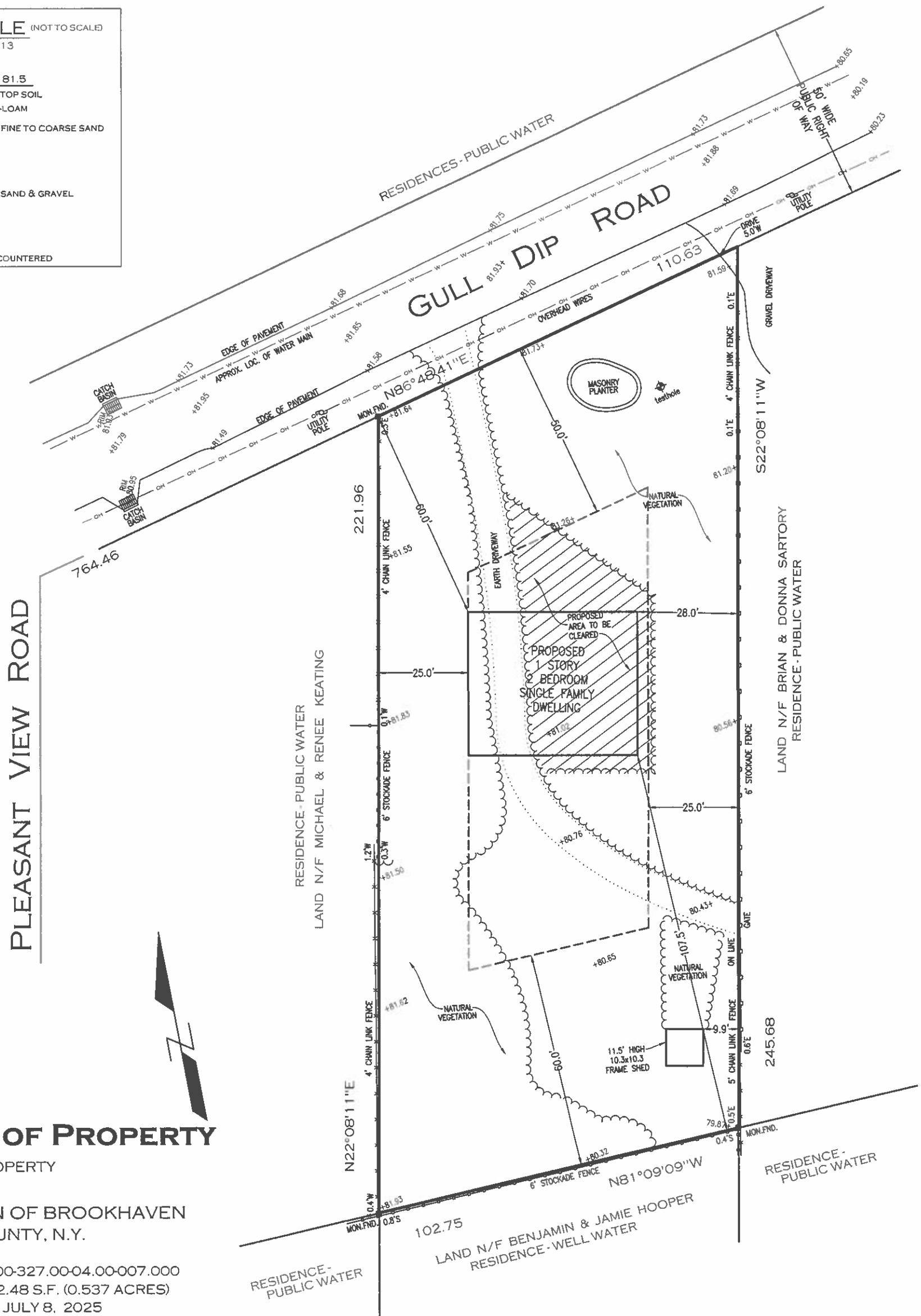
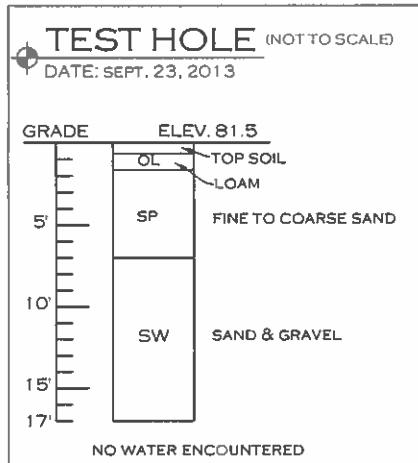
THANKING YOU IN ADVANCE FOR YOUR TIME
AND CONSIDERATION

RECEIVED

AUG 18 2025

Central Pine Barrens Joint
Planning & Policy Commission

SINCERELY,
BRIAN M. SARTORY



SURVEY OF PROPERTY

DESCRIBED PROPERTY
SITUATE
RIDGE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, N.Y.

TAX MAP NO.: 0200-327.00-04.00-007.000
LOT AREA: 23.382.48 S.F. (0.537 ACRES)
DATE SURVEYED: JULY 8, 2025
REVISED: JULY 31, 2025

-ELEVATIONS REFER TO NAVD88
-NO WETLANDS OR SURFACE WATERS WITHIN 300

Covenants: AS FILED IN COUNTY LIBER D00012843 PAGE 202

1. NO FURTHER SUBDIVISION OF LOTS.
2. MAXIMUM FERTILIZER DEPENDENT VEGETATION IS LIMITED TO 15% FOR LOTS 1 & 2.
3. CLEARING OF NATURAL VEGETATION SHALL NOT EXCEED 85% FOR LOTS 'A' AND 25% FOR LOT 'B'.
4. AN ADVISORY COVENANT SHALL BE NOTED ON ALL SURVEYS STATING: "THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPATIBLE GROWTH AREA OF THE CENTRAL PINE BARRENS AND IT IS A VIOLATION OF TOWN CODE TO CLEAR BEYOND THE IMPOSED CLEARING LIMITS!"

EXISTING CLEARING: 7,000 S.E. OR 30.0%

EXISTING CLEARING: 7,000 S.F. OR 30.0%
PROPOSED CLEARING: 9,250 S.F. OR 39.5%

RECEIVED

AUG 18 2025

Central Pine Barrens Job

Planning & Policy Commission

LEGAL NOTES:

1. COPYRIGHT 2025 AJC LAND SURVEYING PLLC. ALL RIGHTS RESERVED
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF NEW YORK STATE EDUCATION LAW
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY.
7. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER TYPE OF CONSTRUCTION
8. ONLY SURVEYS BEARING THE MAKER'S EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES
9. PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED.

AJC LAND SURVEYING PLLC
LAND SURVEYING & PLANNING
153 WADING RIVER MANOR ROAD, MANORVILLE 11949
PHONE: 631.846.9973
EMAIL: INFO@AJCLANDSURVEYING.COM



Compatible Growth Area

1ST Floor 1,280 Sq FT
Garage Area. 320 Sq FT

ATT/Tara Murphy

Via Fax (631) 732-0042 and U.S. Mail



September 24, 2014

Mr. Salvatore Malguarnera
Permit Services – Variances
713 Main Street
Port Jefferson, NY 11777

RECEIVED

AUG 18 2025

Central Pine Barrens Joint
Planning & Policy Commission

Re: Two-lot Subdivision of Wayne Peters, Gull Dip Road
SCTM #s: 200-327-4-6 and 7, Hamlet of Ridge
Compatible Growth Area of the Central Pine Barrens

Dear Mr. Malguarnera:

On September 24, 2014, the Central Pine Barrens Commission office received your letter and related materials for the above-referenced project. The subdivision map appears to demonstrate conformance with the Figure 5-1 as it relates to the Comprehensive Land Use Plan Standard 5.3.3.6.1 Vegetation Clearance Limits. The following data should be consistent in any decision and in the final filed subdivision map and lot surveys. Review the figures for accuracy and consistency.

- The project site is 44,395 (or is it 44,394 square feet?).
- Lot 6 is 21,011 square feet and is currently cleared to a limit of 85% or 17,859.35 square feet.
- Lot 7 is 23,383 square feet and is currently cleared to a limit of 20% or 4,676.4 square feet.
- The amount of additional clearing on Lot 7 is 2.2% or 993.60 square feet.
- Total clearing on Lot 7 is 24.25% or 5,670 square feet, which consists of the existing clearing of 20% or 4,676.4 square feet and the proposed clearing amount of 993.60 square feet.
- Total clearing limit on the project site is 53% or 23,529.35 square feet.
- Area to remain as natural open space: 47% or 20,865.65 square feet.

Confirm the covenants and restrictions on each lot will reflect the clearing restrictions in accordance with the CLUP. Require the applicant to stake out the physical clearing limits prior to construction to protect existing natural vegetation to remain and to avoid an overclearing incident. A split rail or similar type fence should be installed to ensure unauthorized encroachments do not occur in the open space.

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us

No further review is required from this office so long as the development project demonstrates conformance with CLUP Standards. The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. If you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Margrave
Senior Environmental Planner

cc: John W. Pavacic, Executive Director, CPBJP&P Commission
Judy Jakobsen, Policy and Planning Manager, CPBJP&P Commission
✓Chris Wrede, Town of Brookhaven Board of Zoning Appeals



Town of Brookhaven Long Island

OFFICE OF THE BOARD OF ZONING APPEALS
Paul M. DeChance, Chairman

Dec. 9, 2014

RECEIVED

AUG 18 2025

Central Pine Barrens Joint
Planning & Policy Commission

Re: Wayne R. Peters, c/o Sal Malguarnera: South side of Gull Dip Rd. 653± & 764± East of Pleasant View Dr. (plots "1" & "2" respect.), Ridge. Applicant requests division of a parcel into 2 plots requiring: (0200 32700 0400 006000 & 007000) (PB-CGA/CORE)

lot area: both plots	lot frontage: both plots	front yard setback: both plots
rear yard:	min. side yard:	total side yard: both plots

for existing one family dwelling on plot "A" and proposed one family dwelling on plot "B".

At a public hearing of the Town of Brookhaven Board of Zoning Appeals held December 5, 2014 application No. 3 & 4 (originally of 2/26/14) was duly considered and action taken as follows:

Negative declaration under SEQRA issued (unlisted action); granted, respectively; subject to all recommended mitigation measures of the B.Z.A. Planner; subject to the execution and filing in the office of the Suffolk County Clerk of covenant and restrictions for mitigation measures #3a, b, c & d (enclosed); said covenants & restrictions that are to be filed in the office of the Suffolk County Clerk shall be submitted to the Town of Brookhaven Law Department within 180 days of the Board's decision for review and approval prior to filing with the Suffolk County Clerk. Failure to comply with this requirement shall render this grant null and void.

If this is a notice of approval, it is necessary for you to bring this letter with you to the Building Dept. in order to obtain the required building permit and/or certificate of occupancy or compliance. You must comply with Section 85-30 of the Town Code. Failure to do so will render this approval null and void.

Please contact our office if you have any questions.

Sincerely,

Paul M. DeChance
Chairman

Enc.,

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Hearing Date: February 26, 2014 Case(s) #3 & 4 Held to October 8, 2014

Applicant: Wayne Peters

Location: s/s/o Gull Dip Rd., 654 ft. c/o Pleasant View Drive, Ridge

SCTM No: 0200 327.00 04.00 006.000 & 007.000

This notice is issued pursuant to PART 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

THE TOWN OF BROOKHAVEN BOARD OF ZONING APPEALS as lead agency, using the information available and comparing it with the thresholds set forth in section 617.4, has determined that this project is an unlisted action, and that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

DESCRIPTION OF ACTION:	SEQR STATUS: unlisted
Two lot land division on 44,267sq. ft. parcel zoned A - 1 residence	

A. REASONS SUPPORTING THIS DETERMINATION:

1. An analysis of the Environmental Assessment Form, and the project scope, design, and surrounding characteristics of the project found no significant environmental impact is expected to occur to: local air quality, groundwater, surface water or agricultural land resources; aesthetic, historic or archaeological resources; wildlife habitat, endangered species, open space or recreation; transportation, energy, noise or odor impacts and public health.
2. No significant impacts are expected on the growth and character of the community.
3. Site-specific impacts will be mitigated through the use of project covenants and restrictions to minimize adverse environmental impacts.

The installation of the residential structure and amenities will result in some clearing of natural vegetation, but such impacts on will be reduced or mitigated by covenants and restrictions imposed as part of this application, including a covenant restricting clearing of natural vegetation to 52% of the overall parcel, in conformance with Pine Barrens standards. Impacts to groundwater were observed, but will be reduced or mitigated by the installation of septic systems approved by the Suffolk County Department of Health Services. While environmental impacts will occur as a result of the proposed activity, the impacts are below the threshold that requires an Environmental Impact Statement under the State Environmental Quality Review Act.

This application not complete until authorized as follows:

HEAD CLERK OF THE BOARD OF ZONING APPEALS:

La A Reed _____ DATE: 12/5/14

Contact Person: Christopher Wrede, Planner
Lead Agency: Board of Zoning Appeals

Address: One Independence Hill
Farmingville, N.Y. 11738

Hearing Date: February 26, 2014 Case(s) #3 & 4 Held to October 8, 2014

Applicant: Wayne Peters

Action: Two lot land division

Location: s/s/o Gull Dip Rd., 654 ft. c/o Pleasant View Drive, Ridge

SCTM #: 0200 327.00 04.00 006.000 & 007.000

Should the Board of Zoning Appeals decide to grant the application, Christopher Wrede, planner for the BZA, recommends the following mitigation measures:

1. No clearing or other construction activity shall commence until a building permit has been issued.
2. No building permits may be issued until all covenants contained herein have been recorded, and such building permit shall be conditioned upon the applicant adhering to all other conditions contained herein.
3. Covenants required:
 - a. No further subdivision of lots
 - b. Maximum fertilizer dependent vegetation shall be limited to 15% for lots one, and two.
 - c. Clearing of natural vegetation shall not exceed 85% for lot "A" and 25% for lot "B".
 - d. An advisory covenant shall be noted on all surveys stating, "The subject property is located within the Compatible Growth Area of the Central Pine Barrens and it is a violation of Town Code to clear beyond the imposed clearing limit."
4. Clearing plan for each lot to be submitted at time of application for individual building permit.
5. All runoff from roof and driveway shall be directed via gutters and leaders to on-site drywells, as directed by building inspector. Driveway runoff may be contained on-site with grading adjustments, if practical.
6. Erosion control practices shall be implemented during construction. All disturbed ground surfaces shall be graded and seeded prior to final inspection for Certificate of Occupancy. If seeding is impractical, straw mulch shall be applied until favorable weather permits seeding, or other erosion control measures acceptable to the inspector is installed.
7. Subject to a Town of Brookhaven Department of Highway work permit for road improvements within the Gull Dip right-of-way, as applicable.
8. Individual surveys submitted for building permits shall state and depict all covenants and restrictions listed.
9. Clearing envelope for lot "B" shall be properly identified with a post and rail or 4 ft. black vinyl clad chain fence