

Core Preservation Area Applications Denials - Listed by Issue Date

For further information, please see the "**resolution**" links below or contact the Commission office.

Updated through 07/15/26

Sequence Number	Suffolk County Tax Map Number	Date Disapproved	Application Type	Applicant(s)	Description	Location
1	200-463-1-12.3	2/23/94 (resolution)	Hardship	Furia	Residential subdivision	North side of Hot Water Street, east of CR 111, Manorville
2	200-463-1-12.3	5/2/94 (resolution)	Hardship	Furia	Single-family residence	North side of Hot Water Street, east of CR 111, Manorville
3	900-286-2-38.1	5/31/95 (resolution)	Hardship	Gazza	Industrial building	West side of CR 31, south of NYS 27, Westhampton
4	900-286-2-38.1	6/23/95 (resolution)	Hardship	Gazza	Industrial building (second proposal)	West side of CR 31, south of NYS 27, Westhampton
5	900-287-1-2	7/12/95 (resolution)	Hardship	Hampton Athletic Club	Parking area	West side of CR 104, Quogue
6	200-300-4-37, 38	12/14/95 (resolution)	Hardship	Lukas	Single-family residence	Starr Boulevard, south of Nugent Drive, Calverton
7	900-247-1-4.1	2/21/96 (resolution)	Hardship	Gazza	Clearing for new agriculture	Southwest corner of NYS 27 and CR 31, Westhampton
8	900-212-1-17.8, 17.9, 17.10, 17.11	2/21/96 (resolution)	Hardship	Gazza	Four single-family dwellings	South of the intersection of County Road 51 and East Moriches-Riverhead Road, Eastport
9	900-247-1-4.1	7/16/97 (resolution)	Hardship	Gazza	Single-family residence	Southwest corner of NYS 27 and CR 31, Westhampton
10	200-382-3-9	8/5/98 (resolution)	Hardship	Triolo	Residential subdivision of lot with existing home into three lots with two new homes.	West side of Sally Lane, north of Big Pine Road, Ridge
11	200-270-4-28	6/30/99 (resolution)	Hardship	Bilek	Single-family residence	North of Nugent Drive, east of Pinehurst Boulevard, south side of Cedar Street, Calverton

12	200-454-1-8 200-480-3-1, 2	7/21/99 (resolution)	Hardship	Migliore	Single-family residence	East side of East Bartlett Road, south of NYS 25, Middle Island
13	200-462-4-11	9/13/00 (resolution)	Hardship	Malenda	Single-family residence	West side of Halsey Manor Road, north of CR 111, Manorville
14	200-460-1-27	9/26/01 (resolution)	Hardship	Independent Group Home Living	Residential facility	East side of Wading River Road, north of North Street, Manorville
15	600-146-1-10.11, 10.15	7/24/02 (resolution)	Hardship	Trocchio	Single-family residence	South side of Wading River Manor Road, west side of Line Road, Manorville
16	200-410-2-2	9/4/02 (resolution)	Hardship	Baiata	Retail commercial building	East side of Raynor Road, north side of LIRR tracks, Manorville
17	200-462-2-12.2	3/19/03 (resolution)	Hardship	Michaelangelo's	Restaurant addition	East side of CR 111, south of NYS 495, Manorville
18	900-213-1-72.1	8/11/10 (resolution)	Hardship	Joseph Zachary Gazza Monopole c/o Joseph F. Gazza	99 foot telecommunications monopole on a 0.34 acre parcel in the Open Space Conservation Zoning District. The parcel was purchased after the passage of the Pine Barrens Act	North side of CR 51, opposite intersection of CR 51 and Speonk - Eastport Road, Eastport
19	200-351-2-6.1 (Core) and 200-351-2-20 (CGA)	1/19/11 (resolution)	Hardship	7-Eleven, Inc., Ridge	Expansion of parking lot into the Core parcel from the CGA parcel where the 7- Eleven currently exists	Southeast corner of SR 25 and Red Maple Road, Ridge
20	200-460-1-11.1	6/18/14 (minutes)	Hardship	Sunderland	Single-family residence	West side of Wading River Road, Manorville
21	200-460-1-10	9/17/14 (minutes)	Hardship	Armand Gustive	Single-family residence and development of an unopened road.	West of Schultz Road, Manorville
22	200-460-1-10 and 11.1	1/21/15 (resolution)	Hardship	Armand Gustive LLC and Eagan Environmental Solutions LLC	Three-lot subdivision	West of Schultz, Manorville
23	200-529-5-35	2/17/16 (resolution)	Hardship	Henry Dittmer	Single-family residence and development of an unopened road	East of Yaphank Middle Island Road, Yaphank
24	200-461-3-40	5/18/16 (resolution)	Hardship	East End Christian Academy	15,000 square foot building for a K-12 grade school for 200 students on a 2.68 acre project site	505 Eastport Manor Road, Manorville

25	200-460-1-10	6/15/16 (resolution)	Hardship	Armand Gustave, LLC c/o Peter Baron	Single-family residence and development of an unopened road	West of Schultz Road, Manorville
26	200-460-1-19 and 20	9/21/16 (resolution)	Hardship	Trocchio (Antro Realty Corp.)	Single-family residence and development of an unopened road	East of Schultz Road, Manorville
27	200-410-2-1.1	7/19/17 (resolution)	Hardship	Independent Group Home Living Program, Inc.	Group home	South side of North Street, west of Ryerson Avenue, north of the LIRR tracks, Manorville
28	200-326-3-3	8/16/17 (resolution)	Hardship	Henry Dittmer	Single-family residence	Northeast cloverleaf of William Floyd Parkway and Middle County Road, Ridge
29	200-529-5-36	12/19/18 (resolution)	Hardship	Eagan Dittmer	Single-family residence	Unopened road (Chesterfield Avenue), east of CR 21, Middle Island, Yaphank
30	200-355-4-5, 200-412-3-6	11/18/20 (resolution)	Hardship	Joseph F. Gazza	Single-family residence	South side of Mill Road, Manorville
31	200-781-1-5 and 15	07/16/25	Hardship	V&G Realty	Single-family residence	East side of Gerard Road, Yaphank
32	900-170-1-41.1	09/17/25	Compelling Public Need	Homeland Towers	150 foot tall monopole wireless communications tower and 3,000 square foot equipment compound	2055 Flanders Road, Flanders
33	900-246-2-11.4, 900-285-2-28.1, 900-286-2-38.8, 900-286-2-38.2, 900-310-2-3.1 and 900-310-2-4.2	04/15/26	Hardship	Joseph F. Gazza	Clear vegetation to create buffers from potential wildfires on six properties	West side of Old Riverhead Road (CR 31), Westhampton

Summary Counts

Application Type	Brookhaven Town	Riverhead Town	Southampton Town unincorporated	Southampton Town Village of Quogue	Southampton Town Village of Westhampton Beach	Total
Core Hardship	23	1	8	0	0	32
Compelling Public Need	0	0	1	0	0	1
Total	23	1	9	0	0	33