

Session of January 3, 1996

Brookhaven Town Offices

Present: Mr. Cowen (for New York State) Ms. Filmanski (for Riverhead), Mr. Proios (for Suffolk County), Mr. Girandola (for Brookhaven), Mr. Freleng (for Southampton).

**Resolution on the Compatible Growth Area
Application of Ocean Hills at Red Creek
West of Red Creek Road and Bergen Avenue, Red Creek, Town of Southampton
SCTM# 900-173-2-1.2**

Whereas, on November 20, 1995 Douglas Schmieder filed with the Commission an application pursuant to New York Environmental Conservation Law Section 57-0123(2) for a project known as Ocean Hills at Red Creek, for a major subdivision consisting of 14 single family lots on 45.622 acres with 29.95 acres of open space and,

Whereas, pursuant to the *Central Pine Barrens Comprehensive Land Use Plan*, (the "Plan") Volume I, Chapter 4, the project site is a designated Critical Resource Area identified as "Red Creek Site 2 and shown on Figure 4-5 as "S4" of that chapter, and,

Whereas, the site was designated a Critical Resource Area because it complemented the surrounding open space, and ,

Whereas, on May 12, 1988, the Town of Southampton Planning Board, pursuant to Article 8 of the New York Environmental Conservation Law ("SEQRA"), declared itself Lead Agency and issued a Determination of Non-Significance, and,

Whereas, a public hearing on the compatible growth area application was held by the Commission on December 6, 1995, and,

Whereas, the Commission has considered the application and related documents, including the SEQRA materials, now therefore be it

Resolved, that the Commission determines that the application meets the standards and guidelines set forth in Volume I, Chapter 5 of the Plan, and be it further

Resolved, that the project, through the clustering of the lots in the north, complements the surrounding open space with the addition of a contiguous forest block, and be it further

Resolved that the application is granted subject to the following condition:

The applicant shall comply with the soil and erosion control standards in the NYS Department of Environmental Conservation's Best Management Practices as specified in the Standards and Guidelines set forth in Volume I, Chapter 5 of the Plan.

Record of Motion:

Motion by Mr. Cowen

Seconded by Mr. Girandola

Yea Votes:

Unanimous