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Commission Meeting of January 19, 2005

Brookhaven Town Hall, Farmingville, NY

Present: Mr. Scully (for New York State), Mr. Deering (for Suffolk County),
Mr. Turner (for Brookhaven), Ms. Lewis (for Riverhead)

Resolution on the Cavallo 2 lot split located on the east side of Corchaug Trail, 360 ft south of Rockaway Trail and west side of Setauket Trail, Ridge,

Town of Brookhaven

Tax Map#: 200-217-3-6 &24

Whereas, on July 8, 2004 a compatible growth area hardship permit application was submitted to the Commission by Sharon O'Brien, on behalf of Frances Cavallo, to subdivide a 10,000 sf parcel, zoned A-1 residential, into two lots, one with an existing residential structure to remain and the other to construct a new residence with sanitary system; and

Whereas, the application was deemed complete after receipt of additional information on 10/20/04; and

Whereas, a public hearing was held by the Commission on November 17, 2004, and thereafter, a transcript was made available to the Commission; and the Commission has considered all materials submitted in connection with the application; and

Now therefore be it resolved, pursuant to the New York State Environmental Quality Review Act ("SEQRA"), the Commission hereby determines that the application is an Unlisted Action and conducted an uncoordinated review; and be it further

Resolved, the overall area is characterized by similarly sized small lots and therefore the project is in keeping with the overall character of the area; and be it further

Resolved, although the project is within 1000 feet of Corey Pond, a known tiger salamander pond, the subject parcel is surrounded on three sides by longtime existing development and that the habitat value of this upland area to tiger salamanders was significantly diminished years ago in the residential neighborhood once the area became developed; and be it further

Resolved, the subject lot is separated by an existing paved road which further isolates any potential habitat on the future building lot from the breeding pond; and be it further

Resolved, that the Commission hereby determines that the proposed action as depicted on survey dated October 18, 2004 entitled "Corchaug Land Division Lots #423 & #444, prepared by Frances Karl, will not have a significant impact on the environment pursuant to SEQRA; and be it further

Resolved, that the project as it appears on the aforementioned survey is deemed approved by the Commission subject to the following conditions:

Any changes to the project as depicted on the survey dated October 18, 2004 entitled "Corchaug Land Division Lots #423 & #444, prepared by Frances Karl shall require the applicant to submit the changes to the Commission prior to final approval and CO.

SEQRA Determination (Neg. Dec.)

Motion by: Mr. Turner
Seconded by: Mr. Deering
Yea Vote: 4 Nay Vote: 0

Decision(Approval):

Motion by: Mr. Turner
Seconded by: Mr. Deering
Yea Vote: 4 Nay Vote: 0