



Commission Meeting of February 21, 2001

Brookhaven Town Hall

Present: Mr. Proios (Suffolk County), Ms. Wiplush (Town of Brookhaven),
Mr. Murphree (Town of Southampton), Mr. Hanley (Town of Riverhead)

Resolution on the Compatible Growth Area

Hardship Application of MLP Associates

for North Brookhaven Health and Social Service Center

Located on the west side of Route 112, south of Pauls Path, Coram

Town of Brookhaven

Tax Map#: 200 - 494 - 1 - 39

Robert J. Gaffney
Chair

Vincent Cannuscio
Member

Ray E. Cowen
Member

Robert F.
Kozakiewicz
Member

John Jay LaValle
Member

Whereas, on November 30, 2001, MLP Associates filed with the Commission an application for relief from the 65% native vegetation clearing standard (Section 5.3.3.6.1 - Vegetation Clearance Limits) in connection with the proposed construction of a 10,300 sq. ft., two story addition to an existing 40,604 sq. ft. commercial building, expansion of the existing parking lot, and the construction of a new sewage disposal system (cromaglass) on a 5.0 acre site that is located within the Central Pine Barrens Compatible Growth Area in the Town of Brookhaven; and

Whereas, a public hearing on the compatible growth area application was held by the Commission on January 31, 2001 with the comment period held open until February 21, 2001 and a transcript was thereafter made available to the Commission; and

Whereas, pursuant to the New York State Environmental Quality Review Act ("SEQRA") Part 617.6, the Commission determined that the application is an unlisted action and conducted a coordinated review; and

Whereas, the Commission has considered the application and related documents, including the SEQRA materials; and

Whereas, the Commission has considered the provisions for a CGA hardship permit in ECL Article 57-0123 3.(b).; now therefore be it

Resolved, that the Commission hereby makes a determination of non-significance pursuant to SEQRA; and be it further

Resolved that the application, as shown on plans received by the Commission on January 24, 2001, is hereby granted, subject to the following conditions:

P.O. Box 587
3525 Sunrise
Highway
2nd Floor
Great River, NY
11739-0587

Phone (631) 224-2604
Fax (631) 224-7653
Internet:
<http://pb.state.ny.us>

1. Relief is granted from the clearing standard only (Section 5.3.3.6.1 - Vegetation Clearance Limits), to allow the clearing of 100% of the native vegetation on the site.
2. Subject to the establishment and maintenance of native plantings in all of the landscaped areas shown on the plan received by the Commission on January 24, 2001 (1/17/01 revision), entitled "Planting Plan L-3". This plan shall be modified as follows (alternative species and numbers of plants may be considered by Commission staff):
 - a) An additional 24 native oak trees (*Quercus* sp.), 3 to 3 ½" caliper, shall be planted on the site. At least 8 of these trees shall serve as street trees, which shall be planted 40-60 feet apart along NYS Rte.112, as far west from the overhead wires as feasible.
 - b) Additional trees, shrubs and densely planted groundcover shall be planted in order to eliminate the grassed areas, with quantities, species, and sizes specified by Commission staff. The parking lot islands shall also be densely planted with Bearberry groundcover, in addition to the new shade trees.
 - c) The dilapidated chain link fence with wood slats along the northerly property line shall be removed and may be replaced if required by the Town.

This revised plan shall be subject to approval by Commission staff before the Town approves the site plan.

3. Subject to approvals from all other involved agencies.

Record of Motions:

SEQRA Determination:

Motion by: Mr. Murphree
Seconded by: Ms. Wiplush
Yea Votes : Unanimous (4)

Decision:

Motion by: Mr. Proios
Seconded by: Mr. Hanley
Yea Votes : Unanimous (4)