

Session of April 26, 1995

Riverhead Town Hall

Present: Mr. Cowen (for New York State) Ms. Filmanski (for Riverhead), Mr. Proios and Mr. Dragotta(for Suffolk County), Ms. Wiplush and Mr. Girandola (for Brookhaven), Mr. Duffy and Mr. Shea (for Southampton).

**Resolution on the Compatible Growth Area
Application of MTK Enterprises Mini-Storage Site Plan
S/O NYS Route 25 Service Road, Corner of Half Moon Pond Road, Ridge, Town of Brookhaven
SCTM# 200-327-01-1, 2, 3, 4**

Whereas, MTK Enterprises, through thier agent, Cramer & Voorhis, filed with the Commission an application for a site plan approval to construct a 78,516 square foot mini-storage facility with parking for 78 cars and a security office on 4.66 acres, and,

Whereas, pursuant to the New York Environmental Conservation Law Section 57-0121(9), applicant has obtained all necessary local and state approvals prior to petitioning the Commission, except a final approval from the Suffolk County Department of Health Services and,

Whereas, said approval is pending the filing of certain covenants related to the prohibition of plumbing facilities within the storage buildings, and,

Whereas, the Commission has received notice from the Suffolk County Department of Health Services dated April 14, 1995 stating that final approval is pending the submission of said covenants, and

Whereas, on or about June 7, 1994 the Town of Brookhaven Board of Zoning Appeals, pursuant to Article 8 of the New York Environmental Conservation Law ("SEQRA"), declared itself Lead Agency and issued a Determination of Non-Significance for the project, and,

Whereas, on March 1, 1995 the Town of Brookhaven Planning Board issued a conditional site plan approval, and,

Whereas, a public hearing on the compatible growth area application was held by the Commission on April 19, 1995, and a transcript was thereafter made available to the Commission, and

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

Resolved, that the Commision determines that the application meets all requirments of the New York Environmental Conservation Law Section 57-0121(9), and

Resolved, that the project is consistent with the Commission's interim goals and standards provided that the following conditions are met:

1. There shall be no storage of toxic, hazardous, flammable or explosive material or waste products.
2. Areas of the property that are to remain in natural vegetation as per the site plan prepared by Kenneth H. Beckman, L.S., Ronkonkoma, New York dated December 28, 1994 and last revised April 25, 1995 are to be staked out prior to construction and fully protected during all phases of construction.
3. An approval of the Suffolk County Department of Health Services is submitted to the Commission in the form of a stamped site plan along with a copy of the covenants as required for said approval.

Be It Further Resolved that the application is granted, subject to the conditions set forth herein.

Record of Motion:

Motion by Cowen

Secoded by Duffy

Yea Votes:

Unanimous