

Session of January 24, 1996
Riverhead Town Hall

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

Resolution on the Compatible Growth Area
Application of Sunset Construction
South side of Willard Street, west of Randall Road, Shoreham, Town of Brookhaven
SCTM# 200-148-1-15, 16, 17

Whereas, on August 25 1995, Sunset Construction, through its agent Sandra Peluso, filed with the Commission an application for a land division of three tax map lots totaling 37,500 square feet into two single family lots consisting of 12,500 square feet and 25,000 square feet respectively, and,

Whereas, pursuant to the New York Environmental Conservation Law Section 57-0121(9), applicant had not obtained all necessary local and state approvals prior to petitioning the Commission, specifically, approval from the Suffolk County Department of Health Services and,

Whereas, on October 16, 1995, the applicant submitted the approved maps from the Suffolk County Department of Health Services, and,

Whereas, on June 21, 1995, the Town of Brookhaven Zoning Board of Appeals, pursuant to Article 8 of the New York Environmental Conservation Law ("SEQRA"), declared itself Lead Agency, issued a Determination of Non-Significance and a conditional approval for the project, and,

Whereas, a public hearing on the compatible growth area application was held by the Commission on January 10, 1996 during which time the applicant made it known that adjacent roads were being abandoned which would result in an increase in the lot sizes 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 all requirements of the New York Environmental Conservation Law Section 57-0121(9), and be it further

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

1. Submission of a revised survey showing the completion of the filing of the road abandonments with the revised lot areas delineated; and
2. The clearing restrictions be amended based on the revised lot areas such that the maximum permitted clearing for Lot "A" is 70% and for Lot "B" is 58%

Record of Motion:

Motion by Mr. Cowen

Seconded by Ms. Filmanski

Yea Votes:

Unanimous