

Session of September 6, 1995

Riverhead Town Hall

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

Resolution on the Compatible Growth Area

Application of Center Manor Plaza

Wading River Road & Sunrise Hwy. No. Service Road, Manorville, Town of Brookhaven

SCTM# 200-676-02-p/o 14, 15 & p/o 16

Whereas, Anthony Aliperti, submitted to the Commission an application for a 7800 square foot retail building on a 1.97 acre parcel with parking for 52 cars and associated septic system, and,

Whereas, pursuant to New York Environmental Conservation Law Section 57-0121(9), applicant has obtained all necessary local and state approvals prior to petitioning the Commission, and,

Whereas, on, or about February 14, 1994 the Town of Brookhaven 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 for the project, and,

Whereas, a public hearing on the compatible growth area application was held by the Commission on February 2, 1995, and a transcript was thereafter made available to the Commission, and,

Whereas, at their meeting of February 9, 1995, the Commission passed a resolution denying the application on the basis that it did not meet the Commission's standard requiring the preservation of 35% of natural vegetation, and,

Whereas, on August 14, 1995, the Town of Brookhaven Planning Board approved a revised site plan which increases the amount of protected natural vegetation to 37.2%, and,

Whereas, on August 30, 1995, the applicant submitted said revised site plan to the Commission, and,

Whereas, pursuant to Environmental Conservation Law Section 57-0121(9) development in the Compatible Growth Area must meet all the criteria set forth in the Interim Goals & Standards, and,

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

Resolved, that the Commission determines that the revised site plan meets all requirements of the New York Environmental Conservation Law Section 57-0121(9), and be it further

Resolved, that the project is consistent with the Commissions' Interim Goals and Standards as per the revised site plan prepared by Frank J. Ward, P.C., Licensed Land Surveyor, West Babylon, New York, last revised June 22, 1995, and be it

Resolved, that the application is granted.

Record of Motion:

Motion by Mr. Cowen

Seconded by Mr. Duffy

Yea Votes:

Unanimous