

**Central Pine Barrens
Joint Planning and Policy Commission**

Robert J. Gaffney, *Chairman*
John LaMura, *Vice Chairman*
Ulric S. Haynes, *Member*
Joseph F. Janoski, *Member*
Fred W. Thiele, Jr., *Member*

P.O. Box 587
3525 Sunrise Highway, 2nd Floor
Great River, New York 11739

Session of December 12, 1994

Brookhaven Town Hall

Present: Mr. Cowen (for Commissioner Haynes) Ms. Filmanski (for Commissioner Janoski), Mr. Gatta (for Commissioner Gaffney), Ms. Swick and Ms. Wiplush (for Commissioner LaMura), Commissioner Thiele.

**Resolution on the Compatible Growth Area
Application of New Concepts Building Corporation**

**Crystal Bay Project
Carr Lane, Middle Island
Town of Brookhaven
SCTM# 200-496-3-24-28, 35-37**

Whereas, New Concepts Building, Corporation, by its agent Cramer, Voorhis and Associates, Inc., filed with the Commission an application for approval of its proposed for (4) lot subdivision in order to build four (4) single family dwellings on the above referenced site within the compatible growth area, and

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

Whereas, on, or about June 17, 1994 the Town of Brookhaven Zoning Board of Appeals, pursuant to the New York State Environmental Quality Review Act ("SEQRA") Part 617.6, coordinated lead agency review, and

Whereas, pursuant to the coordination process the Commission was informed, by a letter dated June 17, 1994, of the Zoning Board of Appeals' desire to be Lead Agency, and

Whereas, on, or about July 14, 1994 the Town of Brookhaven Zoning Board of Appeals 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 October 26, 1994, and the transcript was thereafter made available to the Commission, and

Whereas, as an involved agency 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 project as proposed is consistent with the Commission's interim goals and standards, and be it further

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Resolved, that the application is granted subject to the following condition:

1. The steep slopes shown on the topographic map, prepared by Cramer, Voorhis and Associates and annexed to the compatible growth area application submitted by the applicant on August 5, 1994 be protected pursuant to a site grading/slope protection plan to be submitted to the Town of Brookhaven prior to obtaining a building permit.

Record of Motion:

Motion by Ms. Swick
Seconded by Ms. Filmanski

Yea Votes:

Mr. Cowen
Ms. Filmanski
Mr. Gatta
Ms. Swick
Commissioner Thiele

Nay Votes:

None