

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

Robert J. Gaffney, *Chairman*
John LaMura, *Vice Chairman*
Ray E. Cowen, *Member*
James R. Stark, *Member*
Fred W. Thiele, Jr., *Member*

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

Session of May 24, 1995
Riverhead Town Hall

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

Resolution on the Core Preservation Area Hardship
Application of Theresa A. Cox
Property located E/S Starr Blvd., Calverton, Town of Brookhaven
SCTM # 900-358-01-09

Whereas, on March 20, 1995, Theresa Cox, through her attorney Philip Sanderman, filed with the Commission a request for a core preservation area hardship exemption to build a single family residence and associated sanitary system on approximately one acre, and

Whereas, a public hearing on the core preservation hardship request was held by the Commission on April 26, 1995, and a transcript was thereafter made available to the Commission, and

Whereas, on or about November 17, 1993, pursuant to the New York State Environmental Quality Review Act ("SEQRA") Part 617.6, the Town of Brookhaven Board of Zoning Appeals coordinated lead agency review and issued a determination of non-significance, and

Whereas, the Commission has considered all materials submitted in connection with the application, now, therefore, be it

Resolved, that the proposed action will not have a significant effect on the environment within the meaning of Article 8 of the Environmental Conservation Law, and be it further

Resolved, that the Commission hereby determines that the application, as submitted, meets all of the requirements for extraordinary hardship pursuant to New York State Environmental Conservation Law 57-0121 (10)(a) and be it further

Resolved, that the application for a core preservation area hardship exemption is granted with the following condition:

That the clearing limit of 35% imposed by the Town of Brookhaven Division of Environmental Protection be staked out and clearly marked in the field prior to the commencement of any construction and strictly adhered to before and after construction.

Record of Motion:

Motion by Mr. Cowen
Seconded by Mr. Girandola

Yea Votes:

Mr. Cowen
Ms. Filmanski