



**Commission Meeting of October 21, 2015
Brookhaven Town Hall
One Independence Hill
Farmingville, New York**

Present: Mr. Andrew Freleng (Suffolk County), Mr. Edward Romaine (Brookhaven),
Mr. Sean Walter (Riverhead), Ms. Anna Throne-Holst (Southampton)

**Adopted Resolution to Amend the Core Preservation Area Hardship Waiver
Saints Peter and Paul Parish Center
781 Wading River Road, Manorville, Town of Brookhaven
Core Preservation Area of the Central Pine Barrens
Suffolk County Tax Map #: 200-461-1-3.2**

Vacant
Chair

Steven Bellone
Member

Edward P. Romaine
Member

Anna E. Throne-Holst
Member

Sean M. Walter
Member

Whereas, on November 21, 1994, the Central Pine Barrens Joint Planning and Policy Commission granted a Core Hardship Waiver (the 1994 Waiver) to Sts. Peter and Paul Roman Catholic Church (the applicant) to develop a church and related facilities on a 6.0-acre project site located at 781 Wading River Road, in the hamlet of Manorville, in the Town of Brookhaven, Core Preservation Area of the Central Pine Barrens, Suffolk County Tax Map Number 200-461-1-32, and

Whereas, the 1994 Waiver referenced a Site Plan prepared by Burton Behrendt Smith O'Callaghan PC dated August 1994 and permitted facilities including: a 4,950 square foot church, 1,500 square foot rectory, 8,500 square foot parish center, and 278 parking spaces; and

Whereas, a July 25, 2015 survey of the project site illustrates a total building area of 6,616 square feet including a 4,950 square foot church and a 1,666 square foot rectory (consisting of a 1,279 square foot two-story section and a 387 square foot one-story section), and a parking lot for approximately 167 parking spaces, and

Whereas, the remaining area of the project site depicted on the July 25, 2015 survey contains existing natural vegetation, primarily in the southern one-third of the site and areas of mowed lawn with trees in the northwest and northeast corners of the site; and

Whereas, when the project site was developed subsequent to the 1994 Waiver, it was not built to the maximum permitted limits of the 1994 Waiver; and

Whereas, currently, the existing rectory is 166 square feet larger than the 1994 Waiver permitted, the existing parking lot contains 111 fewer parking spaces than the 1994 Waiver permitted and the 8,500 square foot parish center was not developed; however, all existing development occurred in the building envelope approved as per the 1994 Waiver; and

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Whereas, on October 2, 2015, the Commission office received correspondence from Nicholas A. Vero, Architect, PC, on behalf of the applicant outlining a modification to the Site Plan; and

Whereas, the Site Plan prepared by Nicholas A. Vero, Architect, PC dated May 19, 2015, illustrates development activity in two phases that includes a 1,991 square foot addition to the west side of the existing church and a 961 square foot addition to the north side of the existing church for a total church addition of 2,942 square feet, a porte cochere, 14 parking spaces, a 484 square foot car port, and one 10'x30' storage container in the rear of the rectory (the proposed project); and

Whereas, the proposed project includes revegetation of the northeast corner of the project site; and

Whereas, the proposed project would increase the total building area from its existing 6,616 square feet to 9,558 square feet (an increase of 2,942 square feet but which is 5,392 square feet less than the 14,950 square foot total building area approved in the 1994 Waiver); and

Whereas, the proposed project would increase the total parking area from the existing 167spaces to 181 spaces (an increase of 14 spaces but which is 97 spaces below the 278 parking spaces approved in the 1994 Waiver); and

Whereas, all proposed development is within the area previously approved for development in the 1994 Waiver; and

Whereas, the proposed sanitary flow would increase by 885 gallons per day for a total of 1,461 gallons per day but would remain within the permitted flow of 1,800 gallons per day on the project site; and

Whereas, the Town of Brookhaven classified the proposed project as a Type II Action pursuant to the New York State Environmental Quality Review Act; and

Now, therefore, be it

Resolved, the proposed project depicted in the Site Plan prepared by Nicholas A. Vero, Architect, PC dated May 19, 2015, is approved by the Commission; and be it further

Resolved, the proposed project is within the limits previously established in the 1994 Waiver; and be it further

Resolved, this determination applies only to the proposed project and is subject to change if any element of the project is modified or if any development, as defined pursuant to ECL Article 57 and other than that described herein, is proposed; and be it further

Resolved, the proposed project authorized by this resolution must be completed within five years, and this authorization expires on October 21, 2020. All work or action required in the conditions, where applicable, shall be completed within five years from the date of this resolution; and be it further

Resolved, the proposed project must conform to all other involved agency jurisdictions and permit requirements in effect on the project site; and be it further

Resolved, a copy of this resolution shall be filed with the Suffolk County Clerk and indexed against the property.

Motion by: Mr. Romaine

Seconded by: Mr. Walter

Yea Vote: 4

Nay Vote: 0

cc: Town of Brookhaven Department of Planning and Environment