



**Excerpt from Commission Meeting Minutes of 01/21/04
re Core hardship approval for Beckwith c/o Gazza
900-311-1-26**

**Commission Meeting Summary (FINAL)
for Wednesday, January 21, 2004 (Approved 2/18/04)
at Suffolk County Park Police Headquarters and Pine Barrens Center,
Southaven County Park, Victory Avenue, Yaphank
2:00 pm**

Commission members present: Mr. Deering (for Suffolk County), Mr. Scully (for New York State), Mr. Hoffman, Ms. Prusinowski and Ms. Compitello (for Brookhaven), Ms. Lewis (for Riverhead), and Mr. Murphree (for Southampton).

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Core Preservation Area

Philip J. Cardinale
Member

Patrick A. Heaney
Member

John Jay LaValle
Member

Steven A. Levy
Member

Peter A. Scully
Member

Beckwith c/o Gazza Industrial Building / Westhampton (Southampton; 900-311-1-26) / hardship: decision (*hearing held 12/17/03; decision due 01/27/04 - today is last meeting before then*)

Summary: Ms. Jakobsen explained that this project involved an uncoordinated review, and that she recommended a negative declaration for this action. The project site is a 6,400 square foot parcel, zoned LI-40, on the west side of CR 31, south of Stewart Avenue, in Westhampton. The project consists of the construction of a 1,200 square foot building for industrial use. A public hearing was held on at the 12/17/03 Commission meeting.

Ms. Jakobsen reviewed the suggested conditions for this project, if the Commission should issue a permit. Specifically, her recommendations included, in part, the use of the building only for dry industrial uses without discharges to groundwater (excluding the septic system), restrictions on exterior lighting to avoid light pollution, compliance with the Town's Aquifer Protection Overlay District restriction of no more than 50% clearing, and the sharing of an existing driveway with the adjacent property.

A motion was made by Mr. Murphree and seconded by Mr. Scully to issue a negative declaration for this project under the State Environmental Quality Review Act. The motion was approved by a 5-0 vote.

A motion was then made by Mr. Murphree and seconded by Mr. Hoffman to (1) issue an approval of the Core hardship permit with the recommendations contained in the 01/21/04 staff report, and (2) to issue this permit on the basis of the information contained within the 12/17/03 public hearing transcript for this application which shows that this application meets the hardship requirements. A brief discussion was held regarding the need for feedback from the Town on whether recommendation #4 in the staff report regarding the shared driveway proved to be feasible. The motion was approved by a 5-0 vote.

P.O. Box 587
3525 Sunrise Highway
2nd Floor
Great River, NY 11739-0587

Phone (631) 224-2604
Fax (631) 224-7653
www.pb.state.ny.us