



**Commission Meeting of August 8, 2001
Riverhead Town Hall, Riverhead, NY**

Present: Mr. Murphree (Town of Southampton), Ms. Kohn (Suffolk County),
Ms. Prusinowski (Town of Brookhaven), Mr. MacLellan (Town of Riverhead)

**Resolution on the Core Preservation Area
Hardship Application of Lakeside Manorville Hotel (Day Care)**

Located on the east side of CR 111, south of the Long Island Expressway,
Manorville, Town of Brookhaven
TAX MAP #: 200 - 462 - 2 - 7

Robert J. Gaffney
Chair

Vincent Cannuscio
Member

Ray E. Cowen
Member

Robert F.
Kozakiewicz
Member

John Jay LaValle
Member

Whereas, on February 6, 2001, Lakeside Manorville Hotel filed with the Commission a request for a core preservation area hardship exemption to construct a 9,900± sq. ft. day care building with sanitary system, parking lot, and playground on a 5.4 acre parcel in an A-2 Residential zoning district; and

Whereas, pursuant to the New York State Environmental Quality Review Act and regulations promulgated thereunder ("SEQRA"), the Commission determined the application to be an Unlisted Action and conducted a coordinated review as lead agency; and

Whereas, a public hearing on the application was held by the Commission on April 4th, 2001 and a transcript was thereafter made available to the Commission; and

Whereas, at the Commission meeting on July 18, 2001, the applicant gave an extension of the time in which to make a SEQRA determination and to issue a decision on the application; and

Whereas, a report dated August 8, 2001, prepared by Commission counsel, was issued to the Commission which was amended and accepted by the Commission at their meeting of August 8, 2001; and

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

Resolved, that the Commission hereby amends and adopts the report dated August 8, 2001 entitled "Review and Evaluation of the Application by the Lakeside Manorville Hotel"; and, be it further

Resolved, that the Commission, as lead agency, makes a determination of non-significance pursuant to SEQRA; and, be it further

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

Resolved, that the application for a Core Preservation Area Hardship exemption is granted, subject to the following conditions:

1. The use for the parcel is for a daycare center only;
2. The applicant must comply with the clearing limitations, sanitary discharge design flow, and other requirements set forth in the plan last revised on January 8, 2001, entitled "Preliminary Concept Plan";
3. The applicant must obtain and comply with all relevant approvals or authorizations from other governmental bodies, including the Town of Brookhaven;
4. The applicant must comply with traffic requirements of the New York State Department of Transportation and Suffolk County Department of Public Works as currently set forth in letters dated July 11, 2001 and July 12, 2001;
5. The issuance of a negative declaration would not include or address a change of zone for the parcel.

Record of Motions:

Adoption of Report by Counsel:

Motion by: Mr. MacLellan
Seconded by : Ms. Kohn
Yea Votes: 3
Abstention: 1 (Ms. Prusinowski)

Adoption of EAF Part 2 & 3 and SEQRA Determination:

Motion by: Mr. MacLellan
Seconded by : Ms. Kohn
Yea Votes: 3
Abstention: 1 (Ms. Prusinowski)

Decision:

Motion by: Mr. MacLellan
Seconded by : Ms. Kohn
Yea Votes: 3
Abstention: 1 (Ms. Prusinowski)