

**Commission Meeting of July 16, 1997
Brookhaven Town Offices**

Present: Mr. Cowen (for the State of New York) Ms. Wiplush (for Town of Brookhaven), Mr. Freleng (for Southampton), Mr. Dragotta (for Suffolk County), Ms. Filmanski (for Town of Riverhead)

**Resolution on Application of Dolores Blake
Core Preservation Area Hardship
Property located at east side of William Floyd Parkway, north of Route 25
Ridge, Town of Brookhaven
SCTM # 200-294-4-14**

Whereas, on March 24, 1997, Dolores Blake submitted a Core Preservation Area hardship exemption application to subdivide 5.23 acres into three lots containing under two acres each in an A2 zoning district; and,

Whereas, on April 28, 1997, pursuant to the New York State Environmental Quality Review Act ("SEQRA") Part 617.6, the Commission hereby determines that the application is an Unlisted action and coordinated lead agency review and,

Whereas, on May 14, 1997 a public hearing on the Core Preservation Area hardship was held by the Commission and a transcript was thereafter made available to the Commission; and,

Whereas, the Commission has considered the staff report dated July 16, 1997 and all materials submitted in connection with the Core Preservation Area hardship exemption; now therefore be it,

Resolved, that the Commission hereby designates itself as lead agency and determines that the proposed action will not have a significant impact on the environment pursuant to SEQRA; and be it further

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

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

1. If the Town of Brookhaven Zoning Board of Appeals grants approval for three lots, they shall be clustered to the front of the subject parcel with a minimum of one to two acres of preserved area at the rear of the parcel.
2. If only two lots are approved, they need not be clustered.
3. Clearing of native vegetation be limited as per the lot size to those standards set forth in Figure 5-1 of the *Central Pine Barrens Comprehensive Land Use Plan*.

4. Upon completion of a revised and approved land division map, a copy be submitted for the Commission's records.

Record of Motion:

Motion by Mr. Cowen

Seconded by Ms. Filmanski

Yea Votes:

Unanimous