

**Commission Meeting of April 3, 1996  
Brookhaven Town Offices**

**Present:** Mr Girandola (for Brookhaven), Mr. Freleng (for Southampton) Mr. Cowen (for New York State), Mr. Dragotta and Mr. Proios (for Suffolk County) Ms. Filmanski (for Town of Riverhead)

**Resolution on the Core Preservation Area Hardship  
Application of Regina and Stanley Seltzer**

**Property located north side of South River Road west of Edwards Avenue, Calverton, Town of Brookhaven.  
SCTM # 200-299-1-8**

**Whereas**, on December 12, 1995 Regina and Stanley Seltzer filed with the Commission a request for a Core Preservation Area hardship exemption to build a single family house on 35,690 square feet, and,

**Whereas**, pursuant to the New York State Environmental Quality Review Act ("SEQRA") Part 617.6, the Commission determined the application to be a Type II action, and,

**Whereas**, a public hearing on the Core Preservation Area hardship request was held by the Commission on January 24, 1996, and a transcript was thereafter made available to the Commission, and,

**Whereas**, pursuant to the public hearing the Commission requested additional information including a survey of the subject property, and

**Whereas**, at their meetings of February 7, 1996 and March 6, 1996 the Commission accepted extensions on the time in which to render a decision on the subject application, now, therefore, be it

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

**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. Clearing on the site be limited to 35% or of the entire parcel.
2. The wetland edge be clearly delineated on the survey and in the field and protected with a 100' minimum non-disturbance buffer to be flagged in the field prior to construction.
3. A maximum of 15% of the site be placed in fertilized vegetation.

**Record of Motion:**

Motion by Mr. Cowen

Seconded by Mr. Girandola

**Yea Votes:**

Unanimous