

**Central Pine Barrens  
Joint Planning and Policy Commission**

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Robert J. Gaffney, *Chairman*  
John LaMura, *Vice Chairman*  
Ray E. Cowen, *Member*  
James R. Stark, *Member*  
Fred W. Thiele, Jr., *Member*

P.O. Box 587  
3525 Sunrise Highway, 2nd Floor  
Great River, New York 11739

**Session of December 14, 1995**

Riverhead Town Hall

**Present:** Mr. Gatta (for Suffolk County), Mr. Cowen (for New York State), Ms. Filmanski (for Riverhead) Ms. Swick and Ms. Pines (for Brookhaven), Mr. Thiele (for Southampton).

**Resolution on the Core Preservation Area Hardship**

**Application of Frank S. Lukas**

**Property located 330 Starr Blvd., Calverton, Town of Brookhaven**

**SCTM # 900-300-04-37**

**Whereas**, on October 4, 1994, Frank S. Lukas, filed with the Commission a request for a core preservation area hardship exemption to build a single family residence and associated sanitary system on approximately one acre, and

**Whereas**, a public hearing on the core preservation hardship request was held by the Commission on November 2, 1994, and a transcript was thereafter made available to the Commission, and

**Whereas**, on November 20, 1994, pursuant to the New York State Environmental Quality Review Act ("SEQRA") Part 617.6, the Commission coordinated lead agency review, and

**Whereas**, on this day the Commission declared itself lead agency, and

**Whereas**, the Commission has considered the Environmental Assessment Form submitted by the applicant, now, therefore, be it

**Resolved**, that the proposed action will not have a significant effect on the environment within the meaning of Article 8 of the Environmental Conservation Law, and be it further

**Resolved**, that the Commission hereby determines that the application, as submitted, does not meet all the requirements for extraordinary hardship pursuant to New York State Environmental Conservation Law 57-0121 (10)(a) and be it further

**Resolved**, that the application for a core preservation area hardship exemption is denied without prejudice.

Record of Motion:

Motion by Mr. Cowen

Seconded by Mr. Thiele

**Yea Votes:**

Mr. Cowen

Ms. Filmanski

Mr. Gatta

Mr. Thiele

**Nay Votes:**

Ms. Pines