



TOWN OF SMITHTOWN

PLANNING and COMMUNITY DEVELOPMENT DEPARTMENT
99 WEST MAIN STREET • P.O. BOX 575 • SMITHTOWN, NEW YORK 11787
smithtownplanning@tosgov.com • www.smithtownny.gov • 631-360-7540

TOWN SUPERVISOR
PATRICK R. VECCHIO

TOWN COUNCIL
THOMAS J. MCCARTHY
EDWARD R. WEHRHEIM
ROBERT J. CREIGHTON
LYNNE C. NOWICK

April 16, 2015

Andrew Freleng, Chief Planner
Suffolk County Dept. of Economic Development & Planning
100 Veterans Memorial Highway, 4th Floor
Hauppauge, NY 11788

Subject: Zoning Petition #2015-01
Story Book Meadows, LLC
N/s Smithtown Blvd., 215' E/o Mary's La. (Paper St.), Nesconset
RC & R-15 Zoning District
SCTM#: 168-1-28.3

Andy:

Attached are copies of some information that may help you in your review of the above referenced application. The file is substantial in size so I copied items that I deemed most important. These items are:

1. Property Description
2. 8/13/92 Planning Department recommendation
3. Petition application for a Change of Zone
4. SEQRA Positive Declaration
5. Environmental Assessment Form

At this time, the Planning Department is not sure what our recommendation to the Town Board will be. The matter is not scheduled to be heard until the June 18th Town Board meeting. If you have any question, do not hesitate to contact me.

Sincerely,

Peter Hans, Principal Planner



TOWN OF SMITHTOWN

631-360-7540

PLANNING and COMMUNITY
DEVELOPMENT DEPARTMENT

FRANK DeRUBEIS
DIRECTOR

SUPERVISOR
PATRICK R. VECCHIO

TOWN COUNCIL
THOMAS J. McCARTHY
EDWARD R. WEHRHEIM
PATRICIA BIANCANIELLO
ROBERT J. CREIGHTON

MEMORANDUM

January 4, 2007

To: Ted Sanford, P.E. Town Engineer

From: Frank DeRubeis, Director of Planning

Subject: Land Acquisitions
Dorothy Sclafani Claim
406 Gibbs Pond Road, Nesconset, NY
SCTM: 169-1-55.1

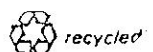
The Planning Department received the metes and bounds description for the proposed property acquisition for the above-mentioned subject (part of SCTM #: 169-1-55.1).

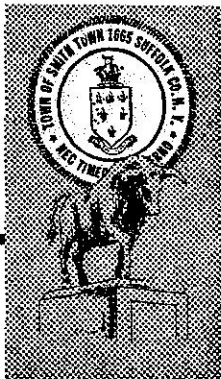
Our files indicate that the proposed acquisition appears to be comparable with the conceptual plan (74 single-family lots on a 36 acre) as mentioned in the Final Environment Impact Statement for Story Book Meadows (Zone Change #90-3A).

However, please note that the layout per said plans prepared by Tech Associates, Job #93030 revised May 1, 1994 does not depict steep slopes as describe in §322-19 of the Zoning Ordinance, and that a yield map maybe necessary to determine the number of buildable lots or the builders/owners entitlement.

If you have any questions please feel free to call.

GC/tc





Office of the
Planning Department
FREDERICK F. MEYER
Director

TOWN OF SMITHTOWN

Town Hall • Smithtown, L. I., New York 11787

516 ANDREW 5-2900

PAUL J. FITZPATRICK
SUPERVISOR

September 21, 1971

COUNCILMEN
OTTO H. SCHUBERT
Deputy Supervisor

PETER NOWICK

ROBERT A. BRADY

ANTHONY P. DiPERNA

Hon. Paul J. Fitzpatrick, Supervisor
and Members of the Town Board
Town of Smithtown
Smithtown, New York

Re: Performance Bond Estimate
Sleepy Hollow Acres Section 1

Gentlemen:

The following resolution was adopted by
the Planning Board at their last regular meeting held
on September 15, 1971.

BE IT RESOLVED, that the Chairman of the Planning Board be
authorized to sign the performance bond estimate for the
map of Sleepy Hollow Acres in the amount of \$69,615.00
and establishing an inspection fee of \$2,785.00 and a cash
deposit fee of \$2,785.00; therefore, the amount of the
performance bond to be posted with the Town shall be
\$66,830.00.

AND BE IT FURTHER RESOLVED, that an additional cash deposit
be posted in the amount of \$4,725.00 as a cost differential
between storm pools and storm water discharge from Katrina
Court into the Town of Smithtown's recharge basin, said
additional cash deposit shall be put into the Nesconset
Area Drainage Fund as per letter of the Engineering
Department dated August 11, 1971, said cash deposit shall
be in addition to the regular fee of \$100.00 per lot as
specified by the approving resolution for this subdivision.

Respectfully submitted

PLANNING BOARD

Robert N. Martin
Robert N. Martin
Chairman

dvc

cc: Horn Enterprises, Inc.
Baldwin & Cornelius Co.
Peter G. Dounias, Esq.

C
O
P
Y

January 21, 1970

Hon. Paul J. Fitzpatrick, Supervisor
and Members of the Town Board
Town of Smithtown
Smithtown, New York

Re: Preliminary Layout
Sleepy Hollow Acres

Gentlemen:

The following resolution was adopted by
the Planning Board at their regular meeting held on
January 20, 1970.

BE IT RESOLVED, That the preliminary layout of
Sleepy Hollow Acres be approved subject to:

- (a) Compliance with Section 806
of the Subdivision Regulations,
- (b) Payment of a park fee in lieu of
land at the time of final plat
approval.

Respectfully submitted

PLANNING BOARD

am

Robert N. Martin
Chairman

cc: Horn Enterprise, Inc.
Baldwin & Cornelius Co.

C
O
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Y

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss:
TOWN OF SMITHTOWN)



I Frank DeRubeis, Director of Planning, do hereby certify that the final plat of Sabre Estates, Section 1, No. 664A was granted conditional approval on the 4th day of December, 1985 by the following resolution:

BE IT RESOLVED, the final plat of Sabre Estates, Section 1 be conditionally approved subject to the following conditions:

- a) Posting of a Performance Bond in form and amount specified by separate resolution of the Planning Board and for a term of two years.
- b) Posting of a general liability insurance policy to run concurrently with the term of the Performance Bond, and in accordance with other provisions of Section 36 of the Code of the Town of Smithtown, Subdivision Regulations.
- c) Payment of the inspection fee, and cash deposit as established by separate resolution of the Planning Board;
Payment of the park fee, which is \$320.00.
- d) Final approval of the drainage and regrading plans to the satisfaction of the Town Engineer;
- e) Prior to the time of submission of an application for a building permit for a particular lot, the subdivider shall have his Engineer or Surveyor submit an individual site plan of that lot which is in substantial agreement with the intent of the approved regrading plan. Such individual site plans shall show certified existing topography and all relevant grades proposed for the street, house, and all land to be regraded on that lot. This site plan shall also show all storm pools, drywells, retaining walls, etc., as bonded or as are deemed additionally necessary. Such site plans must be approved by the Engineering Department and returned to the Building Inspector prior to issuance of a permit for the foundation and garage slab only;
- f) At such time as the subdivider has completed the foundation and rough grading for a particular lot, he shall have his Engineer or Surveyor make an As-Built survey of the foundation grade, garage slab grade, and the grades immediately around the foundation. Such As-Built foundation plan must be approved by the Engineering Department and returned to the Building Inspector prior to issuance of a framing permit for that lot;
- g) The submission of all necessary dedication papers;
- h) The understanding that if a structure of greater dimensions than those indicated upon the regrading plan (of November 26, 1985) are desired, further review by the Engineering and Planning Departments must be made;
- i) Northpoint shall show whether true or magnetic and date taken;
- j) Water mains and fire hydrants shall be shown;
- k) Payment of \$200.00 to the Nesconset Drainage Fund.
- l) The final map shall show a 24" pipe running in the existing right-of-way from the existing catch basin of Gibbs Pond Road to the proposed site in Section 2, where the recharge basin will be constructed provided it meets with the approval of the

AND BE IT FURTHER RESOLVED, That the conditional approval of said final plat shall expire one hundred and eighty (180) days after the date of this resolution and within thirty (30) days after the Chairman of the Planning Board signs the final maps of this plat, unless said plat shall have been duly filed or recorded by the owner in the office of the Clerk of Suffolk County.

IN WITNESS WHEREOF, I have hereunto
set my hand this day of

Frank DeRubeis
Frank DeRubeis
Director of Planning

Sworn to before me this 6th day of Dec. 1985

GAIL WOOLLEY
NOTARY PUBLIC, State of New York
No. 4782088
Qualified in Suffolk County
Commission Expires March 30, 1987

Gail Woolley

cc: Donald R. Blydenburgh, Town Attorney
Baldwin & Cornelius

CERTIFIED



TOWN OF SMITHTOWN

DHF
PLS see me
2

124 West Main Street, Smithtown, New York 11787 ♦ T: (631) 360-7550 ♦ F: (631) 360-7559
www.smithtowninfo.com/EngineeringDepartment ♦ Engineering@tosgov.com

Town Supervisor
Patrick R. Vecchio

Town Council
Thomas J. McCarthy - Joanne Gray
Edward R. Wehrheim - Patricia Biancanniello

ENGINEERING DEPARTMENT
TED SANFORD, P.E.
TOWN ENGINEER

MEMORANDUM

TO: Yvonne Liefbrig, Town Attorney

FROM: Ted Sanford, P.E., Town Engineer *TM Sanford*

DATE: November 5, 2007

RE: Dorothy Sclafani Claim
406 Gibbs Pond Road, Nesconset, NY
SCTM# 0800-169.00-01.00-026.000
551

Pursuant to your request, I have prepared the metes & bounds description and taking map for the proposed property acquisition.

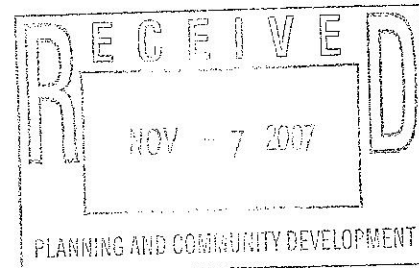
I trust that this response satisfies your requirements.

I will gladly discuss these various options in detail at your convenience. Thank you.

TMS:tbm
Enc.

Cc: Patrick Vecchio, Supervisor
Thomas McCarthy, Councilman
Joanne Gray, Councilwoman
Edward Wehrheim, Councilman
Patricia Biancanniello, Councilwoman
Daniel Ryan, Superintendent of Highways
Frank DeRubeis, Planning Director

Q:\ENGINEERING DEPT\Litigation\Sclafani vs. TOS\Sclafani flooding claim 11-5-07.doc



SCHEDULE A

Description of Parcel to be Acquired From Story Book Meadows, Inc. II Part of SCTM # 0800-169-01-55.1

BEGINNING at a point on the westerly side of Gibbs Pond Road at its intersection with the extension of the northerly line of Greis Avenue, running thence South 04 degrees 06 minutes 00 seconds East along the westerly side of Gibbs Pond Road a distance of 117.10 feet; thence South 16 degrees 23 minutes 53 seconds West along the westerly side of Gibbs Pond Road a distance of 125.00 feet; running thence North 73 degrees 36 minutes 07 seconds West along land of Story Book Meadows, Inc. II a distance of 55.00 feet; running thence South 70 degrees 00 minutes 00 seconds West along land of Story Book Meadows, Inc. II a distance of 270.00 feet; thence North 20 degrees 00 minutes 00 seconds West along land of Story Book Meadows, Inc. II a distance of 65.00 feet; running thence North 22 degrees 29 minutes 36 seconds East along land of Story Book Meadows, Inc. II a distance of 198.93 feet; running thence North 76 degrees 12 minutes 00 seconds East along land of Story Book Meadows, Inc. II a distance of 90.00 feet; running thence along land now or formerly of Ronald and Anna Siwulec North 76 degrees 12 minutes 00 seconds East a distance of 197.83 feet to the point and place of beginning; containing by calculation 70,139 square feet (1.610 acres).

Said herein described premises being a portion of the premises that were conveyed to Story Book Meadows, Inc. II by deed dated November 6, 2001, and recorded in the Suffolk County Clerk's Office on April 16, 2002.

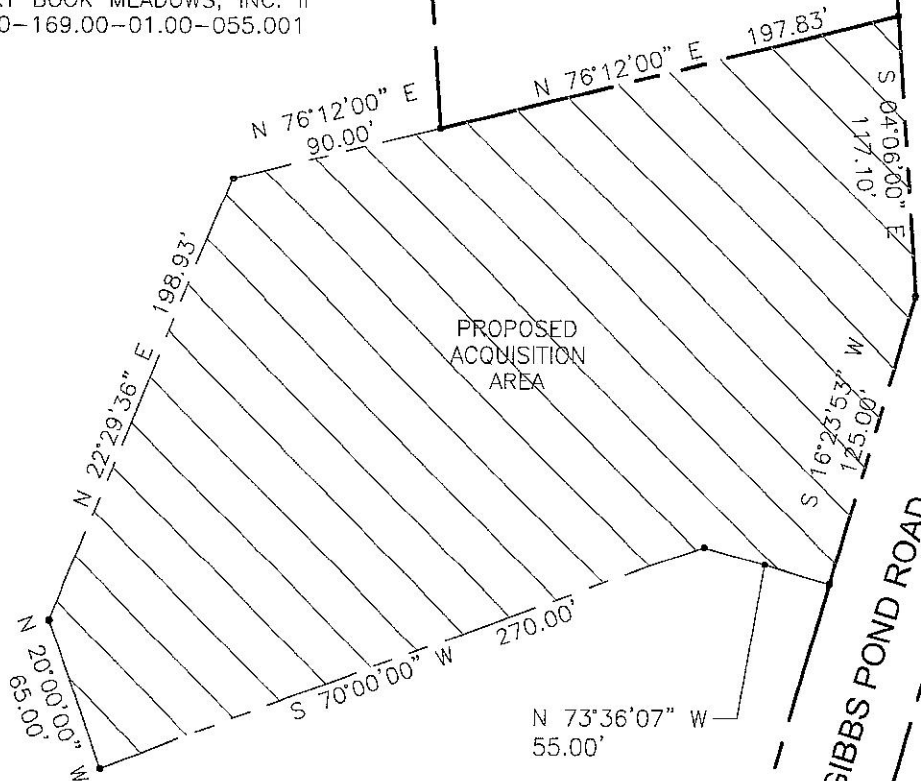


5/21/86 # 6649
417.

SABRE
ESTATES

N/F RONALD & ANNA SIWULEC
416 GIBBS POND ROAD
0800-169.00-01.00-030.003

STORY BOOK MEADOWS, INC. II
0800-169.00-01.00-055.001



GREIS
AVE.

STEUBEN BLVD.

STORY BOOK MEADOWS, INC. II
0800-169.00-01.00-055.001

N/F JOHN & MARYANN ONOFRIO
448 GIBBS POND ROAD
0800-169.00-01.00-032.001

p/o SCTM# District 0800
Section 169.00
Block 01.00
Lot 055.001

ACQ. AREA: 70139 SQ. FT.
(1.610 ACRES)

TOWN OF SMITHTOWN

ENGINEERING DEPARTMENT

Ted Sanford, PE, Town Engineer

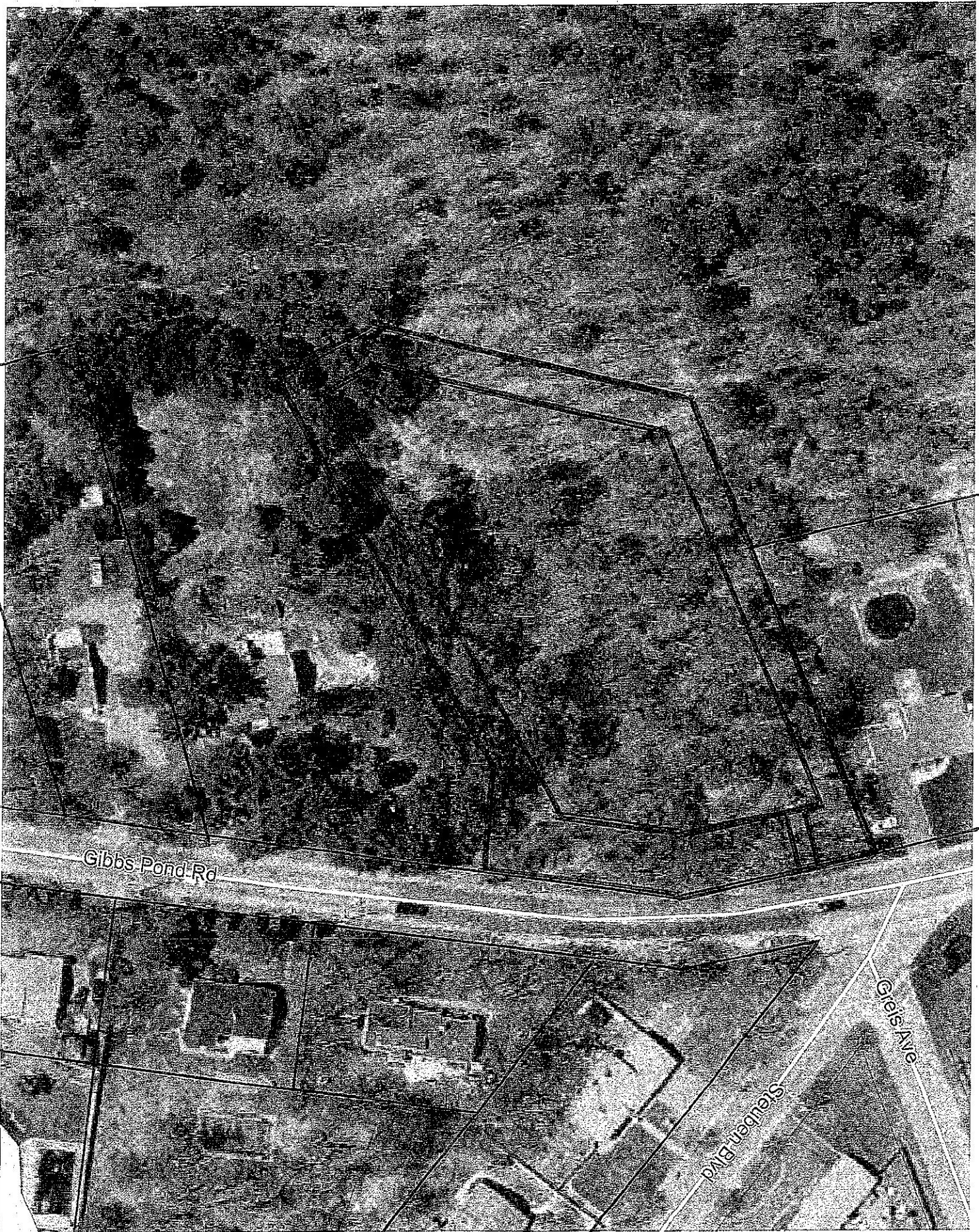


DESCRIPTION OF PROPOSED ACQUISITION
STORY BOOK MEADOWS, INC. II
NESCONSET, NEW YORK

DRAWN BY: MLR
CHECKED BY: TMS
DATE: 11-22-87

SCALE:
1"=80'

SHEET



Gibbs Pond Rd

Steuben Blvd

Greis Ave