

# TOWN OF SMITHTOWN

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PATRICK R. VECCHIO

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THOMAS J. MCCARTHY  
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ROBERT J. CREIGHTON  
LYNNE C. NOWICK

MAIN OFFICE (631) 360-7514  
WASTE MANAGEMENT (631) 754-4998  
FAX: (631) 360-0227  
dew@tosgov.com

DEPARTMENT OF  
ENVIRONMENT &  
WATERWAYS

## INITIAL DISPOSITION

RUSSELL K. BARNETT  
DIRECTOR

**DATE:** February 9, 2015

**PROJECT:** Story Book Meadows, LLC - #2015-01

**APPLICANT:** Story Book Meadows, LLC

**ADDRESS:** P.O. Box 473  
St. James, NY 11780

**SUFFOLK COUNTY TAX MAP PARCEL #:** 0800-168-1-28.3

**LOCATION:** N/s/o Smithtown Boulevard, approximately 946 feet W/o Gibbs Pond Road, Nesconset, Town of Smithtown, Suffolk County, New York.

**DESCRIPTION OF PROJECT:** Petition to modify the existing Covenants and Restrictions on the subject property, filed as part of Change of Zone #90-3A, and to request an additional 78 bonus density units (for a total of 270 units) for a proposed senior citizen apartment complex, with other miscellaneous facilities, to be located on a currently vacant 24.0 acre parcel of land zoned RC and R-15.

### SEQRA CLASSIFICATION:

THE ABOVE ACTION IS A "TYPE I ACTION" PURSUANT TO 6NYCRR PART 617, THE IMPLEMENTING REGULATIONS OF THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT, ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW. **THIS LAW MUST BE REVIEWED TO ASCERTAIN IF THE PROPOSAL SHOULD BE THE SUBJECT OF AN ENVIRONMENTAL IMPACT STATEMENT.**

cc: Councilman Robert J. Creighton, Liaison  
David Flynn, Assistant Planning Director

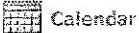
SH

HB

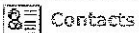




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**Referral sent to Planning Commission**

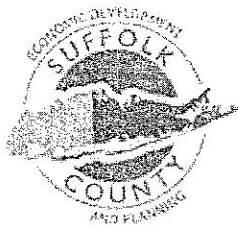
DeSalvo, Christine [Christine.DeSalvo@suffolkcountyny.gov]

**Sent:** Friday, February 06, 2015 1:34 PM**To:** Smithtown Planning**Attachments:** image001.png (29 KB);

Hello,

On January 12, 2015 we received a referral regarding #2015-01 Modificatin of change of zone of covenants originally recorded on 4/11/97. Also to request 78 Bonus Denisty units. We have information regarding the '97 COZ and the '99 STP but we don't seem to have any letters from the Planning Commission to the Town of Smithtown regarding our position. Do you have any copies in your records of the Planning Commission sending in comments regarding this in the past?

Thank you

**Christine DeSalvo**

Senior Clerk Typist

Suffolk County

Dept. of Economic Development and Planning

100 Veterans Memorial Highway, 4th Floor

Hauppauge, NY 11788

631-853-4770 Tel

631-853-4044 Fax

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# TOWN OF SMITHTOWN

Tel (631) 360-7620

Fax (631) 360-7692

## OFFICE OF THE TOWN CLERK

VINCENT PULEO

TOWN CLERK

E-mail: [townclerk@tosgov.com](mailto:townclerk@tosgov.com)

SUPERVISOR

PATRICK R. VECCHIO

TOWN COUNCIL

THOMAS J. MCCARTHY

EDWARD R. WEHRHEIM

ROBERT J. CREIGHTON

LYNNE C. NOWICK

January 8, 2015

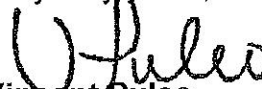
Mr. David Flynn  
Director of Planning  
Town of Smithtown, New York 11787

Re: **#2015-01 - Modification of  
change of zone of covenants  
originally recorded on 04-11-  
97. Also to request 78 Bonus  
Density units.**

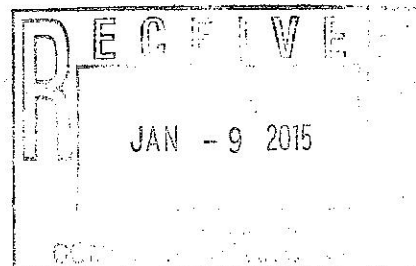
Dear Mr. Flynn:

Enclosed herewith as captioned above is an application for a change of zone amendment. Please accept this copy for your review. Inasmuch as this office cannot schedule a Town Board public hearing until such time as we receive written recommendation from the Planning Department, your prompt attention to this matter will be appreciated.

Very truly yours,

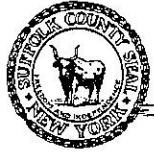
  
Vincent Puleo  
Town Clerk  
Town of Smithtown

VP:rb  
encl.



COUNTY OF SUFFOLK

90-3A



PATRICK G. HALPIN  
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

ARTHUR H. KUNZ  
DIRECTOR OF PLANNING

September 5, 1991

Mr. Victor T. Liss, Town Clerk  
Town of Smithtown  
99 West Main Street  
Smithtown, New York 11787

Re: Application of "Stony Brook Homes, Inc."  
(#90-3A) for a change of zone from "NB" and  
"R-15" to "RM-GA", Town of Smithtown  
(SM-91-16).

Dear Mr. Liss:

Pursuant to the requirements of Sections A14-14 to 23 of the Suffolk County Administrative Code, the Suffolk County Planning Commission on September 4, 1991 reviewed the above captioned application and after due study and deliberation Resolved to disapprove it because of the following reasons:

1. It constitutes the unwarranted extensive encroachment of multi-residence development into a single family residence district;
2. It would tend to impair the zoning stability of surrounding single family residence zoned lands;
3. The existence of two (2) local residential tap streets on the easterly boundary of premises indicates planned single family residence development thereof;
4. It is inconsistent with prevailing permitted single family residence development patterns throughout the periphery of premises; and,
5. A significant portion of premises can be reasonably developed in accordance with existing zoning.

Stanley Allan, Town Clerk  
"63 Ocean Realty Corp."

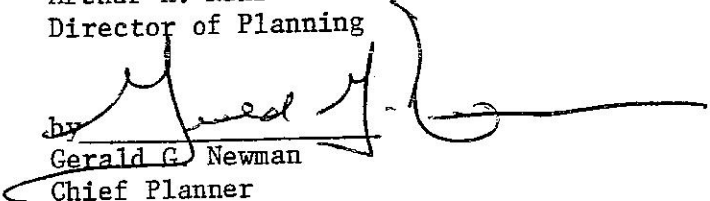
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Page 2

The complexity of the property suggests a more comprehensive approach to zoning layout and design - affordable housing, and mitigating measures for traffic problems. Also, if the issue of sewer disposal for a wider area is addressed, we will reconsider the application.

Very truly yours,

Arthur H. Kunz  
Director of Planning

  
by Gerald G. Newman  
Chief Planner

GGN:mb

cc: Planning Dept.

COUNTY OF SUFFOLK



COPIES SENT TO TOWN BOARD  
1/8/92

ROBERT J. GAFFNEY  
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

ARTHUR H. KUNZ  
DIRECTOR OF PLANNING

January 9, 1992

Mr. Victor T. Liss, Town Clerk  
Town of Smithtown  
99 West Main Street  
Smithtown, New York 11787

Re: Application of "Story Brook Homes, Inc."  
(#90-3A) for a change of zone from "NB" and  
"R-15" to "RC", Town of Smithtown (SM-91-16A)

Dear Mr. Liss:

Pursuant to the requirements of Sections A14-14 to 23 of the Suffolk County Administrative Code, the Suffolk County Planning Commission on January 8, 1992 considered the above captioned application and after due study and deliberation was unable to render a determination for failure to obtain the necessary vote(s) to carry a resolution relative thereto.

Very truly yours,

Arthur H. Kunz  
Director of Planning

by   
Gerald G. Newman  
Chief Planner

GGN:mb  
cc: Planning Dept.

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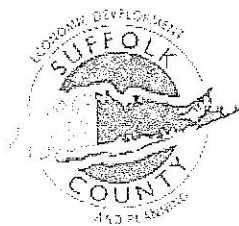
**Story Brook Meadows zone change #90-3A**  
Freleng, Andrew [Andrew.Freleng@suffolkcountyny.gov]**Sent:** Monday, March 16, 2015 3:53 PM**To:** Peter Hans (Planning)**Attachments:** image001.png (29 KB);

Peter,

We still have an open Incomplete application on this matter referred to the SCPC last on Jan 12, 2015. Please send a copy of the original covenants originally recorded on 4-11-97. Also please provide (or cause to provide) a statement as to the rational on the addition of 78 bonus density units.

Thanks

Andy

**Andrew Freleng**

Chief Planner  
Suffolk County  
Dept. of Economic Development and Planning  
100 Veterans Memorial Highway, 4th Floor  
Hauppauge, NY 11788  
631-853-5006 Tel  
631-853-4044 Fax  
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