



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

November 6, 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

Dear Mr. Freleng:

Recently the Planning Department received the attached revised drawings for the above referenced application. Included is a plan depicting what was originally approved by the Town (S-1) and what is now proposed (S-2).

The plans differ from the prior submittal in that the request for bonus density units has been reduced from 76 to 38 and none of the units are located in basements/ cellars. The total number of units was 190 and the petitioned seeks to increase that number to 228 units.

It is expected that the matter will be heard by the Town Board at a February 2016 meeting. If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Peter Hans, Principal Planner

Cc: Vincent Puleo, Town Clerk
Russell Barnett, Environmental Protection Director
Al Hornberger, Story Book Homes, P.O. Box 473, St. James, NY 11780

Public Hearing w.s.
scheduled for 11-19-15

This is the second

time they cancelled. **TANTONE & GULOTTA**

Printing charges for
Newspaper \$155⁵¹

AD - 10/8 2x
7/16 2x
Counsel
Frank A. Tantone
Anthony J. Gulotta

Attorneys at Law
2459 Ocean Avenue
Ronkonkoma, New York 11779

(631) 285-7000
Fax (631) 285-7006

Copy to: Supervisor
Town Council
Planning
Dev Attorney
From: Town Clerk

November 2, 2015

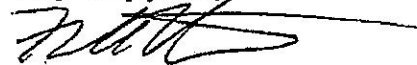
Hon. Vincent Puleo
Smithtown Town Clerk
99 West Main Street
P.O. Box 646
Smithtown, New York 11787-0646

**Re: #2105-01-Change of Zone from modification of covenants originally recorded
04-11-1997**

Dear Mr. Puleo:

Please be advised that I am writing to respectfully request an adjournment of the above referenced application of my client, Story Book Meadows, LLC. I am requesting this adjournment due to a conflict in my schedule. I am the Village Prosecutor for the Incorporated Village of Islandia which has court at the identical time of the scheduled hearing in Smithtown. Therefore, I respectfully request an adjournment to January or February, 2016. Thank you for your attention to this matter.

Very truly yours,



FRANK A. TANTONE

FT:vc

(Sent by Reg Mail, Fax & Email)

cc: Story Book Meadows, LLC



Smithtown Town Board

99 West Main Street
Smithtown, NY 11787

SUBMITTED

RESOLUTION (ID # 10446)

Meeting: 07/14/15 02:00 PM
Department: Planning & Comm.
Category: Advertisement for Public Hearing
Prepared By: Agnes Vion

Initiator: David Flynn
Sponsors: Supervisor Patrick R. Vecchio

DOC ID: 10446

Advertise for Public Hearing - #2015-01

DESCRIPTION

The Town Board to authorize the Town Clerk to advertise for a public hearing to be held at the Eugene A. Cannataro Senior Citizen Center, 420 Middle Country Rd., Smithtown, NY @ 7:00 PM on the 24th day of September, 2015 to consider Zoning Petition #2015-01 by Story Book Meadows, LLC, PO Box 473, St. James, NY for a modification of covenants and restrictions placed on Zone Change Petition #90-3A, for property located on the north side of Smithtown Blvd. 215' east of Mary's La., Nesconset, RC & R-15 Zoning District. SCTM#: 168-1-28.3.

PURPOSE

Authorize the Town Clerk to advertise for a public hearing.

REVIEW:

David Flynn	Completed	06/30/2015 11:55 AM
Town Attorney	Pending	
Patrick R. Vecchio	Pending	
Town Board	Pending	07/14/2015 2:00 PM



Smithtown Town Board

99 West Main Street
Smithtown, NY 11787

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Department: Planning & Comm.
Category: Advertisement for Public Hearing
Prepared By: Agnes Vion
Initiator: David Flynn
Sponsors: Supervisor Patrick R. Vecchio
DOC ID: 10446

The following resolution was offered by the Town Board en masse:

BE IT RESOLVED, that the Town Board be and hereby authorizes the Town Clerk to advertise for a public hearing to be held at the Eugene A. Cannataro Senior Citizen Center, 420 Middle Country Rd., Smithtown, NY on the 24th day of September, 2015 AT 7:00 PM to consider Zoning Petition #2015-01 by Story Book Meadows, LLC, PO Box 473, St. James, NY for a modification of covenants and restrictions placed on Zone Change Petition #90-3A, for property located on the north side of Smithtown Blvd. 215' east of Mary's La., Nesconset, RC & R-15 Zoning District. SCTM#: 168-1-28.3.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Smithtown, Suffolk County, State of New York will meet at the Eugene A. Cannataro Senior Citizen Center, 420 Middle Country Rd., Smithtown, NY on the 24th day of September, 2015 at 7:00 PM, time then in effect, to consider Zoning Petition #2015-01 by Story Book Meadows, LLC, PO Box 473, St. James, NY for a modification of covenants and restrictions placed on Zone Change Petition #90-3A, for property located on the north side of Smithtown Blvd. 215' east of Mary's La., Nesconset, RC & R-15 Zoning District. SCTM#: 168-1-28.3, and being more particularly bounded and described as follows:

ALL THAT CERTAIN PART, PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE AT NESCONSET, TOWN OF SMITHTOWN, COUNTY OF SUFFOLK AND STATE OF NEW YORK:

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a point on the northerly side of Smithtown Boulevard distant 215.00 feet easterly from the corner formed by the intersection of the northerly side of Smithtown Boulevard with the easterly side of Mary's Lane.

RUNNING THENCE from said Point of Beginning northerly and westerly the following four (4) courses and distances:

- (1) North 2° 19' 58" East, a distance of 271.66 feet
- (2) North 82° 23' 18" West, a distance 123.07 feet;
- (3) North 0° 12' 06" East, a distance of 559.60 feet;
- (4) North 0° 13' 22" East, a distance of 304.83 feet;

RUNNING THENCE easterly, South 89°20' 00" East, a distance of 1286.37 feet;

RUNNING THENCE generally southerly and westerly the following eleven (11) courses and distances:

- 1) South 45° 52' 20" West, a distance of 7.32 feet;
- 2) South 77° 35' 30" West, a distance of 219.12 feet;
- 3) South 1° 14' 58" West, a distance of 533.01 feet;
- 4) North 89° 53' 42" West, a distance of 8.00 feet;
- 5) South 1° 14' 58" West, a distance of 120.94 feet;
- 6) North 88° 45' 02" West, a distance of 130.00 feet;
- 7) North 48° 45' 02" West, a distance of 100.00 feet;
- 8) North 81° 44' 22" West, a distance of 138.69 feet;
- 9) South 2° 10' 58" West, a distance of 484.45 feet;
- 10) North 76° 32' 46" West, a distance of 60.00 feet;
- 11) South 2° 19' 58" West, a distance of 175.00 feet to the northerly side of Smithtown Boulevard.

RUNNING THENCE westerly, along the northerly side of Smithtown Boulevard, North 76° 32' 46" West, a distance of 523.30 to the Point or Place of Beginning.

Containing within said bounds 24.00 acres.

Dated: July 14, 2015



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June 22, 2014

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

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RC & R-15 Zoning District
SCTM#: 168-1-28.3

Dear Mr. Freleng:

Recently the Planning Department received the attached revised drawings for the above referenced application. Included are a plot plan, elevation plan and a conceptual plan depicting where basement units would be located.

The matter is not scheduled to be heard by the Town Board until September 24, 2015. In the meantime we have requested that the applicant provide a more detailed plan depicting proposed grading (Some of the proposed basement units are shown on flat areas of the site).

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Peter Hans, Principal Planner

Cc: Vincent Puleo, Town Clerk
Russell Barnett, Environmental Protection Director
Al Hornberger, Story Book Homes, P.O. Box 473, St. James, NY 11780

✓ PLNG. COPY

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Newspaper \$155⁵¹

AD - 10/8
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2x
Counsel
Frank A. Tantone
Anthony J. Gulotta

Attorneys at Law
2459 Ocean Avenue
Ronkonkoma, New York 11779

(631) 285-7000
Fax (631) 285-7006

From:

copy to: Supervisor
Town Council
Planning
Dev
Town Attorney
Town Clerk

November 2, 2015

Hon. Vincent Puleo
Smithtown Town Clerk
99 West Main Street
P.O. Box 646
Smithtown, New York 11787-0646

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