

Appendix E-2

Petitions

PRESENTED AT TOWN BOARD MEETING

DATE 5/17/10 Re PA #5 by John Terrana (4pp)

TOWN BOARD: TOWN OF HUNTINGTON
COUNTY OF SUFFOLK, NEW YORK

~~TOWN BOARD: TOWN OF OYSTER BAY
COUNTY OF NASSAU, NEW YORK~~

X

In the Matter of the Application of
TRIANGLE EQUITIES 496 WEST JERICHO TURNPIKE, LLC
Applicants,

**PETITION IN
SUPPORT OF
APPLICATION**

Seeking a change of zone from R-40 to R-RM to permit the designation of property situated on the south side of Jericho Turnpike, approximately 265.16 feet east of the intersection of the easterly line of Plainview Road and the Southerly line of Jericho Turnpike, aka 1130 West Jericho Turnpike, Town of Huntington, designated on the Suffolk County Tax Map as District 400, Section 226, Block 1 and Lot 1, for the purpose of constructing and maintaining age restricted condominiums and a change of zone of property designated on the Nassau County Tax Map as Section 13, Block D, Lots 114 and 115 from R1-1A Residence District to RMF-10 Multifamily Residence District and for a change of zone of Section 13, Block D, Lots 114 and 115 from R1-1A Residence District to R1-20 Residence District in the Town of Oyster Bay

X

We, the undersigned, residing in the development situated immediately east of the property referenced in the caption above (hereinafter "the Premises") that is the subject of a rezoning application to the Town Board of the Town of Huntington and of a rezoning and site plan application to the Town Board of the Town of Oyster Bay, hereby set forth our signatures as evidence of our support for the application subject to the following, which we understand as being agreed to by Triangle Equities 496 West Jericho Turnpike, LLC (hereinafter "the Developer") and which we understand is subject to the approval of the agencies and board of the Towns of Huntington and Oyster Bay and the Counties of Suffolk and Nassau with jurisdiction over this proposed development:

1. The plans are amended to delineate, with specificity, the area to "remain natural" on the east side of the property which shall include any areas between the

buildings themselves and between the buildings and the eastern property line of the Premises that can remain natural pursuant to an approved site plan. Further, that Developer indicates that no additional structures, temporary or permanent, shall be placed in said areas and no activity shall be conducted in the areas;

2. Review of the final landscaping plan to insure the planting and maintenance of satisfactory species, numbers and sizes of trees and plants on the berm which is to be constructed on the easterly side of the buildings and the natural buffer area, and the installation and maintenance of a six (6) foot high vinyl fence along the easterly property line of the Premises until the beginning point of the recharge basin. It is our understanding that a significant number of mature evergreen variety trees will be planted and maintained in both of the areas referenced herein;

3. A review of the final grading plan. It has been represented that the grade of the buildings along the easterly portion of the property will be "up to" 6 feet below the grade of the homes on Artisan Avenue, if possible, necessitating a retaining wall between the buildings and the landscaped berm. To the extent it is possible, we would like the grade of all the homes to be built along the easterly side of the Premises to be as close to 6 feet below the grade of the homes on Artisan Avenue as possible;

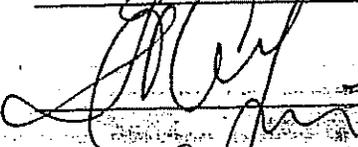
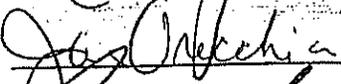
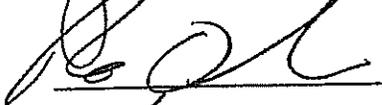
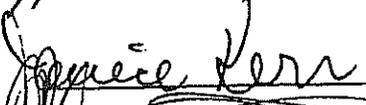
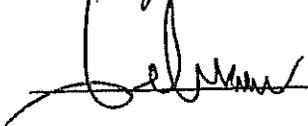
4. The side (elevation) of the building that faces the homes on Artisan Avenue shall only contain two second story windows as depicted on the elevation which was provided to us. It is our understanding that one of these windows is above the entry foyer and the other is a bathroom window;

5. Regarding the proposed recharge basin to be situated in the southeasterly corner of the Premises, a berm and landscaping will be implemented and maintained on the outside of the required chain link fencing where the same is adjacent to Artisan Avenue residences. Said berm will be planted with evergreens, the height of which at planting will be taller than the top of the fence line.

7. The Developer commits to properly construct and maintain the recharge basin until the transfer of the Premises to the Homeowners Association. Developer will also insure that the obligation to continue to properly maintain the recharge basin, berms, landscaping and fencing will be contained in the Condominium Declaration and By-Laws and therefore will be the ongoing obligation and requirement of the Homeowners Association.

8. In furtherance of rehabilitating (re-excavating, cleaning, fencing, *etc.*) the existing recharge basin located directly adjacent to the northeast corner of the property, the Developer agrees to work with the Artisan Avenue homeowners on a reasonable rehabilitation plan and agrees to a contribution not to exceed \$25,000.00 for said rehabilitation.

9. Developer agrees to execute a separate legal instrument memorializing all of the conditions and requirements referenced herein and/or depicted on separate plans to be reviewed and approved by the Artisan Avenue homeowners. Said instrument will contain a provision indicating that any and all conditions and restrictions contained therein will be enforceable by the owners and residents of immediately adjacent properties on Artisan Avenue.

<u>SIGNATURE</u>	<u>PRINT NAME</u>	<u>ADDRESS</u>
	JOHN TERRANA	17 ARTISAN AVENUE HUNTINGTON
	MARY ANN TERRANA	17 ARTISAN AVE,
	Svetlana Boert	15 Artisan Ave
	Alexander Boert	15. Artisan Ave
	Janice Orecchia	20 Artisan Ave, Huntington
	ROBERT ORECCHIA	20 ARTISAN AVE, HUNTINGTON, 19 ARTISAN AVE
	Michael J Kerr	HUNTINGTON, N. Y. 19 Artisan Ave
	Janice Kerr	Huntington, N.Y.
	MARK L SHAPIRO	33 ARTISAN AVE HUNTINGTON
	Bruce L. Moreno	31 ARTISAN AVE HUNTINGTON, N.Y.
	FRANCIS GATTAFFERO	9 ARTISAN AVE HUNTINGTON, 11 E ALAN
	LOUIS H. Thelmon	11 E ALAN

EXECUTIVE BOARD

Gayle Snyder, *Chairperson*
John Deignan, *Vice-Chairperson*
Cynthia Hemley, Esq., *Vice-Chairperson*
Kerry Strobl, *Treasurer*
Dayna Cloffi, *Secretary*
MaryAnne Brennan
Karen Friel, PT, DHS
Maureen Tomasulo-Mathews
Kevin O'Brien, Esq.



ADVISORY BOARD

Ilene Brown
Elisse Murray

TOWN BOARD AGENDA # 24

06-15-2010

(date)

**COLD SPRING HILLS
CIVIC ASSOCIATION INC.**

38 Green Meadow Lane • Cold Spring Hills • Huntington, New York 11743
www.coldspringhills.org

June 2, 2010

Jo-Ann Raja, Town Clerk
Town of Huntington
100 Main Street
Huntington, NY 11743

RE: Zone-Change Application #2006-ZM-363
Triangle Equities (Kensington Estates)
Property: 1130 West Jericho Turnpike, Huntington, NY
Tax Map Number: 0400-226.00-01.00-001.00

RECEIVED
TOWN CLERK
TOWN OF HUNTINGTON NY
200 JUN -3 A 9 42

Dear Clerk Raia:

Enclosed please find six (6) Petitions pursuant to Town Law section 265. Please place them in the record for the above-referenced zone change application.

It is our understanding that with the filing of these petitions of adjacent property owners (5) and those immediately across from the property (1) which is the subject of this application, that any enactment of the zone change will now require a "super-majority" vote, or an affirmative vote of 4 members of the Town Board. Please advise the Town Board.

Kindly stamp the extra set of photo copies enclosed as "received" for our records.

Thank you.

Very truly yours,

Gayle Snyder, Chairperson CSHCA

cc: Supervisor
Town Board (4)
Town Attorney

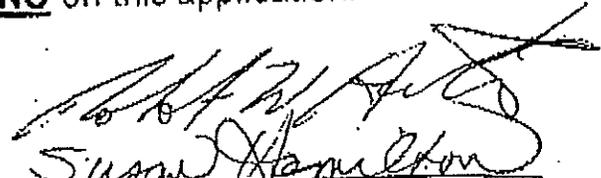
PETITION UNDER TOWN LAW §265 (CHANGES)

The undersigned, residents of Huntington, New York, do hereby object to the rezoning application of Triangle Equities Application #2006-ZM-363 (Kensington Estates) to change the zoning for property located at 1130 West Jericho Turnpike from R-40 (one-acre) to R-RM (Retirement Community) that would allow 83 housing units to be constructed on this site.

We understand that under Town Law, if 20% of the surrounding property owners object to a change of zoning, a "super-majority" or 4 affirmative votes are needed to make the change.

As a surrounding homeowner and Huntington taxpayer, I urge the Huntington Town Board to vote **NO** on this application.

Dated: 5/13/2010


Susan Hamilton
NAME(S)

9 Promenade Drive
ADDRESS

Huntington, New York 11743

Presented to Town Clerk 5/17/10 for:
Supervisor Frank Petrone
Councilwoman Susan Berland
Councilman Mark Cuthbertson
Councilwoman Glenda Jackson
Councilman Mark Mayoka

RECEIVED
TOWN CLERK
TOWN OF HUNTINGTON
JUN -3 2010
A 9 13 11 10 (11:20)
JUN -3 2010
A 9 43

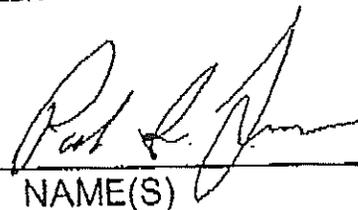
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We understand that under Town Law, if 20% of the surrounding property owners object to a change of zoning, a "super-majority" or 4 affirmative votes are needed to make the change.

As a surrounding homeowner and Huntington taxpayer, I urge the Huntington Town Board to vote **NO** on this application.

Dated: 5-24-10


NAME(S)

40 Plainview Rd
Woodbury NY 11797
ADDRESS

Huntington, New York 11743

Presented to Town Clerk 5/17/10 for:
Supervisor Frank Petrone
Councilwoman Susan Berland
Councilman Mark Cuthbertson
Councilwoman Glenda Jackson
Councilman Mark Mayoka

PETITION UNDER TOWN LAW §265 (CHANGES)

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As a surrounding homeowner and Huntington taxpayer, I urge the Huntington Town Board to vote **NO** on this application.

Dated: 5/22/10



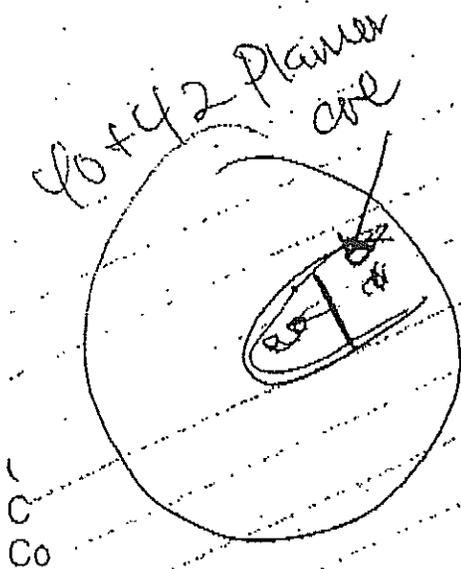
NAME(S) SETH L. HART

42 Plainville Rd

Woodbury NY 11797

ADDRESS

Huntington, New York 11743



TOWN OF HUNTINGTON
2009 JUN -3 A 4 13
2009 JUN -3 A 4 13
TOWN OF HUNTINGTON NY

PETITION UNDER TOWN LAW §265 (CHANGES)

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We understand that under Town Law, if 20% of the surrounding property owners object to a change of zoning, a "super-majority" or 4 affirmative votes are needed to make the change.

As a surrounding homeowner and Huntington taxpayer, I urge the Huntington Town Board to vote **NO** on this application.

Dated: 5/20/2010

James R. Fink, Harry G. Fink
NAME(S)

DIST.	SECT.	BLK	LOT	ADDRESS
0400	226.00	01.00	008.000	80 PLAINVIEW RD WOODBURY NY 117

Huntington, New York 11743

Presented to Town Clerk 5/17/10 for:
Supervisor Frank Petrone
Councilwoman Susan Berland
Councilman Mark Cuthbertson
Councilwoman Glenda Jackson
Councilman Mark Mayoka

2010 JUN -3 A 4:13

PETITION UNDER TOWN LAW §265 (CHANGES)

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As a surrounding homeowner and Huntington taxpayer, I urge the Huntington Town Board to vote **NO** on this application.

Dated: 5/13/10

[Signature]
NAME(S)

21 Heisen Avenue
ADDRESS

Huntington, New York 11743

Presented to Town Clerk 5/17/10 for:
Supervisor Frank Petrone
Councilwoman Susan Berland
Councilman Mark Cuthbertson
Councilwoman Glenda Jackson
Councilman Mark Mayoka

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We understand that under Town Law, if 20% of the surrounding property owners object to a change of zoning, a "super-majority" or 4 affirmative votes are needed to make the change.

As a surrounding homeowner and Huntington taxpayer, I urge the Huntington Town Board to vote **NO** on this application.

Dated: May 11, 2010

Dominick Spalletta

NAME(S)

23 Artisan Ave. Huntington

ADDRESS

Huntington, New York 11743

Presented to Town Clerk 5/17/10 for:
Supervisor Frank Petrone
Councilwoman Susan Berland
Councilman Mark Cuthbertson
Councilwoman Glenda Jackson
Councilman Mark Mayoka

RECEIVED
TOWN CLERK
TOWN OF HUNTINGTON NY
2010 JUN 23 09:08:13 AM
2010 JUN -3 A 9:03

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM Retirement Community District.

PRESENTED AT TOWN BOARD MEETING
DATE 5/17/10 re PH # 5 by Kayle Snyder 10pg

4/29 MR + MRS. JOHN CLERKIN
Date Name
4 LILAC COURT. CSH Address EXHIBIT B

4/29 LLOYD & LYNNE CHANIN
Date Name
12 MONFORT DR, CSH Address

4/29 Gregory Semyszyn
Date Name
9 Timberline Dr, Huntington, NY 11743 Address

5/17 Jane Schubert
Date Name
4 Greenview Circle Huntington, NY 11743 Address

TARA + PATRICK QUILTY
Date Name
17 OAKRIDGE DRIVE, HUNTINGTON NY 11743 Address

Randy + Denise VANWICKLAE
Date Name
3 MONFORT DR HUNTINGTON NY, 11743 Address

~~6~~

10

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM Retirement Community District.

4/29/10 Matty Wolfson
Date Name
61 East Gate Drive
Address

4/29/10 Sheldon Wolfson
Date Name
61 East Gate, Drive
Address

4/29/10 MARGARETA GARCIA
Date Name
27 GREEN MEADOW LANE
Address

4/29/10 FRED GARCIA
Date Name
27 GREEN MEADOW LANE
Address

4/29/10 LIDIA MANOZ
Date Name
64 EAST GATE DR
Address

4/29/10 Elisse Murray
Date Name
28 White wood Ct.
Address

4/29/10 DAYNA COPPEL
20 GREEN MEADOW LANE

(SFO)
ATTACHED

7

" We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM Retirement Community District.

4/29/10 LAWRENCE & JANICE CAMPBELL
Date Name

46 Colonial Drive, HUNTINGTON NY 11743
Address

4-29-10 ANTHONY & KATHRYN PETRITIS
Date Name

1 GREEN MEADOW LANE HUNTINGTON NY
Address

4/29/10 CLIFFORD & SANDRA GRECO
Date Name

47 GREEN MEADOW LA. HUNTINGTON NY 11
Address

4/29/10 Kerry + Ron Strobl
Date Name

46 Green Meadow Ln
Address

4/29/10 KAREN + NAD FRIER
Date Name

19 Colonial Drive
Address

Date Name

Address

10

We the residents of Cold Spring Hills, hereby oppose zone change
application #2006-ZM-363 of Triangle Equities (Kensington
Estates) for a change of zone from R-40 Residence District to
R-RM Retirement Community District.

4/29/10 ROBERT RICHARDSON
Date Name
63 GREEN MEADOW LANE Cold Spring Hills NY 11743
Address

4/29/10 DEBORAH RICHARDSON
Date Name
63 Green Meadow Lane Cold Spring Hills NY 11743
Address

Date Name
Address

Date Name
Address

Date Name
Address

Date Name
Address

2

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM-Retirement Community District.

4/24/10 Lore Dumort + Andrew Kachianos

Date Name

43 Green Meadow Lane Huntington NY 11743

Address

4/29/10 Elisabeth Rieder + Raymond Rieder

Date Name

11 Timberline Drive, Huntington, NY 11743

Address

4/29 Massell (Corraine + Michael)

Date Name

10 Sheep Pasture 11743

Address

4/29 Manny + Maria Jannes

Date Name

25 Green Meadow Lane

Address

Date Name

Address

Date Name

Address

8

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM Retirement Community District.

4-29-10 William & Deborah Bryggman
Date Name
1 Oakleaf Court, Huntington 11743
Address

4/29/10 Donna & Barry Cosel-Pieper
Date Name
5 Oakleaf Ct, Huntington 11743
Address

4/29/10 Tom and Lowell Lassi
Date Name
4 Monfort Drive Huntington, N.Y.
Address

Date Name
Address

Date Name
Address

Date Name
Address

6

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM-Retirement Community District.

4/29/10 GAIL Snyder
Date Name

27 Oakridge Dr.
Address

4/29/10 JOHN DEIGNAN
Date Name

3 COLD SPRING LANE
Address

4/29/10 Diane Brown
Date Name

3 Coldport Drive
Address

4/29/10 Cynthia Hemley
Date Name

37 Green Meadow Lane - Huntington, NY 11743
Address

4/29/10 Margaret Kramer
Date Name

17 Forestdale Dr.
Address

Date Name

Address

5

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM Retirement Community District.

5/17 Duncan Brown
Date Name
3 Coldport Drive, Huntington N.Y. 11743
Address

Date Name

Address

(1)

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM-Retirement Community District.

5/16/10 Daniel B. Friel Daniel B. Friel
Date Name

19 Colonial Drive, Huntington, N.Y. 11743
Address

5/16/10 Frances Sadis Frances Sadis
Date Name

24 Forestdale Drive Huntington NY 11743
Address

32 Timberlane Dr Huntington
Date Name

Joanna & Len Pepi
Address

Date Name

Address

Date Name

Address

Date Name

Address

We the residents of Cold Spring Hills, hereby oppose zone change
application #2006-ZM-363 of Triangle Equities (Kensington
Estates) for a change of zone from R-40 Residence District to
R-RM-Retirement Community District.

4/15/10 MICHAEL SAOIS

Date Name

24 FORESTDALE DRIVE HUNTINGTON
Address

5/15/10 Cathy Deignan

Date Name

3 Cold Spring LA Huntington
Address

5/15/10 Ron Stool

Date Name

46 Green meadow Lane, Huntington
Address

Bill & Jeannie Miller

Date Name

6 FORESTDALE DRIVE HUNTINGTON NY 11743
Address

5/16 MAUREEN MATHEWS A. Maureen T. Mathews

Date Name

33 COLONIAL DR HUNTINGTON NY
Address

Date Name

Address

6

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM Retirement Community District.

5-15-10 Frank Cioffi Frank Cioffi
Date Name
38 Green Meadow Lane Huntington, NY 11743
Address

5/16/10 Suzanne Sluka Suzanne Sluka
Date Name
4 CLUB CT. Huntington NY 11743
Address

5/16/10 Peter Sluka Peter Sluka
Date Name
4 CLUB CT. HUNTINGTON NY 11743
Address

5/16/2010 SUSAN Hamilton Susan Hamilton
Date Name
9 Promenade Drive Huntington NY 11743
Address

5/16/2010 Robert Hamilton Robert Hamilton
Date Name
9 Promenade Drive Huntington, NY 11743
Address

5/16 BRUCE MATHEWS Bruce Mathews
Date Name
33 COLONIAL DR. HUNTINGTON
Address

(6)

We the residents of Cold Spring Hills, hereby oppose zone change application #2006-ZM-363 of Triangle Equities (Kensington Estates) for a change of zone from R-40 Residence District to R-RM Retirement Community District.

4/29/10 RICHARD + LYNN DALLON
Date Name

4 COLONIAL DRIVE, HUNTINGTON, NY 11743
Address

4/29/10 MARA + PASQUALE MORIZIO
Date Name

7 Colonial Drive, Huntington NY 11743
Address

5/17/10 DEBRA SKLAR MACK
Date Name

15 Timberline Drive, Huntington N.Y. 11743
Address

Date Name

Address

Date Name

Address

Date Name

Address

5