

## **APPENDIX E**

# **PLANNING BOARD YIELD MAP APPROVAL RESOLUTION**

*July 26, 2017*



Town Hall • 100 Main Street  
Huntington, NY 11743-6991

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**PLANNING & ENVIRONMENT**

**ANTHONY J. ALOISIO, AICP**  
*Director*

RECEIVED  
TO AUG 10 2017 TG  
NELSON & POPE

August 2, 2017

Fort Slongo, LLC  
The Preserve at Indian Hills, LLC  
1 Rabro Drive, Suite 100  
Hauppauge, New York 11788  
Attn: Jim Tsunis

**Re: The Preserve at Indian Hills (File #D-17-005-X)**  
**0400-014.00-04.00-001.000 and 002.000**  
**0400-015.00-01.00-011.000, 012.000, 016.000 and 019.000**

Dear Mr. Tsunis:

At their regular meeting held on July 26, 2017, the Huntington Town Planning Board approved the Yield Map submitted on July 18, 2017 depicting ninety-nine (99) lots. Lots 1-98 fully comply with the R-40 Residence Zoning District requirements and with Town Code, Article X, The Steep Slopes Conservation Law. Lot 99 (5.84 acres) exceeds the R-40 Zoning District lot area requirement as it includes the existing clubhouse, golf shop and paved parking areas, which are depicted to remain.

Further, the Yield Map depicts 20.72 acres parkland dedication; 11.26 acres roadway dedication; 10.05 acres recharge basin dedication; and an additional 0.39 acres drainage reserve dedication area. The freshwater wetlands designated by the New York State Department of Environmental Conservation are identified on the map and a one hundred foot (100 ft.) boundary has been depicted.

Enclosed, please find a copy of the resolution that has been filed with the Town Clerk. If you have any questions, please do not hesitate to contact this office at (631) 351-3196.

Yours truly,

Robert E. Riekert  
Deputy Director

Cc: Maude D. Roberg Revocable Living Trust  
Michael L. McCarthy, Esq.  
Thomas C. Dixon, PE, Nelson & Pope  
Colleen Walsh, Planner (via email)

RER: cw



HUNTINGTON TOWN PLANNING BOARD

MEETING OF JULY 26, 2017

The following resolution was offered by J. Devine

and seconded by M. Healy

WHEREAS, Fort Slongo, LLC and The Preserve at Indian Hills, LLC, c/o Jim Tsunis, and the Estate of Maude D. Roberg, the owners, have submitted a pre-application for subdivision known as **The Preserve at Indian Hills**, located on the northwest corner of Breeze Hill Road and Fresh Pond Road, and the south side of Breeze Hill Road, approximately 1,162 feet west of Fresh Pond Road, Northport, prepared by Thomas C. Dixon, PE, Nelson & Pope, and indicated as parcels 0400-014.00-04.00-001.000 and 002.000, 0400-015.00-01.00-011.000, 012.000, 016.000 and 019.000 on the Suffolk County Tax Map; and

WHEREAS, said pre-application was received on April 28, 2017 for the subdivision of a 151.08-acre property zoned R-40 Residential; and

WHEREAS, as the proposed lot yield is subject to Huntington Town Code, Article X, The Steep Slopes Conservation Law, Chapter 198-63 Subdivision of land, Lot Yield for Hillside Areas, the Planning Staff has reviewed the digital Steep Slope Analysis provided by the applicant and has determined that the range for the average slope of the hillside area (20-24.99%) and the lot yield reduction (0.85) are appropriate; and

WHEREAS, the Planning Staff has calculated the average slope of the hillside area (22.02%) and has determined that without the consideration of proposed parkland, roads, recharge basins and New York State designated freshwater wetland boundaries, the yield for subject property in accordance with only the R-40 Residence Zoning District requirements totals one hundred forty (140) lots; and

WHEREAS, on July 18, 2017, the applicant submitted a Yield Map in depicting ninety-eight (98) lots in full compliance with the R-40 Residence Zoning District requirements, one (1) 5.84 acre lot in order to maintain the existing clubhouse, golf shop and parking areas, 20.72 acres in parkland dedication, 11.26 acres in road dedication, 10.05 acres in recharge basin dedication, an additional 0.39 acre in drainage reserve area intended to collect a small tributary area of 3.30 acres, and a one hundred foot (100 ft.) boundary from the New York State designated freshwater wetlands; now therefore be it

RESOLVED, that the Huntington Town Planning Board hereby grants approval of the Yield Map dated June 2017, revised July 13, 2017 and received on July 18, 2017, depicting ninety-nine (99) lots for the application known as **The Preserve at Indian Hills**; and be it further

RESOLVED, that this Yield Map will be subject to further review and possible modification as a result of the full consideration of environmental factors as a result of the State Environmental Quality Review (SEQR) process and findings; and be it further

FILED WITH TOWN CLERK

JUL 31 2017

Date \_\_\_\_\_

RESOLVED, that this approval shall not be construed as approval of the subdivision, nor does this approval permit any type of construction on the subject property.

VOTES: 6                      AYES: 6                      NOES: 0

P. Mandelik, Chairman	Not Voting
J. Devine, Vice Chair	Aye
M. Healy	Aye
K. Casey	Aye
L. Cernava	Aye
D. Pennetta	Aye
D. Walsdorf	Aye

The resolution was thereupon declared duly adopted.

