

## **APPENDIX K**

### **STATUS OF 40 & 42 MAKAMAH ROAD SITES & ZBA DECISION HISTORY DOCUMENTS**



# TOWN OF HUNTINGTON

LONG ISLAND, NEW YORK

FILED  
AUG 18, 1961  
FILED

## ZONING BOARD OF APPEALS

Leonard L. Horn, Chairman  
Huntington, New York  
Mary J. N. Walling, Clerk  
Huntington Station, New York  
Irene Soulagnet, Stenographer  
Huntington, New York

## MEMBERS

Pierce J. Power  
Bernard Brizee  
Leon I. Caldwell  
Aldo D. Donno  
Kurt J. Galow  
Wesley A. Myers

August 11, 1961

Meeting of the Zoning Board of Appeals of the Town of Huntington  
held at the Town Hall, Huntington, N. Y. on Friday, August 11,  
1961 at 8:00 p.m.

### PRESENT:

LEONARD L. HORN  
KURT J. GALOW  
WESLEY A. MYERS  
PIERCE J. POWER  
BERNARD BRIZEE  
ALDO D. DONNO  
RICHARD F. McCORMACK

### ABSENT:

Application #2923

### DECISION

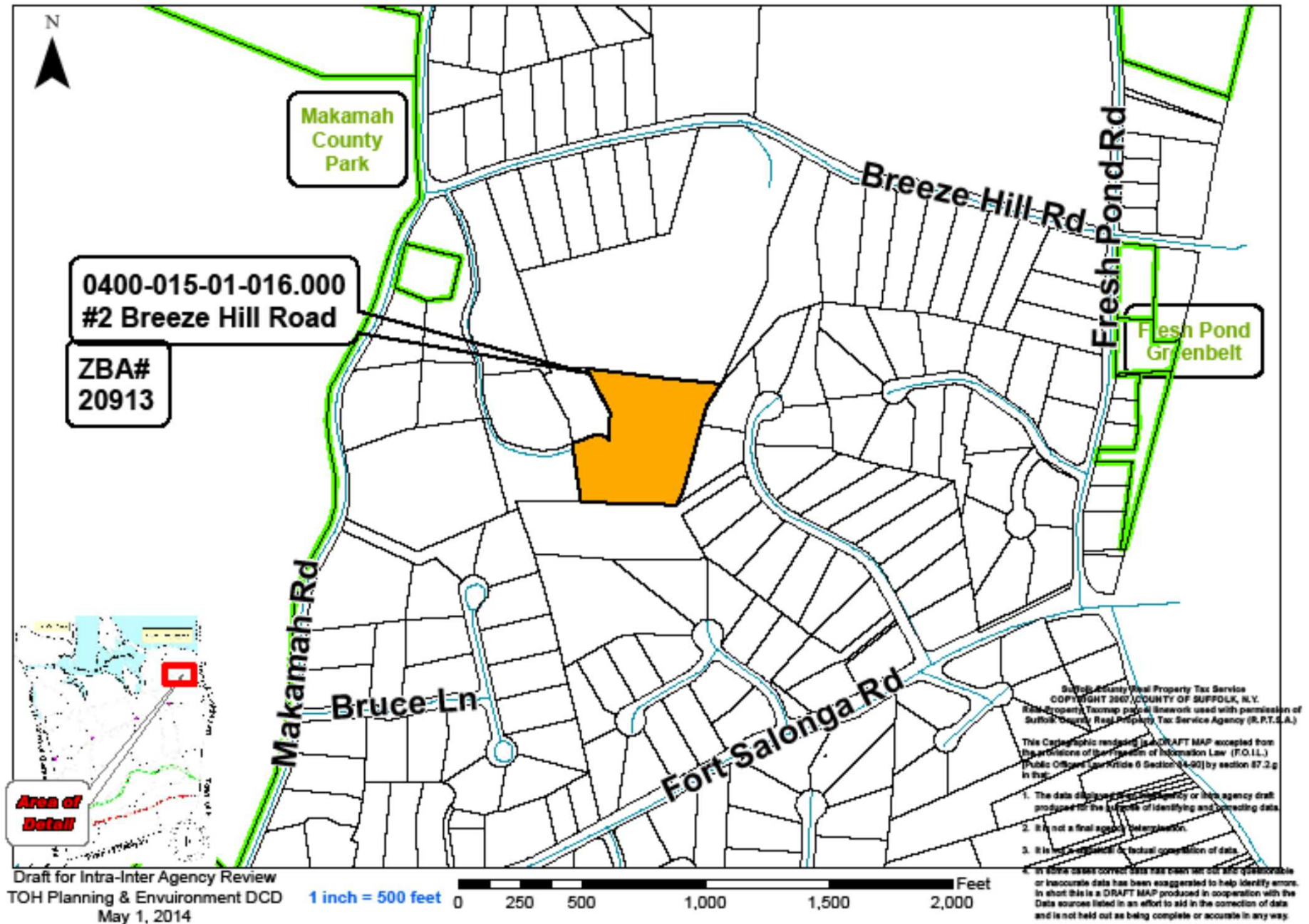
On application of Fred Jurgens, Town Line Road, Northport, N. Y.  
for permission to conduct a golf course, property located in  
Res. B Zone at S/S of Breeze Hill Rd., East of Makamah Rd.,  
Town of Huntington, N. Y.,

Application GRANTED with the provision that off street parking  
shall be provided for 200 cars. The area in question shall  
either be gravel or black topped with a suitable base. The  
access driveway shall be oiled so that a proper approach will  
be provided. Parking spaces for all the cars shall be adequately  
marked.

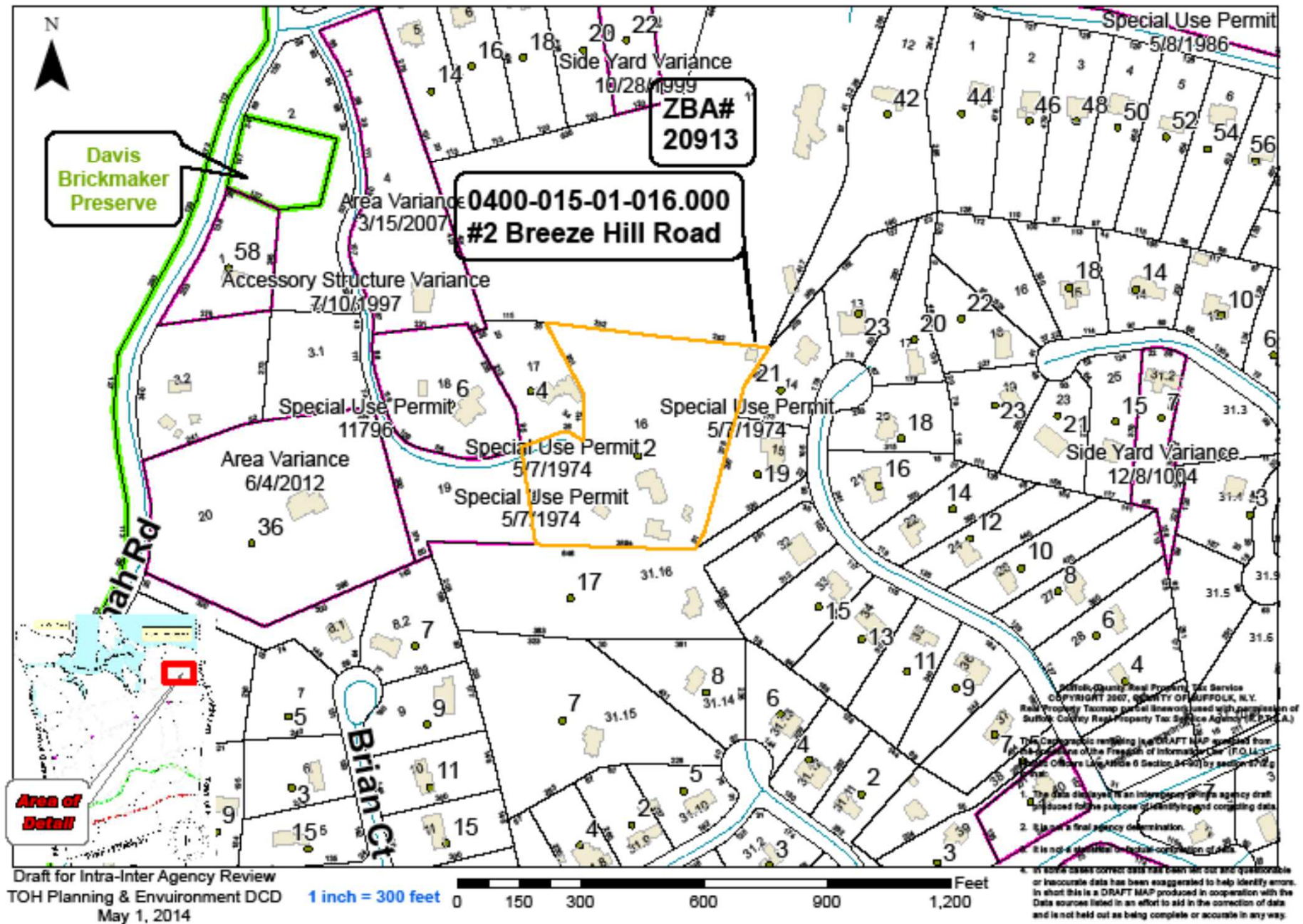
Messrs. Galow, Myers, Power, Brizee, Donno and Horn voted in  
favor of the decision.

Leonard L. Horn  
Chairman

NOTE: This is NOT a building permit.  
See Article III, Rule 7 attached.

**ZBA# 20913 #2 Breeze Hill Rd. SCTM# 0400-015-01-016.000**



**ZBA# 20913 #2 Breeze Hill Rd. SCTM# 0400-015-01-016.000**



**Town of Huntington**

Tax Map #0400-015.00-01.00-003.003  
40 & 42 MAKAMAH RD, NORTHPORT  
FORT SLOGO, LLC

**Name/ Mail Address**

FORT SLOGO, LLC  
PRESERVE AT INDIAN HILLS, LLC  
1 Rabro Dr Ste 100  
Hauppauge NY 11788-4270

<b>Class</b>	280 Multiple Residences:	<b>Roll Section</b>	1 Taxable
<b>Book No</b>	01 Sect 001-015	<b>Property Type</b>	1 Residential
<b>Nbhd</b>	40041	<b>School District</b>	472604 Northport
<b>Zoning</b>	Check GIS layer	<b>Tax Code</b>	111 Tax District - 111
<b>Size Total</b>	3.5 Acres		
<b>FY</b>	2019		

**Parcel Info.**

<b>Subdivision/Lot</b>	<b>Effective Year</b>	<b>Inactive Year</b>	<b>Legal</b>
	2018		

**Property Area**

<b>Flood Zone</b>		<b>Sub Nbhd</b>	
<b>School Dist</b>	472604 Northport	<b>City Dist</b>	
<b>Park Dist</b>		<b>Fire Dist</b>	
<b>Ward</b>		<b>Other Dist</b>	
<b>Area</b>		<b>Inspection Territory</b>	

**Legal Description**

<b>Front Size</b>		<b>Class</b>	280 Multiple Residences:
<b>Size1</b>		<b>Primary Land</b>	
<b>Size2</b>	3.5 Acres	<b>Property Type</b>	1 Residential
<b>Size Total</b>	3.5 Acres		

**Owner (Current)**

FORT SLOGO, LLC  
PRESERVE AT INDIAN HILLS, LLC  
1 Rabro Dr Ste 100  
Hauppauge NY 11788-4270

**Building Information**

<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
63279	2018	40 & 42 MAKAMAH RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
63280	1933	40 & 42 MAKAMAH RD

**Permits****All Applications Chronologically**

<b>Type</b>	<b>Application</b>	<b>Permit</b>	<b>Certificate</b>	<b>Estimated Cost</b>	<b>Total Fee</b>
Transferred Data	A19940002535			\$0.00	\$0.00
	7/5/1994				

**Purpose**

CHECK D.E.C. WETLAND

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Letter in lieu of CO	A172243				\$200.00
	8/9/2017				

**Purpose**

1.) 51' x 25' o/a 2.) 30' x 29' o/a 3.) 18' x 18' o/a

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Letter in Lieu of CO	A172243				\$200.00
	8/9/2017				

**Purpose**

1.) 51' x 25' o/a 2.) 30' x 29' o/a 3.) 18' x 18' o/a

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
ZBA - Decision Granted & Denied		21875			
	3/7/2019	3/6/2019			

**Purpose**

Insp.Date	Insp.Time	Status	Inspector	Notes
No data available				

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**Inspections****Building & Housing**

Insp.Date	Insp.Time	Status	Inspector	Notes
No data available				

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**THIS IS NOT AN OFFICIAL RECORD OF THE TOWN OF HUNTINGTON.**

This summary is for general information purposes only. Site histories may be updated without notice.

The public information summary shall not serve as a substitute for an official record.



## Town of Huntington

Tax Map #0400-015.00-01.00-016.000  
2 BREEZE HILL RD, NORTHPORT  
MAUDE D ROBERG (ESTATE OF)

## Name/ Mail Address

MAUDE D ROBERG (ESTATE OF)  
MAUDE D ROBERG REV LIV TRST  
2 Breeze Hill Rd Apt 3  
Northport NY 11768-1365

<b>Class</b>	280B Multiple Residences:	<b>Roll Section</b>	1 Taxable
<b>Book No</b>	01 Sect 001-015	<b>Property Type</b>	1 Residential
<b>Nbhd</b>	40041	<b>School District</b>	472604 Northport
<b>Zoning</b>	Check GIS layer	<b>Tax Code</b>	111 Tax District - 111
<b>Size Total</b>	5.2 Acres		
<b>FY</b>	2019		

## Parcel Info.

<b>Subdivision/Lot</b>	<b>Effective Year</b>	<b>Inactive Year</b>	<b>Legal</b>
016000	1998		010143105

## Property Area

<b>Flood Zone</b>		<b>Sub Nbhd</b>	
<b>School Dist</b>	472604 Northport	<b>City Dist</b>	
<b>Park Dist</b>		<b>Fire Dist</b>	
<b>Ward</b>		<b>Other Dist</b>	
<b>Area</b>		<b>Inspection Territory</b>	

## Legal Description

<b>Front Size</b>		<b>Class</b>	280B Multiple Residences:
<b>Size1</b>		<b>Primary Land</b>	
<b>Size2</b>	5.2 Acres	<b>Property Type</b>	1 Residential
<b>Size Total</b>	5.2 Acres		

## Owner (Current)

MAUDE D ROBERG (ESTATE OF)  
MAUDE D ROBERG REV LIV TRST  
2 Breeze Hill Rd Apt 3  
Northport NY 11768-1365

## Building Information

<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
1259	1999	2 BREEZE HILL RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
1260	1999	2 BREEZE HILL RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
1261	1999	2 BREEZE HILL RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
1262	1999	2 BREEZE HILL RD

## Permits

All Applications Chronologically

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Letter in lieu of CO	A132045		L0982		\$200.00
	8/22/2013		8/7/2014		

**Purpose**

1.) 76.6' x 50.5' o/a 2.) 53.5' x 41.5' o/a 3.) 35.5' x 24.5' o/a 4.) 28' x 26.5' o/a 5.) 33.8' x 21.3' o/a

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Letter in Lieu of CO	A132045		L0982		\$200.00
	8/22/2013		8/7/2014		

**Purpose**

1.) 76.6' x 50.5' o/a 2.) 53.5' x 41.5' o/a 3.) 35.5' x 24.5' o/a 4.) 28' x 26.5' o/a 5.) 33.8' x 21.3' o/a

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Permitted Use- Do Not Use	A142091		U5788		\$200.00
	8/7/2014		8/2/2016		

**Purpose**

Permitted Use for Main Dwelling to be Used for 3 Dwelling Units @ 2 Breeze Hill Rd., Npt. - ZBA# 20913 - 6/5/14 w/ Condition \* Use to Cease If Property Subdivided

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Permitted Use- Do Not Use	A142092		U5789		\$200.00
	8/7/2014		8/2/2016		

**Purpose**

Permitted Use for Cottage to be Used as 1 Dwelling Unit @ 2 Breeze Hill Rd., Npt. - ZBA# 20913 - 6/5/14 w/ Condition \*Use to Cease If Property Subdivided

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Permitted Use- Do Not Use	A142093		U5790		\$200.00
	8/7/2014		8/2/2016		

**Purpose**

Permitted Use for 2nd Cottage to be Used as 1 Dwelling Unit @ 2 Breeze Hill Rd., Npt. - ZBA# 20913 - 6/5/14 w/ Condition Use to Cease if Property Subdivided

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Permitted Use- Do Not Use	A142094		U5787		\$200.00
	8/7/2014		8/2/2016		

**Purpose**

Permitted Use for Converted Barn to be Used as 1 Dwelling Unit w/ Living Space Above @ 2 Breeze Hill Rd., Npt. - ZBA# 20913 - 6/5/14 w/ Condition \* Use to Cease if Property Subdivided

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
ZBA - Decision Granted		20913			
	9/19/2014	5/1/2014			

**Purpose**

Insp.Date	Insp.Time	Status	Inspector	Notes
No data available				

Inspections

Building & Housing

Insp.Date	Insp.Time	Status	Inspector	Notes
No data available				

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TOWN OF HUNTINGTON

FRANK P. PETRONE, Supervisor

**ZONING BOARD OF APPEALS**

ROGER H. BOHRER, *Chairman*

LAWRENCE J. LAMANNA, *Vice Chairman*

PAUL W. ROUSSILLON, *Secretary*

June 22, 1995

**MEMBERS**

IRA B. KURTZBERG

LAURA J. MANSI

CHRISTOPHER MODELEWSKI

EDWARD A. SETTLE

This is not a building permit,  
see Article 111, Rule 7  
enclosed;

Subject to compliance with all  
of the code requirements of the  
Town of Huntington

Meeting of the ZONING BOARD OF APPEALS of the Town of  
Huntington held at Town Hall on JUNE 22, 1995 at 7:00 p.m.

**APPLICATION #15018 - IHCC, INC., d/b/a INDIAN HILLS COUNTRY CLUB**, 21 Breeze Hill Road, Northport, N.Y. Request Special Use Permit to legalize seven (7) additional structures; additions to clubhouse and pro-shop and to erect new storage building. Property located n/w/c (#21) Breeze Hill Road and Fresh Pond Road, Northport, SCTM #0400-014-04-001 & 002, #0400-105-02-011 & 012.

**DECISION:** On a motion made by Mr. Roussillon seconded by Mr. Lamanna and carried, application is

**GRANTED WITH CONDITIONS**

The property that is the subject of this application is zoned R-40 from 1947 to present. Prior to that time it was zoned R-10 since 1934.

The applicant seeks a Special Use Permit to legalize seven structures, additions to clubhouse and pro shop and erect a new storage building.

The Town Code requires golf courses to obtain Special Use Permits for their operation. This function is vested in the Zoning Board of Appeals. §198-110(C)(5) delineates the nature and scope of golf courses and, as Special Uses, they must additionally satisfy the criteria contained in §198-66 of the Town Code which governs all Special Use applications.

While the instant appeal seeks legalization of the cart barn, addition to pro-shop, pump house, aluminum shed, storage bins, half-way house and starter shack and permission to erect a new storage building, the evidence adduced at the hearing raised additional issues. The first concerned the existence of sleeping quarters above the pro-shop and the second raised questions regarding the legality of the dining room and

**FILED OCT 25 1995**

#15018 - INDIAN HILLS

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June 22, 1995

attendant kitchen facilities. Four prior ZBA grants have been issued for this golf course (ZBA #2923, August 11, 1961; ZBA #4610, December 9, 1965; ZBA #6593, March 16, 1971; ZBA #11835, May 8, 1986) but none is dispositive of these two issues.

In support of their appeal, a real estate expert testified and noted the residential character of the area and the history of development thereat. His review showed the existence of the golf course prior to construction of homes in the area and that, in general, golf courses support real estate property values.

While the golf course may have been established prior to the homes, it must still not adversely affect the character or value of these homes in its expansion and adaptation to modern greenskeeping methods. Thus, the expert reviewed the precise location of each structure and its distance from abutting residences. His professional conclusion was that the locations and uses of structures sought to be legalized as well as the new storage building are such that they will harm neither property values nor the character of the neighborhood.

Clearly, from the perspective of the Board, traffic is not an issue here. While it is one of the Special Use criteria, these structures will do nothing to increase trip generation about the site.

However, much concern was expressed over the location of the club's dumpster as well as its use of pesticides. As to the latter, that is strictly regulated by the state and federal government. As to the former, we feel the applicant can easily mitigate the detrimental impacts of its location.

After reviewing all of the testimony and evidence presented, we grant this appeal subject to several conditions. It is by their imposition that any negative impacts may be mitigated in whole or in part. The conditions are further imposed in order to resolve the ambiguity of prior ZBA approvals, building permits, letters-in-lieu and certificates of occupancy.

The conditions are as follows:

1. The applicant must comply with each condition of the Negative Declaration issued under SEQRA;
2. Landscaping shall be installed and maintained around the proposed storage building in a manner approved by the Planning Department;

FILED OCT 25 1995

June 22, 1995

3. A block wall or other such similar enclosure must be constructed and maintained around the dumpster, the placement of which we note has been agreed to by the club and the most affected neighbor;
4. The sleeping area above the club/restaurant must be removed forthwith. Virtually no provision for such quarters is contained in the Town Code and the argument that same is non-conforming is unavailing. Once this residential structure was converted to a club facility its prior use as a residence was terminated in the eyes of zoning law;
5. ZBA #11835 dated May 8, 1986, is rescinded in toto. Said appeal permitted six (6) storage units on site. That approval is now extinguished and each such container must be removed forthwith;
6. The existing clubhouse, dining room and kitchen facilities are legalized in all respects. Such uses are specifically contemplated by the Town Code (§198-110 (C)(5)(c)) and the evidence at the hearing clearly demonstrated that they have existed at this site for decades without impairing the character or value of the area. We further find from the Town records that these facilities were treated as legal structures and uses so, to avoid future debate, we specifically permit them in their present state.

Accordingly, this application is granted, directing the Department of Engineering to issue the necessary building permit to construct a storage building as more fully described on the plot plan marked Exhibit #2 at the hearing; and to issue the necessary building permits and certificates of occupancy to legalize the cart barn, addition to the pro-shop, pump house, aluminum shed, bins, half-way house and starter shack as more fully described on the plot plan marked Exhibit #2 at the hearing. However, as to the six (6) storage trailers and sleeping facilities, this application is denied for the reasons noted. **HOWEVER, NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE ZONING BOARD RECEIVES A REPORT THAT ALL CONDITIONS HAVE BEEN MET.**

Messrs. Bohrer, Lamanna, Kurtzberg, Modelewski, Roussillon and Settle voted to grant this application with conditions. Mrs. Mansi was absent.

**This is not a building permit,  
see Article 111, Rule 7  
enclosed;**

**subject to compliance with all  
of the code requirements of the  
Town of Huntington**

**FILED OCT 25 1995**

# TOWN OF HUNTINGTON



FRANK P. PETRONE, *Supervisor*

## ZONING BOARD OF APPEALS

LAURA J. MANSI, *Chairman*  
LAWRENCE J. LAMANNA, *Vice-Chairman*  
PAUL W. ROUSSILLON, *Secretary*

September 26, 1996

## MEMBERS

ROGER H. BOHRER  
IRA B. KURTZBERG  
CHRISTOPHER MODELEWSKI  
EDWARD A. SETTLE

This is not a building permit,  
see Article 111, Rule 7  
enclosed;

Subject to compliance with all  
of the code requirements of the  
Town of Huntington

Meeting of the ZONING BOARD OF APPEALS of the Town of  
Huntington held at Town Hall on THURSDAY, SEPTEMBER 26, 1996 at  
7:00 p.m.

APPLICATION #15018 - IHCC, INC., d/b/a INDIAN HILLS COUNTRY  
CLUB, 21 Breeze Hill Road, Northport, N.Y. Request Special Use  
Permit to legalize seven (7) additional structures; additions  
to clubhouse and pro-shop and to erect new storage building.  
Property located n/w/c (#21) Breeze Hill Road and Fresh Pond  
Road, Northport, SCTM #0400-105-02-011 & 012.

**DECISION:** On a motion made by Mr. Kurtzberg seconded by  
Mr. Lamanna and carried application is

## EXTENDED

in all its terms and conditions for a period of one year from  
October 25, 1996 to October 25, 1997.

Mrs. Mansi and Messrs. Bohrer, Kurtzberg, Lamanna, Modelewski,  
Roussillon and Settle voted to extend this application.

**FILED** SEP 30 1996



# TOWN OF HUNTINGTON

FRANK P. PETRONE, *Supervisor*

## ZONING BOARD OF APPEALS

LAURA J. MANSI, *Chairman*  
LAWRENCE J. LAMANNA, *Vice-Chairman*  
PAUL W. ROUSSILLON, *Secretary*

## MEMBERS

ROGER H. BOHRER  
IRA B. KURTZBERG  
CHRISTOPHER MODELEWSKI  
EDWARD A. SETTLE

## SPECIAL COUNSEL

THOMAS A. ABBATE

February 4, 1999

Meeting of the ZONING BOARD OF APPEALS, of the Town of Huntington, held at Town Hall on **THURSDAY, FEBRUARY 4, 1999**, at 7:00 pm.

**APPLICATION - #15018 - IHCC, INC., d/b/a/ INDIAN HILLS COUNTRY CLUB,**  
21 Breeze Hill Road, Northport, N.Y. Request Special Use Permit to legalize seven (7) additional structures; additions to clubhouse and pro-shop and to erect new storage building. Property located n/w/c (#21) Breeze Hill Road and Fresh Pond Road, Northport, SCTM #0400-105-02-011 & 012.

**DECISION:** On a motion made by Mr. Kurtzberg seconded by Mr. Roussillon and carried application is

**EXTENDED**

in all its terms and conditions for a period of one year from **October 25, 1997** to **October 25, 1999**.

Mrs. Mansi and Messrs. Bohrer, Kurtzberg, Modelewski, Roussillon, and Settle voted to extend this application. Mr. Lamanna was absent.

**FILED** MAR 01 1999

**Town of Huntington**

Tax Map #0400-014.00-04.00-002.000  
BREEZE HILL RD, NORTHPORT  
IHCC, LLC

**Name/ Mail Address**

IHCC, LLC  
  
21 Breeze Hill Rd  
Northport NY 11768-1305

<b>Class</b>	553 Country Clubs (membership	<b>Roll Section</b>	1 Taxable
<b>Book No</b>	01 Sect 001-015	<b>Property Type</b>	3 Commercial
<b>Nbhd</b>	90101	<b>School District</b>	472604 Northport
<b>Zoning</b>	Check GIS layer	<b>Tax Code</b>	111 Tax District - 111
<b>Size Total</b>	100 Acres		
<b>FY</b>	2019		

**Parcel Info.**

<b>Subdivision/Lot</b>	<b>Effective Year</b>	<b>Inactive Year</b>	<b>Legal</b>
002000	1998		010135105

**Property Area**

<b>Flood Zone</b>		<b>Sub Nbhd</b>	
<b>School Dist</b>	472604 Northport	<b>City Dist</b>	
<b>Park Dist</b>		<b>Fire Dist</b>	
<b>Ward</b>		<b>Other Dist</b>	
<b>Area</b>		<b>Inspection Territory</b>	

**Legal Description**

<b>Front Size</b>		<b>Class</b>	553 Country Clubs (membership
<b>Size1</b>		<b>Primary Land</b>	
<b>Size2</b>	100 Acres	<b>Property Type</b>	3 Commercial
<b>Size Total</b>	100 Acres		

**Owner (Current)**

IHCC, LLC
21 Breeze Hill Rd Northport NY 11768-1305

**Building Information**

<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
60406	1999	BREEZE HILL RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
60407	1999	BREEZE HILL RD

**Permits****All Applications Chronologically**

<b>Type</b>	<b>Application</b>	<b>Permit</b>	<b>Certificate</b>	<b>Estimated Cost</b>	<b>Total Fee</b>
Transferred Data					
	A19610000047	003960	019657		
	1/1/1961	11/15/1961	4/6/1962		

**Purpose**

ERECT 1 STY MASONRY SUPPLY BLDG. AND OPEN SHED 24' X 70'

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred	Data				
	A19930000083	08/11/61	GRANTED	\$0.00	\$0.00
	1/1/1961	8/11/1961	8/11/1961		

**Purpose**

GRANTED - PERMISSION TO CONDUCT A GOLF COURSE ZBA 002923

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred	Data				
	A19930000084	12/01/65	GRANTED	\$0.00	\$0.00
	1/1/1965	12/1/1965	12/1/1965		

**Purpose**

GRANTED - SIDE YARD VARIANCE TO ERECT AN ADDITION TO THE EXISTING CLUB HOUSE ZBA 004610

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred	Data				
	A19930000085	03/16/71	GRANTED	\$0.00	\$0.00
	1/1/1971	3/16/1971	3/16/1971		

**Purpose**

GRANTED - PERMISSION TO ENLARGE GOLF COURSE AND TO ERECT AN ADDITION TO EXISTING BUILDING FOR GOLF CART STORAGE ZBA 006593

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred	Data				
	A19710002561		LIL	\$0.00	\$0.00
	1/1/1971		3/2/1971		

**Purpose**

2-STORY SINGLE FAMILY DWELLING LETTER IN LIEU 03/02/71

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred	Data				
	A19860000182	065363	072102	\$3,200.00	\$32.00
	1/1/1986	10/27/1986	10/14/1987		

**Purpose**

ERECT CONTAINER FOR STORAGE OF EQUIPMENT - NO. 4 (OF 4) BUILT WITHOUT PERMIT ZBA #11835-5/8/86 CONT: 160 SQ. FT.

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred	Data				
	A19860000181	065362	072107	\$3,200.00	\$32.00
	1/1/1986	10/27/1986	10/14/1987		

**Purpose**

ERECT CONTAINER FOR STORAGE OF EQUIPMENT - NO. 3 (OF 4) BUILT WITHOUT PERMIT ZBA #11835-5/8/86 CONT: 160 SQ. FT.

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred	Data				
	A19860000180	065361	072103	\$3,200.00	\$32.00
	1/1/1986	10/27/1986	10/14/1987		

**Purpose**

ERECT CONTAINER FOR STORAGE OF EQUIPMENT - NO. 2 (OF 4) BUILT WITHOUT PERMIT ZBA #11835-5/8/86 CONT: 160 SQ. FT.

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19860000179	065360	072106	\$3,200.00	\$32.00
	1/1/1986	10/27/1986	10/14/1987		
	<b>Purpose</b>				
	ERECT CONTAINER FOR STORAGE OF EQUIPMENT -NO. 1 (OF 4) BUILT WITHOUT PERMIT ZBA #11835-5/8/86 CONT: 160 SQ. FT.				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19860000178	065359	072104	\$3,200.00	\$32.00
	1/1/1986	10/27/1986	10/14/1987		
	<b>Purpose</b>				
	ERECT CONTAINER FOR STORAGE OF FERTILIZER - NO. 5 - 8' X 20' BUILT WITHOUT PERMIT ZBA #11835-5/8/86 CONT: 160 SQ. FT.				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19860000177	065358	072105	\$3,200.00	\$32.00
	1/1/1986	10/27/1986	10/14/1987		
	<b>Purpose</b>				
	ERECT CONTAINER FOR STORAGE OF PESTICIDE -NO. 6- 8' X 20' BUILT WITHOUT PERMIT ZBA #11835-5/8/86 CONTAINER: 160 SQ. FT.				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19860000176	05/08/86	RESCINDED	\$0.00	\$0.00
	1/1/1986	5/8/1986	6/22/1995		
	<b>Purpose</b>				
	REQUEST OUTSIDE STORAGE OF FERTILIZER MATERIALS CONDITIONAL GRANT RESCINDED SEE ZBA # 15018, 6/22/95, COND. # 5 ZBA 011835				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19940000890	940746	092858	\$0.00	\$50.00
	3/31/1994	4/13/1994	4/11/1995		
	<b>Purpose</b>				
	DEMOLISH EXIST. IRRIGATION PUMP HOUSE				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19940001045	941097	replaced	\$14,080.00	\$430.00
	4/8/1994	5/24/1994			
	<b>Purpose</b>				
	ERECT PUMP HOUSE WHICH WILL BE USED TO IRRIGATE THE EXIST. GOLF COURSE SITE AND DRAINAGE LETTER SEQRA MEMO 5/12/94				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19940001155	941098	098624	\$0.00	\$349.00
	4/20/1994	5/24/1994	7/21/1997		
	<b>Purpose</b>				
	REPAIR ROOF IN EXIST. MAINTENANCE BUILDING DUE TO FIRE DAMAGE AT THE INDIAN HILLS GOLF COURSE				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee

Transferred Data

A19940001879

\$0.00

\$0.00

6/2/1994

**Purpose**

COASTAL EROSION EROSION

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
------	-------------	--------	-------------	----------------	-----------

Transferred Data

A19940002273

\$0.00

\$0.00

6/24/1994

**Purpose**

CHECK D.E.C. WETLAND

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
------	-------------	--------	-------------	----------------	-----------

Transferred Data

A19950003039

GRANT/C

\$0.00

\$0.00

10/27/1995

10/27/1995

**Purpose**

REQUEST SPECIAL USE PERMIT TO LEG- ALIZE SEVEN (7) ADDITIONAL STRUC- TURES; ADDITIONS TO CLUBHOUSE AND PRO-SHOP AND TO ERECT NEW STORAGE BUILDING. (SEE MICROFILM FOR 6 CONDITIONS) ZBA 15018 06/22/95

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
------	-------------	--------	-------------	----------------	-----------

Transferred Data

A19970001071

970976

100951

\$42,900.00

\$921.00

4/14/1997

4/22/1997

4/22/1998

**Purpose**

ERECT CART BARN 23'7" X 60'7" BUILT WITHOUT PERMIT ZBA#15018 6/22/95

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
------	-------------	--------	-------------	----------------	-----------

Transferred Data

A19970001070

970971

102974

\$12,690.00

\$490.00

4/14/1997

4/22/1997

12/1/1998

**Purpose**

ERECT HALFWAY HOUSE SNACK BAR 20.7' X 20.7' ZBA#15018 6/22/95 BUILT WITHOUT PERMIT

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
------	-------------	--------	-------------	----------------	-----------

Transferred Data

A19970001074

971069

106206

\$92,370.00

\$607.00

4/14/1997

4/29/1997

1/26/2000

**Purpose**

ERECT ONE STORY STORAGE BUILDING 60' X 50' AND REMOVAL OF SIX STORAGE CONTAINERS ZBA#15019 6/21/95

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
------	-------------	--------	-------------	----------------	-----------

Transferred Data

A19970001073

970977

100860

\$20,510.00

\$525.00

4/14/1997

4/22/1997

4/9/1998

**Purpose**

ERECT CORRUGATED ALUMINUM STORAGE SHED ZBA#15018 6/22/95 BUILT WITHOUT PERMIT SHED:684'

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
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Transferred Data

A19970001072

970978

102983

\$1,260.00

\$430.00

4/14/1997

4/22/1997

12/2/1998

**Purpose**

ERECT STARTER SHACK DETACHED FROM MAIN BUILDING FOR INDIAN HILLS GOLF COURSE  
ZBA#15018 6/22/95 BUILT WITHOUT PERMIT SHED:42'

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19970003502	973140	103291	\$10,660.00	\$430.00
	10/24/1997	10/31/1997	1/12/1999		

**Purpose**

ERECT PUMP HOUSE WHICH WILL BE USED TO IRRIGATE EXIST. GOLF COURSE REPL.  
PERMIT#941097 - 5/24/94 ZBA#15018 10/22/95

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19970003511	973629	replaced	\$2,000.00	\$430.00
	10/27/1997	12/19/1997			

**Purpose**

ERECT TRIPLE COMPARTMENT REFUSE CONTAINER WITH MASONRY WALLS 40' X 10' X 6' ZBA  
#15018 6/22/95 SITE & DRAINAGE LETTER

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19970003510	973150	102521	\$93,840.00	\$613.00
	10/27/1997	11/3/1997	10/6/1998		

**Purpose**

ERECT 1 STORY ADDITION TO EXISTING BUILDING FOR GOLF CART STORAGE 42' X 42' O/A  
\*\*ZBA#6593 & #15018 REPLACED BP#30859 3/9/71

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A20000000413	000477	107078	\$27,040.00	\$651.00
	2/17/2000	3/1/2000	6/1/2000		

**Purpose**

ERECT 15' X 24'10" ADDITION TO EXISTING CLUBHOUSE - 1ST FLOOR BUILT WITHOUT PERMIT ON

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A20000004904		LIL	\$0.00	\$0.00
	5/9/2000		4/27/2000		

**Purpose**

1 STRUCTURE: 62.3' X 45'10" LETTER IN LIEU

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Com Unheated Storage Buildings	A05046	P010542	110105	\$16,960.00	\$430.00
	12/27/2000	1/25/2001	9/5/2001		

**Purpose**

Erect triple compartment refuse container with masonry walls 40'x10'x6' Repl. permit 973629

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Retaining Wall	A013189	P020067	expired		\$65.00
	10/29/2001	1/14/2002			

**Purpose**

ERECT SEA WALL FOR EROSION CONTROL - SITE & DRAINAGE LETTER

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Residential Alteration	A040639	P040799	O124946	\$0.00	\$430.00
	2/25/2004	3/30/2004	3/9/2007		
	<b>Purpose</b>				
	REPAIR EXISTING 1 STORY CONCESSION/SNACK BAR BLDG WITH NEW ROOF, SIDING AND DOORS				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Hood & Duct	A051488	P051405	O129012		\$240.00
	5/19/2005	6/10/2005	9/26/2008		
	<b>Purpose</b>				
	INSTALL HOOD AND DUCT AT INDIAN HILL HALFWAY HOUSE				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Kitchen Ext	A00070632	F00070656	C00000260		\$300.00
	11/9/2007	12/6/2007	6/24/2008		
	<b>Purpose</b>				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Industrial Ext	A00080296	F00080335			\$300.00
	6/18/2008	7/11/2008			
	<b>Purpose</b>				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Flamm/Comb 6 - 10,000 gallons	A00080359				\$100.00
	8/14/2008				
	<b>Purpose</b>				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Commercial Alteration - Basement	A082891	P090174	O130886	\$204,000.00	\$1,458.00
	12/3/2008	2/3/2009	7/8/2009		
	<b>Purpose</b>				
	INTERIOR & EXTERIOR ALTS TO EXISTING LOCKER ROOMS,TOILET RMS & STORAGE RMS,UNDERPINNING EXISTING FOUNDATION WALLS TO INCREASE CEILING HEIGHT IN BASEMENT W/ 10' HIGH 10' LONG RETAINING WALL FOR CLUBHOUSE -S & D LTR				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Comm Fire Sprinkler 26- 100 Heads	A00090062	F090082	C000697		\$800.00
	3/17/2009	4/2/2009	6/2/2009		
	<b>Purpose</b>				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Re-grading	A101885			\$345,000.00	\$290.00
	9/13/2010				
	<b>Purpose</b>				
	INSTALL FAIRWAY COLLECTION AREAS TO IMPROVE DRAINAGE ON THE SITE, REGRADE & RESEED DISTURBED AREAS & COASTAL EROSION PERMIT				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Re-grading	A161488			\$345,000.00	\$550.00
	5/24/2016				
	<b>Purpose</b>				
	Regrading at Indian Hill Country Club				

Insp.Date	Insp.Time	Status	Inspector	Notes
2/3/2009		Unscheduled		
Plumbing Final				
2/3/2009		Unscheduled		
Plumbing Rough				
2/3/2009		Unscheduled		
Plumbing underground				
2/3/2009		Unscheduled		
Plumbing Mercury				

## Inspections

### Building & Housing

Insp.Date	Insp.Time	Status	Inspector	Notes
2/3/2009		Unscheduled		
Plumbing Final				
	<b>Linked Permits</b>			
	<b>Application</b>	<b>Permit</b>	<b>Certificate</b>	<b>Type</b>
	A082891	P090174	O130886	Commercial Alteration - Basement
	12/3/2008	2/3/2009	7/8/2009	
2/3/2009		Unscheduled		
Plumbing Rough				
	<b>Linked Permits</b>			
	<b>Application</b>	<b>Permit</b>	<b>Certificate</b>	<b>Type</b>
	A082891	P090174	O130886	Commercial Alteration - Basement
	12/3/2008	2/3/2009	7/8/2009	
2/3/2009		Unscheduled		
Plumbing underground				
	<b>Linked Permits</b>			
	<b>Application</b>	<b>Permit</b>	<b>Certificate</b>	<b>Type</b>
	A082891	P090174	O130886	Commercial Alteration - Basement
	12/3/2008	2/3/2009	7/8/2009	
2/3/2009		Unscheduled		
Plumbing Mercury				
	<b>Linked Permits</b>			
	<b>Application</b>	<b>Permit</b>	<b>Certificate</b>	<b>Type</b>
	A082891	P090174	O130886	Commercial Alteration - Basement
	12/3/2008	2/3/2009	7/8/2009	

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**Town of Huntington**

Tax Map #0400-015.00-01.00-003.002

MAUDE D ROBERG (TRUSTEE)

**Name/ Mail Address**

MAUDE D ROBERG (TRUSTEE)  
MAUDE D ROBERG,REV LIV TRUST  
2 Breeze Hill Rd  
Northport NY 11768-1365

<b>Class</b>	<b>Roll Section</b>
<b>Book No</b>	<b>Property Type</b>
<b>Nbhd</b>	<b>School District</b>
<b>Zoning</b>	<b>Tax Code</b>
<b>Size Total</b>	
<b>FY</b>	

**Parcel Info.**

<b>Subdivision/Lot</b>	<b>Effective Year</b>	<b>Inactive Year</b>	<b>Legal</b>
003002	1998	2018	010141803

**Property Area**

<b>Flood Zone</b>	<b>Sub Nbhd</b>
<b>School Dist</b>	<b>City Dist</b>
<b>Park Dist</b>	<b>Fire Dist</b>
<b>Ward</b>	<b>Other Dist</b>
<b>Area</b>	<b>Inspection Territory</b>

**Legal Description**

<b>Front Size</b>	<b>Class</b>
<b>Size1</b>	<b>Primary Land</b>
<b>Size2</b>	<b>Property Type</b>
<b>Size Total</b>	

**Owner (Current)**

MAUDE D ROBERG (TRUSTEE)  
MAUDE D ROBERG,REV LIV TRUST  
2 Breeze Hill Rd  
Northport NY 11768-1365

**Building Information**

<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
63238	1933	40 & 42 MAKAMAH RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
63239	1933	40 & 42 MAKAMAH RD

**Permits****All Applications Chronologically**

No data available

<b>Insp.Date</b>	<b>Insp.Time</b>	<b>Status</b>	<b>Inspector</b>	<b>Notes</b>
No data available				

Inspections

Building & Housing

Insp.Date	Insp.Time	Status	Inspector	Notes
No data available				

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## Town of Huntington

Tax Map #0400-015.00-01.00-016.000  
2 BREEZE HILL RD, NORTHPORT  
MAUDE D ROBERG (ESTATE OF)

## Name/ Mail Address

MAUDE D ROBERG (ESTATE OF)  
MAUDE D ROBERG REV LIV TRST  
2 Breeze Hill Rd Apt 3  
Northport NY 11768-1365

<b>Class</b>	280B Multiple Residences:	<b>Roll Section</b>	1 Taxable
<b>Book No</b>	01 Sect 001-015	<b>Property Type</b>	1 Residential
<b>Nbhd</b>	40041	<b>School District</b>	472604 Northport
<b>Zoning</b>	Check GIS layer	<b>Tax Code</b>	111 Tax District - 111
<b>Size Total</b>	5.2 Acres		
<b>FY</b>	2019		

## Parcel Info.

<b>Subdivision/Lot</b>	<b>Effective Year</b>	<b>Inactive Year</b>	<b>Legal</b>
016000	1998		010143105

## Property Area

<b>Flood Zone</b>		<b>Sub Nbhd</b>	
<b>School Dist</b>	472604 Northport	<b>City Dist</b>	
<b>Park Dist</b>		<b>Fire Dist</b>	
<b>Ward</b>		<b>Other Dist</b>	
<b>Area</b>		<b>Inspection Territory</b>	

## Legal Description

<b>Front Size</b>		<b>Class</b>	280B Multiple Residences:
<b>Size1</b>		<b>Primary Land</b>	
<b>Size2</b>	5.2 Acres	<b>Property Type</b>	1 Residential
<b>Size Total</b>	5.2 Acres		

## Owner (Current)

MAUDE D ROBERG (ESTATE OF)  
MAUDE D ROBERG REV LIV TRST  
2 Breeze Hill Rd Apt 3  
Northport NY 11768-1365

## Building Information

<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
1259	1999	2 BREEZE HILL RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
1260	1999	2 BREEZE HILL RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
1261	1999	2 BREEZE HILL RD
<b>Id</b>	<b>Effective Year</b>	<b>Location</b>
1262	1999	2 BREEZE HILL RD

## Permits

All Applications Chronologically

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Letter in lieu of CO	A132045		L0982		\$200.00
	8/22/2013		8/7/2014		

**Purpose**

1.) 76.6' x 50.5' o/a 2.) 53.5' x 41.5' o/a 3.) 35.5' x 24.5' o/a 4.) 28' x 26.5' o/a 5.) 33.8' x 21.3' o/a

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Letter in Lieu of CO	A132045		L0982		\$200.00
	8/22/2013		8/7/2014		

**Purpose**

1.) 76.6' x 50.5' o/a 2.) 53.5' x 41.5' o/a 3.) 35.5' x 24.5' o/a 4.) 28' x 26.5' o/a 5.) 33.8' x 21.3' o/a

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Permitted Use- Do Not Use	A142091		U5788		\$200.00
	8/7/2014		8/2/2016		

**Purpose**

Permitted Use for Main Dwelling to be Used for 3 Dwelling Units @ 2 Breeze Hill Rd., Npt. - ZBA# 20913 - 6/5/14 w/ Condition \* Use to Cease If Property Subdivided

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Permitted Use- Do Not Use	A142092		U5789		\$200.00
	8/7/2014		8/2/2016		

**Purpose**

Permitted Use for Cottage to be Used as 1 Dwelling Unit @ 2 Breeze Hill Rd., Npt. - ZBA# 20913 - 6/5/14 w/ Condition \*Use to Cease If Property Subdivided

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Permitted Use- Do Not Use	A142093		U5790		\$200.00
	8/7/2014		8/2/2016		

**Purpose**

Permitted Use for 2nd Cottage to be Used as 1 Dwelling Unit @ 2 Breeze Hill Rd., Npt. - ZBA# 20913 - 6/5/14 w/ Condition Use to Cease if Property Subdivided

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Permitted Use- Do Not Use	A142094		U5787		\$200.00
	8/7/2014		8/2/2016		

**Purpose**

Permitted Use for Converted Barn to be Used as 1 Dwelling Unit w/ Living Space Above @ 2 Breeze Hill Rd., Npt. - ZBA# 20913 - 6/5/14 w/ Condition \* Use to Cease if Property Subdivided

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
ZBA - Decision Granted		20913			
	9/19/2014	5/1/2014			

**Purpose**

Insp.Date	Insp.Time	Status	Inspector	Notes
No data available				

Inspections

Building & Housing

Insp.Date	Insp.Time	Status	Inspector	Notes
No data available				

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# TOWN OF HUNTINGTON



FRANK P. PETRONE, *Supervisor*

## ZONING BOARD OF APPEALS

LAURA J. MANSI, *Chairman*  
LAWRENCE J. LAMANNA, *Vice-Chairman*  
PAUL W. ROUSSILLON, *Secretary*

September 26, 1996

## MEMBERS

ROGER H. BOHRER  
IRA B. KURTZBERG  
CHRISTOPHER MODELEWSKI  
EDWARD A. SETTLE

This is not a building permit,  
see Article 111, Rule 7  
enclosed;

Subject to compliance with all  
of the code requirements of the  
Town of Huntington

Meeting of the ZONING BOARD OF APPEALS of the Town of  
Huntington held at Town Hall on THURSDAY, SEPTEMBER 26, 1996 at  
7:00 p.m.

APPLICATION #15018 - IHCC, INC., d/b/a INDIAN HILLS COUNTRY CLUB, 21 Breeze Hill Road, Northport, N.Y. Request Special Use Permit to legalize seven (7) additional structures; additions to clubhouse and pro-shop and to erect new storage building. Property located n/w/c (#21) Breeze Hill Road and Fresh Pond Road, Northport, SCTM #0400-105-02-011 & 012.

DECISION: On a motion made by Mr. Kurtzberg seconded by Mr. Lamanna and carried application is

## EXTENDED

in all its terms and conditions for a period of one year from October 25, 1996 to October 25, 1997.

Mrs. Mansi and Messrs. Bohrer, Kurtzberg, Lamanna, Modelewski, Roussillon and Settle voted to extend this application.

**FILED** SEP 30 1996

June 22, 1995

attendant kitchen facilities. Four prior ZBA grants have been issued for this golf course (ZBA #2923, August 11, 1961; ZBA #4610, December 9, 1965; ZBA #6593, March 16, 1971; ZBA #11835, May 8, 1986) but none is dispositive of these two issues.

In support of their appeal, a real estate expert testified and noted the residential character of the area and the history of development thereat. His review showed the existence of the golf course prior to construction of homes in the area and that, in general, golf courses support real estate property values.

While the golf course may have been established prior to the homes, it must still not adversely affect the character or value of these homes in its expansion and adaptation to modern greenskeeping methods. Thus, the expert reviewed the precise location of each structure and its distance from abutting residences. His professional conclusion was that the locations and uses of structures sought to be legalized as well as the new storage building are such that they will harm neither property values nor the character of the neighborhood.

Clearly, from the perspective of the Board, traffic is not an issue here. While it is one of the Special Use criteria, these structures will do nothing to increase trip generation about the site.

However, much concern was expressed over the location of the club's dumpster as well as its use of pesticides. As to the latter, that is strictly regulated by the state and federal government. As to the former, we feel the applicant can easily mitigate the detrimental impacts of its location.

After reviewing all of the testimony and evidence presented, we grant this appeal subject to several conditions. It is by their imposition that any negative impacts may be mitigated in whole or in part. The conditions are further imposed in order to resolve the ambiguity of prior ZBA approvals, building permits, letters-in-lieu and certificates of occupancy.

The conditions are as follows:

1. The applicant must comply with each condition of the Negative Declaration issued under SEQRA;
2. Landscaping shall be installed and maintained around the proposed storage building in a manner approved by the Planning Department;

FILED - JUN 23 1995

June 22, 1995

3. A block wall or other such similar enclosure must be constructed and maintained around the dumpster, the placement of which we note has been agreed to by the club and the most affected neighbor;
4. The sleeping area above the club/restaurant must be removed forthwith. Virtually no provision for such quarters is contained in the Town Code and the argument that same is non-conforming is unavailing. Once this residential structure was converted to a club facility its prior use as a residence was terminated in the eyes of zoning law;
5. ZBA #11835 dated May 8, 1986, is rescinded in toto. Said appeal permitted six (6) storage units on site. That approval is now extinguished and each such container must be removed forthwith;
6. The existing clubhouse, dining room and kitchen facilities are legalized in all respects. Such uses are specifically contemplated by the Town Code (§198-110 (C)(5)(c)) and the evidence at the hearing clearly demonstrated that they have existed at this site for decades without impairing the character or value of the area. We further find from the Town records that these facilities were treated as legal structures and uses so, to avoid future debate, we specifically permit them in their present state.

Accordingly, this application is granted, directing the Department of Engineering to issue the necessary building permit to construct a storage building as more fully described on the plot plan marked Exhibit #2 at the hearing; and to issue the necessary building permits and certificates of occupancy to legalize the cart barn, addition to the pro-shop, pump house, aluminum shed, bins, half-way house and starter shack as more fully described on the plot plan marked Exhibit #2 at the hearing. However, as to the six (6) storage trailers and sleeping facilities, this application is denied for the reasons noted. **HOWEVER, NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE ZONING BOARD RECEIVES A REPORT THAT ALL CONDITIONS HAVE BEEN MET.**

Messrs. Bohrer, Lamanna, Kurtzberg, Modelewski, Roussillon and Settle voted to grant this application with conditions. Mrs. Mansi was absent.

*This is not a building permit,  
see Article 111, Rule 7  
enclosed:*

*Not in compliance with  
code requirements of the  
Town of Huntington*

**FILED OCT 25 1995**



# TOWN OF HUNTINGTON

FRANK P. PETRONE, *Supervisor*

## ZONING BOARD OF APPEALS

LAURA J. MANSI, *Chairman*  
LAWRENCE J. LAMANNA, *Vice-Chairman*  
PAUL W. ROUSSILLON, *Secretary*

## MEMBERS

ROGER H. BOHRER  
IRA B. KURTZBERG  
CHRISTOPHER MODELEWSKI  
EDWARD A. SETTLE

## SPECIAL COUNSEL

THOMAS A. ABBATE

February 4, 1999

Meeting of the ZONING BOARD OF APPEALS, of the Town of Huntington, held at Town Hall on **THURSDAY, FEBRUARY 4, 1999**, at 7:00 pm.

**APPLICATION - #15018 - IHCC, INC., d/b/a/ INDIAN HILLS COUNTRY CLUB**, 21 Breeze Hill Road, Northport, N.Y. Request Special Use Permit to legalize seven (7) additional structures; additions to clubhouse and pro-shop and to erect new storage building. Property located n/w/c (#21) Breeze Hill Road and Fresh Pond Road, Northport, SCTM #0400-105-02-011 & 012.

**DECISION:** On a motion made by Mr. Kurtzberg seconded by Mr. Roussillon and carried application is

**EXTENDED**

in all its terms and conditions for a period of one year from **October 25, 1997 to October 25, 1999.**

Mrs. Mansi and Messrs. Bohrer, Kurtzberg, Modelewski, Roussillon, and Settle voted to extend this application. Mr. Lamanna was absent.

**FILED** MAR 01 1999



JOHN J. O'NEIL, Supervisor

**ZONING BOARD OF APPEALS**

MICHAEL P. SCHOENFELD  
*Chairman*

MARIE A. KLEIN  
*Secretary*

**MEMBERS**

STANLEY P. AMELKIN  
MORTON BERSON  
IRENE M. FEENEY  
MARC S. KRIEG  
FREDERICK J. HELLMERS  
LAWRENCE J. LAMANNA

May 8th, 1986

Meeting of the **ZONING BOARD OF APPEALS** of the Town of Huntington, held at Town Hall, Huntington, N. Y. on **Thursday, May 8th, 1986** at 7:30 p.m.

**APPLICATION #11835 - INDIAN HILLS COUNTRY CLUB, INC.**, Breeze Hill Road, Fort Salonga, N. Y. **CHARLES JURGENS**, 14 Mariners Lane, Northport, N.Y. Request outside storage of fertilizer materials. Property located on the north-west corner of Breeze Hill Road & Fresh Pond Road, Northport, N. Y. Tax map No. 14-04-02.

**DECISION:** On a motion made by Mr. Lamanna, seconded by Mrs. Feeney, and carried, application is

**GRANTED WITH CONDITION**

The property that is the subject of this application is zoned R-40, and has been so zoned since 1947. Prior to that time it was zoned R-10 since 1934.

The applicants seek permission for the outside storage of fertilizer materials accessory to a golf course.

Six storage units are involved. They are rectangular in shape with dimensions of 8 foot by 8 foot by 20 feet. They are painted green. They look like the trailer of a truck but without wheels. They are air and water tight and are lined with six inches of insulation. One unit will be used to store a pesticide and the other a fertilizer. The remaining four units will be used for the storage of ground keeping equipment and machinery.

The Board is of the opinion that the applicants need the outside storage units in order to fully enjoy the use of their property. The proposed outside storage will have no adverse impact on the character of the neighborhood or property values in the vicinity.

Accordingly, this application is granted, authorizing the Department of Engineering, Building & Housing to authorize the proposed outside storage on the condition that screening in the form of evergreens is used to cut-off visibility of the storage units by those occupying parcels in the neighborhood.

Messrs. Krieg, Berson, Hellmers, Lamanna and Mrs. Feeney voted to grant this decision. Messrs. Schoenfeld and Amelkin were absent.