

February 25, 2021

Town of Huntington  
Department of Planning & Environment  
100 Main Street  
Huntington, NY 11743  
Attention: Mr. Anthony Aloisio, Director of Planning

**Re: Indian Hills**  
**SCTM: 0400-14-04-1 & 2 & 0400-15-01-11, 12, 16 & 19**  
**N+P No. 86047**

Dear Mr. Aloisio:

Based on comments received from the Traffic Safety Division and those concerns expressed by the Planning Board, the subdivision plans for the above referenced project has been revised.

The following important revisions have been made to the previously submitted subdivision plans in order to improve the project design and address traffic and planning comments:

- The access road to the proposed units on the south side of Breeze Hill Road will not be relocated east as shown on current plans. Per the request of Traffic Safety, the existing Indian Hills Clubhouse driveway will be used in its current location/configuration. As with the prior plan, the driveway will be extended south past the clubhouse and then west to the proposed units and the existing private road from Breeze Hill Road will be utilized as an emergency access only as labeled on the plans.
- In response to the Planning Board's concern with the construction of units near the Coastal Erosion Hazard Area ("CEHA") boundary, twelve (12) units have been removed from this area thus reducing the overall development to 74 units at this time. As expressed in Michael L. McCarthy, Esq.'s February 11, 2021 letter to the Planning Board, the applicant removes these units without prejudice to its ability to apply to locate twelve (12) units or make application for the equivalent TDFR credits at a later date, subject to further review, as the EIS record analyzed 86 units.
- The retaining walls and stairs for the proposed raised 14<sup>th</sup> tee which lies near the "CEHA" boundary have been removed such that this area of the golf course will remain unchanged.

We trust that these changes address the areas of concern expressed by the Planning Board and Traffic Safety Division and are found to be acceptable.

Please feel free to contact me with any questions or concerns.

Very truly yours,  
**Nelson + Pope**



Thomas C. Dixon, PE

TCD:cd

cc: J. Tsunis  
M. McCarthy, Esq.