

NESCONSET-NEIGHBORS UNITED

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Alert! ... Alert! ... Alert! ... Alert!

Neighbor,

If you don't want 1,200 new neighbors, 1,000 cars & 500 + Apartments one block from you,

You need to get all your neighbors to attend

the **Town Planning Board Meeting**

Wednesday, **February 17, 2016** At 8:00 PM

In the Smithtown Senior Citizens Center, 420 Middle Country Road Smithtown, NY 11787

For additional information call Fred at 631-588-4200 or email fredgorman@verizon.net or Info@Nesconsetcivic.Com

August 24, 1993, Story Book Meadows (Al Hornberger) agreed to 10 restricted covenants to obtain Retirement Community (RC) zoning for 24 for the 60 acres they owned (Between Smithtown Blvd, Gibbs Pond Road and Nichols Road.) Now Story Book Meadows is requesting a 20% density increased, elimination of restrictive covenants and rezoning 36 acres of R-15 residential property to Retirement Community RC.

**We need to fill the Senior Citizens Center with residents sending a clear message
Do not increase density in our community or remove protective covenants**



How do I maximize my profits?
I got it! I'll request the removal of all covenants against the properties. Ask for Increased Bonus Density by offering "Affordable housing" (\$1200) and request a zone change from residential to RC. I could build 500 to 600 units and get huge subsidies. \$\$\$\$\$\$\$\$\$\$

PLEASE SHOW UP AND BRING ALL THE NEIGHBORS YOU CAN

If you have ideas, want flyers or would like to volunteer Call 631-588-4200

Email your thoughts to Patrick Vecchio... supervisor@tosgov.com ♦ Thomas McCarthy... tmccarthy@tosgov.com ♦ Edward Wehrheim ... ewehrheim@tosgov.com ♦ Lisa Inzerillo... linzerillo@tosgov.com ♦ Lynne Nowick... lnowick@tosgov.com