



TOWN OF SMITHTOWN

PLANNING and COMMUNITY DEVELOPMENT DEPARTMENT
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TOWN SUPERVISOR
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TOWN COUNCIL
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ROBERT J. CREIGHTON
LYNNE C. NOWICK

MEMORANDUM

December 23, 2014

To: Patrick R. Vecchio, Supervisor
Members of the Town Board

From: David M. Flynn, Assistant Town Planning Director DMF

Subject: New Zoning Petition
Received from Story Book Meadows, LLC
To amend conditions of Petition #90-03

The Planning Department has received the above referenced zoning petition. We will forward it to the Town Clerk next week. If you have any questions concerning the petition, please let me know.

Petitioner: Story Book Meadows, LLC

Location: Vacant parcel on N/s of Smithtown Blvd., Approx. 980' W/o Gibbs Pond Rd., Nesconset

Request: To amend conditions of the change of zone approval for Petition #90-03 (Approved 12/9/91)

Purpose: The petitioner requests relief from five conditions of their approval to RC zoning:

- Condition #1 limits the number of units to 192 without allowance for bonus density units. *Seventy-eight (78) bonus density units are now requested.*
- Condition # 6 limits the use and density of the adjacent 36 acres to the north (same property owner) *It is requested that this condition be omitted.*
- Condition #7 pertains to the proposed on-site sewage treatment plant and limits the use to 192 units plus the 36 acres to the north. *It is requested that this condition be modified to include the requested bonus density units.*
- Condition # 8 limits proposed cellars to storage. *It is requested that this condition be omitted.*
- Condition # 9 requires approval from the property owner, the Town, and all owners of the future residential area to the north in order to change and Zone Change covenants. *It is requested that this condition be modified to eliminate future adjacent residents.*

DMF:PH

cc: V. Puleo, Town Clerk
M. Jakubowsky, Town Attorney