

Hi Folks,
Please read this attachment. Feel free to respond as to how you feel concerning this proposed property.
Thanks.
Shelley



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April 29, 2019

PRESERVE PRC On Hold—For How long?

In 2013, a developer applied to build **70 PRC units in 12 buildings** on the 22 acres on the Montauk Highway abutting the northeast side of Spadaro Airport (across from IGHL and the Eastport Animal Hospital).

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Subject parcel is yellow; nearby open space is green. Click /tap image to enlarge

The developer hit a major problem in 2014 when the Town realized that the property was *subject to certain rights of the Federal Aviation Administration* and **said** he would have to clear things up with the FAA before his site plan application would be considered further.

Here's why there was a problem. In 1998, Bart Spadaro had bought these 22 acres using grant funds from the FAA. The land was to be used for airport improvements, and *the FAA got the right to receive most of the proceeds if the property were sold for non-airport purposes*. By 2011, the plans for airport improvements had dried up and the 22 acres was sold to the developer subject to a mortgage. Bart Spadaro died in 2013.

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To proceed, the developer had to get a release from the FAA of its rights in the property. He persuaded one of Bart Spadaro's daughters to submit an application to the FAA for release of its rights in the property. The developer, which has **not paid off the mortgage** for the property, would *pay the FAA \$1,260,000*. The release process has reached a point where the FAA has issued a [notice asking for public comments](#) on the proposed release.

The parcel has been *zoned PRC* since 1989 when it changed from A Residence 1. If its zoning were looked at today without reference to the pending site plan application, *it most likely would be returned to a residential zoning*. Doing so would be consistent with the [Montauk Highway Corridor rezonings](#) in 2016 when many properties from Moriches to Eastport were upzoned from commercial to residential.

This property, even more than others, would deserve residential zoning since, as the image above shows, *it abuts a large swath of land to the east that is held as open space* by the Town, County and State; this includes the "[Woodland Meadows](#)" property once proposed for 70 single family homes. Also, *to the west, on the other side of the Riverhead Road, is open space* that was once proposed for a PRCHC with 406 units to be called "[Heritage Square](#)" and for a 62 single family home development to be called "[The Oaks](#)".

If you have an opinion about a PRC being built on this property, **email the FAA and tell them what you think**. You don't have to say a lot, just what you think. Comments should be sent as follows and must arrive before May 8:

To: evelyn.martinez@faa.gov
cc: EMPOAonline@gmail.com
Subject: Federal Register Comment

For much more information and details on the proposed development and the FAA's process, including plans and an environmental impact statement on the proposed release, click/tap these links:

*More info on EMPOAweb
(to be updated Wed. morning)*

*Docs on EMPOAweb
(to be updated Wed. morning)*

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MARINE COMMERCIAL REZONINGS Hearings, Town Board Meeting This Thursday, May 2, at 5 pm

The Town created a "Marine Commercial" zoning district last fall (see our prior [email](#)) and planned to rezone marinas in the Town to MC. Those rezonings are scheduled for the Town Board meeting this Thursday at 5 pm. Four marinas in East Moriches (including a private marina) and more in Center Moriches are on the agenda for rezoning.

In our prior email we noted that two parcels in East Moriches were being proposed for MC zoning even though they were not marinas. One has been taken off the list, but the other remains. It is a *4.5 acre parcel at the foot of Maple Avenue* between the Town dock and Swezey's Marina; it was the proposed site of a project that never proceeded called "[Boatyard Vista](#)".



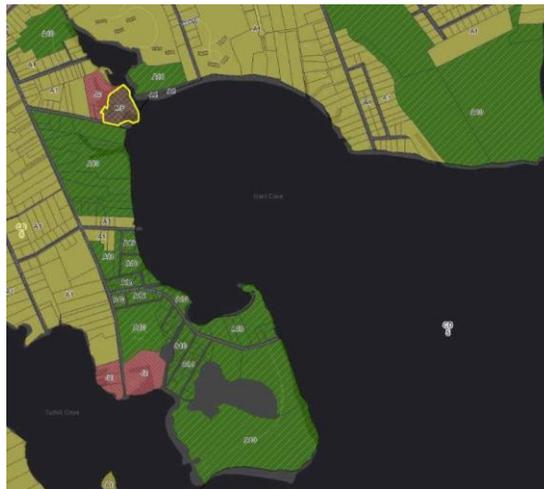
Subject parcel is yellow; nearby opens space is green. Click to enlarge.

The parcel is now zoned Multi-Family, so *a change is needed*. Although years back a marina was there, it is now **very low land with scrub growing on it that is very susceptible to flooding**. The Town has been acquiring similar

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properties in Mastic Beach for open space to prevent their development and subsequent financial loss due to flooding.

As part of the Montauk Highway Corridor rezonings, the Town rezoned the properties south of this one **A Residence 10**. A substantial part of the Harts Cove coastline is zone A10, as shown below.



Town zoning map for Harts Cove. Subject parcel is outlined in yellow. Dark green is zoned A Residential 10; lighter green is zoned A Residence 1. [Click to enlarge](#)

Please **share your thoughts about this rezoning with the Town Board members** from our area, Supervisor Romaine and Councilman Panico, with copies to the Town Clerk and EMPOA.

To: ERomaine@brookhaven.org; CouncilmanPanico@Brookhaven.org
cc: TownClerk@Brookhaven.org; EMPOAonline@gmail.com

UPCOMING COMMUNITY EVENT
Community Ambulance Open House
Saturday, June 1, 11 am to 3 pm
(Posted by request under EMPOA's Community Events Policy)

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Join East Moriches Community Ambulance at their Open House! A fun afternoon filled with different activities such as a bounce house, face painting, a dunk tank, a vehicle extrication demo, and a barbeque!

Special Guests: East Moriches/Eastport Fire Departments, SCPD, Stony Brook University Hospital, Suffolk Sheriffs

More info on EMCA [website](#)

To make a difference, STAY involved!

SPREAD THE WORD . . . SHARE THIS EMAIL ON SOCIAL MEDIA

