



Curt Murley <cpmurley@gmail.com>

Talking about the Frontage proposal

2 messages

planningboard@townoflongisland.us <planningboard@townoflongisland.us> Fri, Feb 25, 2022 at 3:40 PM
To: Mike Lingley <michael@arboristcentral.com>, Doug McCown <douamcc@gmail.com>, Curt Murley <cpmurley@gmail.com>, Justin Papkee <papkeej@gmail.com>, Paul Thornton <paulthornton181@gmail.com>, Peter Thornton <pthorntonnd@gmail.com>
Cc: Jim Nagle <ceo@townoflongisland.us>, Jim Nagle <jhnagle62@aol.com>

After the discussion with Ed Rea this I'm been thinking about how we as a board can justify and defend our frontage proposal better. I've come to the understanding that needs to be considered and discussed in tandem with the driveway proposal. I want to know what you think about my approach.

generally Long Island has these categories of properties regarding eligibility for building permits for single family residences:

Properties/lots that can get building permits under the current ordinance:

- 1 properties with required minimum frontage on public ways (40 or 100 feet)
- 2 lots of record with recorded permanent easements or right-of ways with the required minimum widths (16 or 32 ft) that existed when Long Island became a town.

Categories which cannot get building permits currently:

- 3 lots of record with that do not have recorded permanent easements or right-of ways or the easements/ROWS don't meet the width requirements
- 4 properties - other than lots of record - with no frontage on public ways

Our frontage proposal by itself would allow for lots under category #4 to get building permits - provided that the private way is maintained by a property owner or group of property owners. That would be a determination by the CEO the maintenance is sufficient to permit the delivery of municipal fire and emergency services.

The driveway proposal removes the minimum width requirement for recorded easement/ROW for lots of record so that category #3 lots could also get building permits provided that the easement/ROW is maintained so it is sufficient to permit the delivery of municipal fire and emergency services.

If our proposed frontage and driveway changes are accepted by Town voters the only category of properties not eligible for building permits would be those without frontage on a public or private way or a lot of record without a recorded easement/ROW.

Doug McCown <douamcc@gmail.com> Fri, Feb 25, 2022 at 8:23 PM
To: PB Chair <planningboard@townoflongisland.us>

So then, way up on Apple Tree La (the only example I know), as I get it: newly proposed builds would be on their own as far as the Tree La access goes. True for Ed and others already up there. Frankly, between thou and me, so what? It's what there is... buyer beware. Not the City's prob.

Similarly, Ed maintains that there's not equitable consideration. Well, define this. Equity with what parameters? Prior buyers? Future? Those in process? Certain access? Since when are these all the same? If this were so, there would be needed vast investments, and thus forgivings, for prior buyers. Is this fair to the rest of the town?

My thoughts, admittedly missing lots of info.

[Quoted text hidden]

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