

# Coalition wants review of Gyrodyne revisions

By DAVID AMBRO

The St. James-Head of the Harbor Neighborhood Preservation Coalition, a grassroots civic group formed to fight the proposed industrial development of the 75-acre Gyrodyne property, charged this week that the Smithtown Planning Board overstepped the requirements of the State Environmental Quality Review Act (SEQRA) March 10 when it accepted the final environmental impact statement (FEIS) for the Gyrodyne subdivision application.

Gyrodyne has applied to the Town of Smithtown to subdivide its land into separate lots, two with existing development, one with land to be preserved and six new building lots on what is now grasslands and woodlands. The initial development application was for a hotel and convention center, two assisted living facilities, two medical office buildings and a 100,000-gallon-per-day on-site sewage treatment plant.

The Gyrodyne draft environmental impact statement (DEIS) was approved December 15, 2020

and, after a public comment period, the FEIS was accepted March 10 by a 3-0 vote of the five-member planning board with one member abstaining and one member absent. Prior to the FEIS being accepted March 10, the Gyrodyne development plan was modified with no public notice or input. At the March 10 meeting, planning board members said nothing about the Gyrodyne plan other than announcing there would be no public comment or questions at the meeting. They then voted on the resolution to accept the FEIS without discussion.

The modifications to the plan are a 45,000-square foot increase in the amount of medical office space, from 130,000 to 175,000; an increase of 20 units of assisted living, from 220 to 250; a reduction in the size of the hotel from 150 to 125 rooms, elimination of a 10,000-square-foot day spa in the hotel; elimination of a 500-seat convention center in the hotel; and the addition of a 4,000-square-foot multipurpose room to the hotel. The public was not notified of those changes

prior to the planning board's acceptance of the FEIS.

Acceptance of the FEIS March 10 starts the clock on the final phase of the Gyrodyne SEQRA review, which is to approve a "finding statement" for the project, which is in the works. The public is allowed to submit comments to the town about the FEIS until March 31.

The St. James-Head of the Harbor Neighborhood Preservation Coalition contends that the modifications made to the Gyrodyne plan should have been subject of additional environmental review prior to acceptance of the FEIS, or should be the subject of supplemental environmental review since the FEIS has already been accepted.

"These changes are significant and will require the preparation of a supplemental environmental impact statement (SEIS)," said coalition spokeswoman Judy Ogden, a Head of the Harbor Village Trustee. "The fact that the changes were made without any public notice is troubling, but state law requires the additional traffic and groundwater impacts they

would cause must be subject to environmental review."

The Town of Brookhaven and the Village of Head of the Harbor, along with State Assemblyman Steve Englebright (D-Setauket), are opposed to the Gyrodyne development plan. Opponents have expressed concern that the Town of Smithtown cannot undertake a non-bias review of the project as is required by SEQRA because it has installed a \$3.9 million sewer line in the commercial area of Lake Avenue in St. James with the intention of connecting it to the Gyrodyne sewage treatment plant.

"As a child of six can plainly see, there is no way a development this large can work at this location because the infrastructure needed to support it just doesn't exist here," Trustee Ogden said.

She called on the Town Planning Board to require the preparation of an SEIS before considering whether the development plan should move forward. "While there is considerable pressure being applied for the town to move forward without further environmental review, state law requires that the

environmental impact of the 30 additional housing units and 45,000 square feet of office space must be reviewed, so an SEIS must be prepared," Trustee Ogden said. "The need is even greater in this instance because Gyrodyne's development proposal is in direct conflict with the Town's Draft Comprehensive Plan."

Opponents of Gyrodyne argue that the development plan is in conflict with a draft master plan update being prepared by the town. The master plan has not been updated since 1957. The Village of Head of the Harbor has asked the town to impose a moratorium on the approval of development plans, including Gyrodyne, until the master plan update is approved. The town board has ignored the request while the planning board advances the Gyrodyne development.

In the meantime, opponents of the Gyrodyne project are suggesting that it must go back to the Suffolk County Planning Commission for reconsideration because the development plan has been revised. The county planning commission

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**2021 REBOOT WELLNESS CHALLENGE**  
Challenge Begins on 4/5/21 & ends on 5/28/21

**For only \$199, contestants receive benefits valued at over \$1,000 including FREE classes & seminars, discounts, support & education from all of the hosting businesses!**

Earn raffles by participating in our classes, seminars & using your gift cards/coupons for chances to win prizing from

The Mirror by Lulu Lemon (Valued at \$1745)

6 Month Energy Fitness Membership with 10 1on1 ELITE Training Sessions (Valued at over \$1000)

4 On Demand AWATfit Personal Training Sessions with up to 7 of your Friends at location of your choice (Valued at \$1350)

Doterra, LaVida Massage & Maia Salon gift baskets

Register at [www.smithtownchildrensfoundation.com](http://www.smithtownchildrensfoundation.com)  
Learn Next Steps at [www.facebook.com/scfwellnesschallenge](http://www.facebook.com/scfwellnesschallenge)  
Make Your Appointment for Weigh In Analysis by 4/9/21 at Smithtown Wellness (631)361-9355

# Legal Notices

Notice of Formation of 225 WEST JAMAICA ROAD, LLC: a Domestic Limited Liability Company (LLC). Articles of Organization filed with Secretary of State of New York on 2/9/2021. NY office location: Suffolk County. Secretary of State is designated as agent upon whom process against the LLC may be served. Secretary of State shall mail a copy of any process against the LLC served upon him/her 601 Old Willets Path Hauppauge, NY 11788 Purpose: To Engage in any lawful act of activity.

82884 2-3

**PUBLIC NOTICE**  
NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Smithtown, Suffolk County, State of New York will meet via Zoom video conferencing on Tuesday, April 6, 2021 at 2:00 PM, to consider the Town Board's Own Motion to change the zoning classification of the property currently used by the Hauppauge Palace Diner located on the S/E corner of Smithtown By-Pass (NY Route 347 and NY Route 111), Hauppauge, from OB (Office Business) to NB (Neighborhood Business) so that it conforms to its current use. On the day of the meeting, to attend virtually (PC, Mac, smart phone, iPad, tablet) visit smithtownny.gov (Select Town Board Meetings) or copy and paste the following URL address to your browser:

<https://zoom.us/j/93274906491?pwd=K09saDVPaDI4dDBDZlZHalUzSU9hUT09>

Property Description  
ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hauppauge, Town of Smithtown, County of Suffolk, and State of New York bound and described as follows:

BEGINNING at a monument on the easterly side of Hauppauge-Nesconset Road, where said monument is intersected by the northerly side of premises herein and land now or formerly of Bradley;

Thence, along the easterly side of Hauppauge-Nesconset Road, the following two courses and distances:

1. North 57 degrees 28 minutes 2 seconds East, a distance of 112.19 feet;
  2. North 69 degrees 33 minutes 00 seconds East, a distance of 233.00 feet, to land now or formerly of Patrick Martin;
- Thence along the said last mentioned land the following two courses in distance:

1. South 61 degrees 27 minutes 30 seconds East, a distance of 210.61 feet to a monument;
  2. South 25 degrees 39 minutes 20 seconds West, a distance of 312.83 feet to land now or formerly of Raynor;
- Thence, along said last mentioned land and land now or formerly of Bradley aforementioned and through a monument North 56 degrees 28 minutes 50 seconds West, 435.70 feet to a monument and the Easterly side of Hauppauge-Nesconset Road, the point or place of BEGINNING. Said premises being known as: 525 Smithtown By-Pass, Hauppauge, NY

District: 0800 Section: 156.00 Block: 02.00 Lot: 001.001  
AT THE AFOREMENTIONED TIME AND PLACE, a public hearing will be held and all interested persons shall be given an opportunity to be heard.  
Dated March 9, 2021  
BY ORDER OF THE TOWN BOARD OF THE

TOWN OF SMITHTOWN  
VINCENT PULEO,  
TOWN CLERK  
83059 3-3

**CORRECTED PUBLIC NOTICE**

This notice supersedes the notice previously published in the 3/18/21 edition.

**PUBLIC NOTICE**, pursuant to Article 16 of the Town Law and the Subdivision Regulations of the Town of Smithtown, is hereby given that the Planning Board of the Town of Smithtown will hold a virtual public hearing on Wednesday, March 31, 2021 @ 6:00 P.M. to consider the following matters.

All interested persons should visit the Town's website www.Smithtownny.gov., or contact the Planning Department at www.smithtownplanning@smithtownny.gov

Advertised matters are subject to being recessed by the Planning Board.

**SUBDIVISION** known as #1189 MEADOW GLEN ESTATES, preliminary plat owned by Lynne Berkowitz, 62 Meadow Glen Rd., Fort Salonga, NY 11768 and Domenick Gambino, 642 12th St., West Babylon, NY 11704, located on the west side of Meadow Glen Rd., 267.85 ft. N/o Yellow Brick Rd., Fort Salonga, Town of Smithtown, Suffolk County, NY (SCTM#: 800-6-10 & 11). R-43 Zoning District.

Request: Permission to subdivide a 6.9 acre parcel for 6 single-family building lots.

The Planning Board is hearing this matter in order to make a recommendation to the Board of Zoning Appeals.

Dated: March 15, 2021  
By Order of  
SMITHTOWN PLANNING BOARD  
Barbara DeSorbe, Chairman  
83101 3-4

**PUBLIC NOTICE**  
Inc. Village of Head of the Harbor

St. James, New York  
NOTICE IS HEREBY GIVEN, a public hearing was held by the Board of Trustees of the Village of Head-of-the-Harbor via video conferencing on the 17th day of March, 2021 at 7:00 PM. and the following Local Law was adopted:

**LOCAL LAW (Intro.) NO. 2 OF 2021**  
**A LOCAL LAW REGARDING DEFERMENT OF VILLAGE PROPERTY TAXES DURING THE COVID-19 STATE OF EMERGENCY SUMMARY**

The purpose of this local law is to extend the 2021 village real property tax payment deadline from April 1, 2021, to May 1, 2021.

This is a summary. A full copy of the local law is available at the office of the Village Clerk during regular office hours.

Dated: March 18, 2021  
Margaret O'Keefe  
Village Clerk  
Village of Head-of-the-Harbor  
83102 3-4

**PUBLIC NOTICE**  
NOTICE IS HEREBY GIVEN that on March 16, 2021, the Board of Trustees of the Incorporated Village of Nissequogue, Suffolk County, New York, adopted Local Law No. 1 of 2021, a local law amending Section 51-4(K) of the Code of the Village of Nissequogue to amend the fees required for renewal of a building

permit. Pursuant to the local law, Section 51-4(K) of the Code of the Village of Nissequogue, will be amended to read as follows:

"K. Time limits. Building permits shall become invalid unless the authorized work is commenced within six months following the date of issuance. Building permits shall expire 12 months after the date of issuance. If a structure is not complete within 12 months after the date of issuance of a building permit, the permit may be renewed upon payment of the fee specified in or determined in accordance with the provisions set forth in § 51-16 and application to the Code Enforcement Officer. Any further renewals shall be by application to the Board of Trustees which, upon reasonable cause being shown, may extend said permit for a finite period at the fee specified in or determined in accordance with the provisions set forth in § 51-16."

Patricia A. Mulderig  
Village Clerk  
Dated: March 18, 2021  
83107 3-4

**PUBLIC NOTICE**  
INC. VILLAGE OF NISSEQUOGUE  
NOTICE OF PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR 2021-2022

NOTICE IS HEREBY GIVEN that a public hearing will be held by and before the Board of Trustees of the Incorporated Village of Nissequogue on Tuesday, April 13, 2021, at 7:00 p.m. at the Village Hall, 631 Moriches Road, Nissequogue, Suffolk County, New York, to consider adoption of the Proposed Budget for the Fiscal Year beginning June 1, 2021 and ending May 31, 2022.

All interested persons will be given an opportunity to be heard at said time and place.

A copy of the proposed budget may be examined at the Office of the Village Clerk on Tuesday and Thursday between 10:00 a.m. and 4:00 p.m.

Dated: March 18, 2021  
Nissequogue, New York  
BY ORDER OF THE BOARD OF TRUSTEES OF THE INC. VILLAGE OF NISSEQUOGUE, SUFFOLK COUNTY, NEW YORK  
PATRICIA A. MULDERIG  
VILLAGE CLERK-TREASURER-ADMINISTRATOR  
83108 3-4

**STATE OF NEW YORK SUPREME COURT: COUNTY OF SUFFOLK**

HELENE J ATTIAS PLAINTIFF,

-AGAINST-  
MORDECHAI ATTIAS

DEFENDANT.

ALL BIDDERS & INDIVIDUALS ATTENDING REAL PROPERTY SALE \*\*MUST WEAR FACE MASKS DUE TO COVID-19 - WILL NOT BE ALLOWED TO ATTEND SALE IF NOT WEARING FACE MASKS BY JUDGMENT ENTERED ON AUGUST 20, 2014 IN FAVOR OF CAMPAGNA JOHNSON P.C., JUDGMENT CREDITOR AND AGAINST HELENE J. ATTIAS, JUDGMENT DEBTOR UNDER INDEX NUMBER: 2010-38837 (STATE OF NEW YORK)

JSS:  
COUNTY OF SUFFOLK) BY VIRTUE OF A CERTAIN EXECUTION ISSUED UPON A JUDGMENT IN THE

# Push for supplemental Gyrodyne review

(Continued from page 7)

voted 10-0 August 2, 2017 to approve the Gyrodyne project. The Smithtown representative on the commission, John Finn, was not at the meeting at which the Gyrodyne application was approved.

"Gyrodyne has an inherent right to develop, but not the right to develop whatever it wants on the Flowerfield property. This massive development would be a textbook example of suburban sprawl that runs completely counter to current

planning principles and the Town's own Draft Comprehensive Plan," Trustee Ogden said. "Zoning requirements are put in place to protect communities. Gyrodyne's mega development plan includes uses that are not 'as-of-right,' but are instead prohibited without special exceptions approved by the town board. We need our town government to step up and make sure this plan receives the comprehensive review that the law requires."

# PSEG working on grid in local communities

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be replaced with more resilient and durable wire.

- Upgrading: PSEG Long Island will upgrade or replace deteriorated equipment as necessary.

- Crews will be working on the following streets:

- Sunken Meadow Road between Bread and Cheese Hollow Road and just east of Kohr Road.

- Meadow Glen Road between Sunken Meadow Road and Pulaski Road.

- Fort Salonga Road (25A) between

Bread and Cheese Hollow Road, past Sunken Meadow State Parkway to West Main Street.

As part of PSEG's physical distancing protocols, PSEG Long Island asks customers to remain in their homes when crews are working nearby. If customers must speak with crew members or contractors, PSEG asks that they practice responsible "social distancing" and remain at least six-feet away to ensure the health of everyone involved. For more information visit [psegliny.com/covid19](http://psegliny.com/covid19).

# Coming April 8... Spring Car & Car Care Call For Advertising Information 631-265-2100

SUPREME COURT, COUNTY OF SUFFOLK, STATE OF NEW YORK, AND TO ME DIRECTED AND DELIVERED AGAINST CERTAIN REAL PROPERTY THEREIN DESCRIBED, I HAVE SEIZED ALL THE RIGHT, TITLE AND INTEREST WHICH THE DEFENDANT, HELENE J. ATTIAS, HAD ON THE 20TH DAY OF AUGUST, 2014, (WHEREAS BY AN ASSIGNMENT OF JUDGMENT DATED SEPTEMBER 10, 2018 WAS ASSIGNED TO CHRISTOPHER J. MERONE AND FILED WITH THE CLERK OF SUFFOLK COUNTY ON OCTOBER 3, 2018) OR ANY TIME THEREAFTER, OF IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO WIT: ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF NISSEQUOGUE, TOWN OF SMITHTOWN AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS AND BY THE LOT NO. 1 ON A CERTAIN MAP ENTITLED, "MAP OF MILL HILL SITES, SURVEYED BY HAWKINS AND WEBB, PORT JEFFERSON, NEW YORK, LICENSE NO. 28729" AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUFFOLK ON JULY 18, 1963 AS MAP NO. 3289, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF STEEP BANK ROAD AT THE DIVISION LINE BETWEEN LOT NOS. 1 AND 2 ON THE ABOVE MAP; RUNNING THENCE NORTH 22 DEGREES 35 MINUTES

22 SECONDS WEST ALONG THE NORTHERLY SIDE OF STEEP BANK ROAD, 224.50 FEET TO A POINT; THENCE NORTHWESTERLY STILL ALONG THE NORTHERLY SIDE OF STEEP BANK ROAD, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 225.00 FEET, A DISTANCE OF 192.42 FEET TO A POINT; THENCE SOUTH 58 DEGREES 24 MINUTES 38 SECONDS WEST, STILL ALONG THE NORTHERLY SIDE OF STEEP BANK ROAD, 30.00 FEET; THENCE NORTH 17 DEGREES 35 MINUTES 22 SECONDS WEST, 209.14 FEET TO LAND NOW OR FORMERLY OF E.H.L. SMITH; THENCE NORTH 88 DEGREES 00 MINUTES 58 SECONDS EAST ALONG SAID LAND, 484.50 FEET TO THE DIVISION LINE BETWEEN LOT NOS. 1 AND 2 ON THE ABOVE MAP; THENCE SOUTH 00 DEGREES 54 MINUTES 08 SECONDS EAST ALONG SAID DIVISION LINE, 237.64 FEET TO THE NORTHERLY SIDE OF STEEP BANK ROAD, THE POINT OR PLACE OF BEGINNING. DISTRICT 0802 SECTION 013.00 BLOCK 02.00 LOT 004.000 WHICH I SHALL EXPOSE FOR SALE BY PUBLIC VENDUE AS THE LAW DIRECTS ON THE 13TH DAY OF APRIL 2021 AT 11:00 A.M. IN THE FORENOON OF THAT DAY, SALE TO BE HELD AT THE SUFFOLK COUNTY SHERIFF'S OFFICE, 360 YAPHANK AVENUE, YAPHANK, SUFFOLK COUNTY, NEW YORK  
TERMS OF SALE:  
PAYMENT BY CASH,

CERTIFIED CHECK OR ATTORNEY'S CHECK. BANK CHECKS TO BE MADE PAYABLE TO SHERIFF OF SUFFOLK COUNTY (AND INCLUDE OR YOURSELF). THIRD PARTY CHECKS WILL NOT BE ACCEPTED. AT LEAST TEN PER CENT (10%) DOWN AT CONCLUSION OF BIDDING WITH THE BALANCE DUE NO LATER THAN 4:00 P.M. OF THE NEXT BUSINESS DAY. NOTE: DOWN PAYMENT MAY BE SUBJECT TO FORFEITURE IF THE BALANCE DUE IS NOT PAID BY THE DUE DATE.  
DATED AT YAPHANK, NEW YORK  
ERROL D. TOULON, Jr., Ed.D, SHERIFF  
THIS 11TH DAY OF FEBRUARY, 2021  
SUFFOLK COUNTY, NEW YORK  
82834 3-4

Notice is hereby given that an order entered by the Supreme Court, Suffolk County, on the 16th day of March 2021, bearing Index Number 21-604165, a copy of which may be examined at the office of the clerk located at 310 Center Dr., Rivherhead, New York 11901, grants me the right to assume the name of Sophia Peter Tsantes-Brandon. My present address are 155 Macarthur Blvd., Hauppauge, NY 11788; date of my birth is June 14, 1963. The place of my birth is Queens, NY: my prdsent name is Sofia P. Tsantes. Aka Sophia P. Tsantes Aka Sophia Peter Tsantes-Brandon.  
83135 3-4