



Please Join Us...

CSHCA ANNUAL MEETING

MONDAY, NOVEMBER 7th, 7:15 PM

at OHEKA Castle 135 West Gate Drive

Special Guest Speaker

Huntington Councilwoman Joan Cergol

Elections

Proposed Slate – Dayna Cioffi, Lawrence Kissane, Rich Nunez, Gayle Snyder

Anyone interested in a Board Position Contact Cliff Greco or Dennis Cook

(denniscook45@gmail.com or 516-236-0015)

Additional Issues To Be Discussed

Proposed 7 Eleven/Gas Station at Southeast Corner Jericho & Round Swamp Road

Proposed Condos to be Built on Country Club Property

Proposed Condos to be Built on Castle Property

Artis Senior Living Proposal for Corner of East Gate Drive & Woodbury Rd.

Review of our Golf Classic & Other Events in the Neighborhood

Road Repaving

Beautification & Street Signs

New Business

Please See Attached

Letter to Zoning Board of Appeals Re Neighborhood Opposition to Proposed 7 Eleven

Letter to Interested Parties Re Neighborhood Position on CSCC & Castle Developments

Letter to Andre Sorrentino, Huntington Highway Superintendent

Thank You Letter to Gary Melius for Easter Egg Hunt

Letter to Interested Parties Re Our Use of East Gate Drive Entrance to Oheka

2022-2023 Dues Statement

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38 Green Meadow Lane • Cold Spring Hills • Huntington, New York 11743
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October 1, 2022

Mr. Gary Melius
OHEKA Castle
135 West Gate Drive
Huntington, NY 11743

Dear Gary:

As you know, the residents in our shared community have enjoyed the many accommodations available at OHEKA Castle over the past 30-plus years. As an integral part of the community, the residents have had easy and unfettered access to the Castle via East Gate Drive for nearly 40 years. We hope and expect to be able to continue to enjoy such access in the future. Eliminating such access would unnecessarily put an increased traffic burden and safety risk on all residents of Colonial Drive and West Gate Drive.

As you know, the Cold Spring Hills Civic Association represents a large community of over 300 homes spread over 25 streets in western Huntington surrounding your OHEKA Castle and the Cold Spring Country Club.

Best regards,



Michael Archbold
On behalf of the Executive Board
Cold Spring Hills Civic Association

cc: Doug Solow
President
Cold Spring Country Club
22 East Gate Drive
Huntington, NY 11743

Members of the Huntington Town Board and Planning Board
Via Andrew Raia
Town Clerk
100 Main Street
Huntington, NY 11743

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July 28, 2022

Cold Spring Country Club Board
PO Box 246
Cold Spring Harbor, NY 11724
Attention: Doug Solow

Gary Melius
Oheka Castle
135 West Gate Drive
Huntington, NY 11743

Michael McCarthy, Esq.
444 New York Ave.
Huntington, NY 11743

FBE Limited
111 Broadway #2001
New York, NY 10006
Attention: Yosef Leizeron

Re: The Residences at OHEKA II & The Residences at Cold Spring

Dear Gentlemen:

As you probably know, the Cold Spring Hills Civic Association held a special meeting with our residents on Wednesday night, July 20th, to discuss the two proposed projects. We had over 80 families in attendance, with over 125 people present plus a number of families connected via Zoom.

While it was our initial intention to have residents vote in favor or against each proposed project, it became apparent that residents wanted us to negotiate with the Country Club and Gary Melius to modify each project to reduce the impact on our community. After much discussion, it was the **unanimous vote of the community that if the Cold Spring Country Club and Gary Melius want the support of the Cold Spring Hills community for each of these development projects, they must work together to ensure the least impact on the Cold Spring Hills community.** We understand that both parties are experiencing difficult financial times and that the relationship between the Country Club and Gary is strained. However, **our community should not be negatively impacted because of this friction.** Therefore our residents have asked us to pursue the following:

Page 2 continued

1. that the Club and Mr. Melius work together so that both connect to the Nassau County sewer district,
2. that the entrance to both developments be East Gate Drive and that no restrictive interpretation of the easement interfere,
3. that the total number of units between the 2 projects be reduced to 190, as originally agreed to,
4. that the height of each building should not exceed 3 stories, above grade (plus underground parking), and
5. that each party consider its position as good members of the community.

Our residents want Oheka Castle and Cold Spring Country Club to remain viable. They are integral to Cold Spring Hills; they are our history and define the character of the community. We understand that they each need to generate income but they must work together.

Failure to achieve significant improvements/modifications to these two projects may result in community opposition to both projects. To help achieve these goals, our Association has been asked by the community to hire representation who will meet with both parties. We are therefore requesting that each of the parties acknowledge its willingness to enter into non-binding mediation in order to resolve these issues and garner the support of the community. After receipt of your affirmation, we will be in touch to arrange a meeting.

Best Regards,

Cold Spring Hills Executive Board

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COLD SPRING HILLS CIVIC ASSOCIATION INC.

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July 2022

Chairman Paul Ehrlich and Members of the Planning Board
Chairman W. Gerard Asher and Members of the Zoning Board of Appeals
Town of Huntington
100 Main Street
Huntington, New York 11743

Re: Southeast Corner of West Jericho Turnpike & Round Swamp Road
Proposed 7-11 Convenience Store w/ 6 Pumping Stations

Dear Chairman Ehrlich, Chairman Asher and Members of the Planning and Zoning Boards:

Our community of Cold Spring Hills consists of slightly over 300 homes set in the western portion of the Town of Huntington. It is bordered by Jericho Tpke to the south, Woodbury Rd to the north, Avery Rd in Woodbury to the west and Cold Spring Hills Rd to the east.

On Wednesday, July 20th, our Association held a special meeting with our residents to discuss **the proposed 24 hour, 3600 sq' 7 Eleven convenience store with 6 pumping stations to be constructed at the southeast corner of Jericho Tpke and Round Swamp Road, a curved and already dangerous intersection.**

We had over 125 residents in attendance. Our residents were overwhelmingly opposed to this application. Only four residents did not have an objection to the project.

We understand that the Planning Board will discuss this application on August 3rd and the Zoning Board of Appeals will hold a hearing on August 11th.

We are in receipt of a copy of a letter written by the Planning Department advising the applicants to apply for a zone change. On March 14th, the Town Planning Department wrote: **"The combination of uses together is specifically not permitted...in the Huntington Town Code and new gasoline service stations are not permitted in the C-6 General Business District..."** The Planning Department stated, **"The proper step is to submit a zone change application to the Town Board to request C-11 Automotive Service Station Zoning,"** and if approved, then apply to the ZBA for necessary variances. Without filing for a zone change application, the

owners should adhere to the numerous permitted uses in these commercially/residentially zoned lots, a use that would be compatible with the neighborhood.

The property to the north, south and west of this location is all residential. A 24-hour business with 24-hour lighting will change the current character of our neighborhood, promote overdevelopment of the area and have a direct impact on the already dangerous intersection of West Jericho Turnpike and Round Swamp Road. Our safety will be put in jeopardy because of the increased traffic, our environment will suffer from light, air and noise pollution and our property values will be impacted because the area will be deemed a less desirable place to live.

We are writing to ask our distinguished Chairmen and Members of the Planning and Zoning Boards to DENY this application in its entirety as it is contrary to Town Code and will have a negative impact on the surrounding communities.

Best Regards,

Cold Spring Hills Civic Association Executive Board

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May 17, 2022

Mr. Gary Melius
OHEKA Castie
135 West Gate Drive
Huntington, NY 11743

Gary,

On behalf of the Cold Spring Hills Civic Association, I would like to extend our sincere gratitude for your continued dedication to and support of our community. Most recently, you opened your home for our annual Easter Egg Hunt. You also significantly contributed funds which were included in the eggs for the children. You and your team graciously provided coffee, cookies and prepared an amazing cake in celebration of the day.

This shared commitment greatly contributes to the quality of life in our shared community. Thank you.

Very truly yours,

Michael Archbold
Vice Chairperson

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May 17, 2022

Mr. Andre Sorrentino
Highway Superintendent
Town of Huntington
30 Rofay Drive
Huntington, NY 11743

Dear Superintendent Sorrentino,

Congratulations on your election as the Highway Superintendent. We wish you every success in this position. Our civic association has always enjoyed an excellent relationship with the Highway Department and the Superintendent. We look forward to that continuing under your administration.

As you may already be aware, the Cold Spring Hills Civic Association represents a large community of over 300 homes spread over 25 streets in western Huntington surrounding OHEKA Castle and the Cold Spring Country Club.

Over the years, we have helped to set priorities for repaving in our community and share them with the superintendent. While several areas of the-most-urgent need were recently addressed, there remain a number of areas of concern. On behalf of the community of Cold Spring Hills, the civic association would like to thank you for considering the repaving of certain roads in our neighborhood as part of the Highway Department's 2022 paving project (in priority order):

Ferncliff Road from Sheep Pasture to Oakridge (off entrance from Ledgewood Drive)
Green Meadow Lane (loop from Sheep Pasture to Sheep Pasture)

While we believe each of the above warrant repaving, we recognize and appreciate your budgetary constraints. However, we believe the area of Ferncliff Road rises to a critical level. It represents a significant entrance to our neighborhood with high vehicular and school bus traffic representing significant safety concerns.

We appreciate your willingness to accept input to your process and look forward to hearing from you regarding the department's future repaving plans.

Best regards,

Michael Archbold
On behalf of the Executive Board
Cold Spring Hills Civic Association