

# THE VIEW **FROM COLD SPRING HILLS**

WWW.COLDSRINGHILLS.ORG

Executive Board: Gayle Snyder, Chairperson; John Deignan, Vice-Chairperson; Michael Archbold, Vice-Chairperson;  
Kerry Strobl, Treasurer; Dayna Cioffi, Secretary  
Lisa Anzelone, Lawrence Kissane, Rich Nunez, Kevin O'Brien, Esq.  
Advisor: Ellen Schaffer, Esq. & Kyle Medley, Esq.

## March 2023

Dear Residents,

Santa Night was a success as always. Thank you Santa! And a special thank you to Bill Rowland, our special Santa and to Doris Lupo, who makes Santa's goodie bags! The weather didn't quite cooperate but the kids were happy to meet Santa and receive their treats.

We have been so lucky this year with an extremely mild winter. Spring is almost here...the daffodils and crocuses are already out of the ground! And, the Easter Egg Hunt on the great lawn of Oheka is coming...**Saturday, April 1<sup>st</sup>, 10 am...Easter Egg Hunt**

The members of our Executive and Advisory Boards have been busy addressing issues of vital concern to our community of Cold Spring Hills. We would like to update you on continuing issues.

## **PROPOSED 7 ELEVEN**

The proposal was for a 24 hr., 3600 sq ft convenience store with 12 fueling positions at the southeast corner of Jericho Tpke and Round Swamp Road met with fierce opposition from Cold Spring Hills and our neighbors in West Hills. The public hearing before the Zoning Board of Appeals was held in August and as of this writing, no decision has been made by the Zoning Board. Cold Spring Hills and West Hills residents argued that this is an already dangerous and challenging intersection; this project would intensify this treacherous location. Additionally, a 24 hr. 7 Eleven would negatively impact the character of the area. Hopefully the Zoning Board will agree that this is a bad application! Attached is a follow-up letter we sent to the Town reiterating our opposition.

## **RESIDENCES AT OHEKA II**

On February 7<sup>th</sup>, the Town Board held a public hearing on Gary Melius' proposal to build The Residences at Oheka II, a 4-story building with 95 residential units and underground parking. The Residences, which would architecturally complement the Castle, would be built on the lower

portion of OHEKA's front lawn. The intention of the project is to infuse funds into OHEKA thereby ensuring its viability.

Our community voted to support this project, with the understanding that the entrance to the Residences was via East Gate Drive off Jericho Tpke. Unfortunately, the Cold Spring Country Club and the builders who will be seeking to build a project on Country Club property are opposing Gary's use of East Gate Drive as the entrance. They are currently in litigation over the use of East Gate as an access road. We will keep you informed of developments.

## **LIRR PLANS AT COLD SPRING HARBOR TRAIN STATION**

Currently, we have very little information about the LIRR's intentions for the Cold Spring Harbor Train Station. A few months ago, the LIRR did test borings near the overpass and we learned that elevators might be installed on the north and south side of the tracks to comply with the Americans with Disability Act. There is also the possibility the LIRR may want to extend the southern platform to 10-12 car lengths. This is the platform that is contiguous to our neighborhood.

If you were at our Annual Meeting you heard us discuss this issue with Councilwoman Cergol, who was our guest speaker. The Town did not have any information so Councilwoman Cergol has put us in touch with the appropriate parties at the LIRR. We are pursuing an in-person meeting with the LIRR. Obviously, any extension of the platform affects our community of Cold Spring Hills and we will oppose this extension.

## **CSHCA WEBSITE**

Please check out our newly updated website [www.coldspringhills.org](http://www.coldspringhills.org). Updates are ongoing and we will continue to add fresh content including event dates and copies of our newsletters. Some of the pages are password protected so they can only be viewed by our residents. The password for those pages is cshca.

## **FORMER COLD SPRING VALLEY TENNIS CLUB / ARTIS SENIOR LIVING PROPERTY**

At the last annual meeting, we provided an update on the lawsuit that two Woodbury residents filed in Suffolk County Supreme Court in 2020, seeking to overturn the Town of Huntington zoning board's decision to rezone the former tennis club facility on East Gate Dr to an assisted living facility. The Town of Huntington and the Artis ownership interests both moved to dismiss that complaint, arguing that the residents had not sued the correct party, and it was too late to amend its complaint to add the correct party (i.e., the current property owner, the Dunn family). The trial court granted those motions in June 2021. The Woodbury residents filed a notice of appeal in July 2021. The briefing of the appeal was fully completed in June 2022.

The next step is for the appellate court to schedule oral argument on the appeal, which has not yet been scheduled, and may not be scheduled until sometime this Fall or early 2024. Even after oral argument, it may take upwards of a year thereafter for the appellate court to issue a ruling.

We understand that Artis is presently not inclined to proceed with any construction activity on the tennis club property until the appeal is fully resolved, which, as noted, may not be until sometime next year or 2025. We will continue to monitor the litigation and will keep the neighborhood updated of any developments.

### **FREE TREE PLANTING IN CSH**

You may or may not know that you can request the Town to plant trees along your front property line. The Town has a tree planting program; just call the Highway Department at 631-499-0444. The Town has certain types of trees they will plant. It's Going Green and it's free...

### **ADDITIONAL INFORMATION**

- We have forwarded to our sign company, Eclipse Signs in Northport, a list of the custom street signs that need repair or replacement. We are optimistic that damaged signs will be replaced in the near future.
- The broken whiskey barrel planter at the bottom of Cold Spring Lane was replaced.
- The Town removed the dangerous dead tree at the northwest corner of East Gate Dr and Jericho Tpke.
- A new evergreen was planted at the station area prior to Santa Night. Our former Holiday Tree got too large to decorate!
- The Town, at our urging, cleaned up the leaves along Ledgewood Drive.
- We have written to the Town again regarding repaving some of our roads that are in disrepair.
- Remember to ALWAYS keep your cars locked when parked outside.

Always feel free to reach out to Board members with any suggestions...

Executive Board Chair, Gayle Snyder

### **MARK YOUR CALENDER**

**EAST EGG HUNT – SATURDAY, APRIL 1<sup>st</sup> 10 am**

**Front Lawn Oheka Castle**

**EXECUTIVE BOARD**

Gayle Snyder, *Chairperson*  
John Deignan, *Vice Chairperson*  
Michael Archbold, *Vice Chairperson*  
Kerry Strobl, *Treasurer*  
Dayna Cioffi, *Secretary*  
Lisa Anzelone  
Lawrence Kissane  
Richard Nunez  
Kevin O'Brien, Esq.

**ADVISORY BOARD**

Kyle M. Medley, Esq.  
Ellen Schaffer, Esq.



38 Green Meadow Lane • Cold Spring Hills • Huntington, New York 11743  
www.coldspringhills.org

February 22, 2023

Chairman W. Gerard Asher  
Members of the Zoning Board of Appeals  
100 Main Street  
Huntington, NY 11743

Re: Proposed 7 Eleven Convenience Store w/12 Fueling Positions  
Southeast Corner Jericho Tpke and Round Swamp Rd

Dear Chairman Asher and Members of the Zoning Board of Appeals:

As you know, the Cold Spring Hills Civic Association is on record as being vehemently **opposed to the proposed 24 hour, 3600 sq. ft. 7 Eleven convenience store with 6 pumping stations for the southeast corner of Jericho Tpke and Round Swamp Rd, a curved and already dangerous intersection.**

Since the public hearing held by the Zoning Board in July of 2022, more accidents have occurred at this difficult and challenging intersection. Notwithstanding the length of time the Board has taken to render a decision, we as a community remain opposed to this application.

We hope that the Zoning Board agrees with our community and the surrounding community of West Hills, that this application should be denied. It would be dangerous to the health and safety of our citizens and would have a negative impact on our community of Cold Spring Hills.

We look forward to hearing from you.

Best regards,

Gayle Snyder, Chair Executive Board CSHCA

Cc: Anthony Aloisio, Director Dept of Planning & Environment  
Andrew Raia, Town Clerk

## EXECUTIVE BOARD

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John Deignan, *Vice Chairperson*  
Michael Archbold, *Vice Chairperson*  
Kerry Strobl, *Treasurer*  
Dayna Cioffi, *Secretary*  
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Richard Nunez  
Kevin O'Brien, Esq.



## ADVISORY BOARD

Kyle M. Medley, Esq.  
Ellen Schaffer, Esq.

38 Green Meadow Lane • Cold Spring Hills • Huntington, New York 11743  
[www.coldspringhills.org](http://www.coldspringhills.org)

February 15, 2023

Supervisor Ed Smyth  
Members of the Town Board  
100 Main Street  
Huntington, NY 11743

### **RE: Cold Spring Harbor Railroad Station**

Dear Supervisor Smyth and Members of the Town Board:

**The purpose of this letter is to alert you to an alarming condition that may develop at the Cold Spring Harbor Railroad Station and to urgently request your assistance.**

The Cold Spring Harbor train station borders our community of Cold Spring Hills and in fact, the southern platform, for which there is currently no parking, opens onto one of the streets in our community, Cold Spring Lane. Therefore, any change to the Cold Spring Harbor train station directly impacts our neighborhood.

As you may be aware, the LIRR (MTA) is considering adding handicapped access at the CSHRR station and elsewhere in its system. In order to accomplish this, the Railroad illegally accessed town-owned land immediately south of the station and using heavy equipment performed test soil borings during November, 2022. Two photos of the location and remaining stanchions are enclosed herewith. Clearly, the work was done **outside the LIRR's right-of-way on Town-owned property**. We do not believe the Town was notified nor asked for permission for this access and work.

### **At this time we request the following:**

1. The LIRR be immediately notified to cease and desist further incursion upon this Town-owned land and immediately remove their stanchions. The contact information at the LIRR for this project (obtained by the office of Councilwoman Joan Cergol) is:

Ms. Anabel Frias  
Ass't Director, Gov't. & Community Relations, LIRR  
Email: [afrias2@lirr.org](mailto:afrias2@lirr.org)  
Tel. 718-558-7500

2. All Town departments be notified to inform the Board of any communications/diagrams or other information that have been received from the LIRR, if any, regarding this matter; and
3. The Town take immediate action to protect this parcel of Town-owned land by incorporating the 1.3-acre wooded parcel (roughly 0400-132-03.00 on the west side of Cold Spring Lane adjacent to the LIRR tracks) as town parkland. This would afford a level of protection against the LIRR attempting to take this parcel for parking. A map indicating the parcel's location is also attached.

We make this urgent request as it has been our previous experience that, unfortunately, the LIRR often has little respect for Town or private property. It is our belief that the LIRR's true plans are to not only install an elevator at the CSH station but to also use the town's parcel to extend westward the platform on the southern side of the tracks as well as clear the town's land to create a parking lot. The town's land is presently a vital buffer to this portion of the community This would be a disaster for surrounding streets and residents and for our neighborhood of Cold Spring Hills as a whole.

**Therefore, we ask that you take the actions outlined above and, at your earliest convenience, meet with our representatives to discuss this matter. Please contact our Chair, Gayle Snyder, at 516-238-4796.**

Thanking you in advance for all courtesies that may be extended, we remain,

Respectfully yours,

The Cold Spring Hills Civic Association  
Executive & Advisory Boards

Encs.

cc: Andrew Raia, Huntington Town Clerk

**EXECUTIVE BOARD**

Gayle Snyder, *Chairperson*  
John Deignan, *Vice Chairperson*  
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**COLD SPRING HILLS  
CIVIC ASSOCIATION INC.****ADVISORY BOARD**

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Ellen Schaffer, Esq.

38 Green Meadow Lane • Cold Spring Hills • Huntington, New York 11743  
[www.coldspringhills.org](http://www.coldspringhills.org)

**OHEKA Castle 10% Discount Card**  
**For Cold Spring Hills Residents**  
**Courtesy of the Melius Family**  
**Enjoy!!**

# COLD SPRING HILLS CIVIC ASSOCIATION

## Paid Members YTD for Fiscal 2023

As of February 27, 2023

<b>Ain</b>	<i>West Jericho Turnpike</i>	<b>Giannuzzi</b>	<i>Green Meadow Lane</i>
<b>Andron/Brinster</b>	<i>Timberline Drive</i>	<b>Glaz</b>	<i>Colonial Drive</i>
<b>Arabi</b>	<i>West Gate Drive</i>	<b>Glozek</b>	<i>Forestdale Drive</i>
<b>Archbold</b>	<i>Green Meadow Lane</i>	<b>Goetz</b>	<i>Ferncliff Road</i>
<b>Aronica</b>	<i>West Gate Drive</i>	<b>Goetz</b>	<i>Oakleaf Court</i>
<b>Auleta</b>	<i>Cold Spring Lane</i>	<b>Goodrich</b>	<i>West Gate Drive</i>
<b>Bacchioni</b>	<i>Green Meadow Lane</i>	<b>Gould</b>	<i>Ferncliff Road</i>
<b>Bamberger</b>	<i>Colonial Drive</i>	<b>Greco</b>	<i>Green Meadow Lane</i>
<b>Beers</b>	<i>Coldport Drive</i>	<b>Greenspan</b>	<i>Timberline Drive</i>
<b>Berkowitz</b>	<i>Monfort Drive</i>	<b>Grochocki</b>	<i>Colonial Drive</i>
<b>Borst</b>	<i>Green Meadow Lane</i>	<b>Guida</b>	<i>Forestdale Drive</i>
<b>Breen</b>	<i>Monfort Drive</i>	<b>Halperin</b>	<i>Timberline Drive</i>
<b>Brown</b>	<i>Coldport Drive</i>	<b>Hamilton</b>	<i>Promenade</i>
<b>Brown</b>	<i>Colonial Drive</i>	<b>Heller</b>	<i>Oakridge Drive</i>
<b>Buyuksakayan</b>	<i>Mimosa Lane</i>	<b>Hemley</b>	<i>Green Meadow Lane</i>
<b>Calamari</b>	<i>Forestdale Drive</i>	<b>Herishen</b>	<i>Timberline Drive</i>
<b>Campbell</b>	<i>Colonial Drive</i>	<b>Horn</b>	<i>Colonial Drive</i>
<b>Caputo</b>	<i>Club Court</i>	<b>Hossain</b>	<i>West Gate Drive</i>
<b>Carey</b>	<i>Timberline Drive</i>	<b>Jannes</b>	<i>Green Meadow Lane</i>
<b>Christ</b>	<i>Coldport Drive</i>	<b>Kahn</b>	<i>Sheep Pasture Lane</i>
<b>Cioffi</b>	<i>Green Meadow Lane</i>	<b>Kahn</b>	<i>Colonial Drive</i>
<b>Clague</b>	<i>Monfort Drive</i>	<b>Kane</b>	<i>Coldport Drive</i>
<b>Cohen</b>	<i>Colonial Drive</i>	<b>Keil Florist</b>	<i>East Gate Drive</i>
<b>Cohn</b>	<i>Monfort Drive</i>	<b>King</b>	<i>Forestdale Drive</i>
<b>Cold Spring CC</b>	<i>East Gate Drive</i>	<b>Kissane</b>	<i>Sheep Pasture Lane</i>
<b>Coleman</b>	<i>Timberline Drive</i>	<b>Koffer</b>	<i>Green Meadow Lane</i>
<b>Conte</b>	<i>Lilac Court</i>	<b>Krekeler</b>	<i>Green Meadow Lane</i>
<b>Danzi</b>	<i>Timberline Drive</i>	<b>Lacoma</b>	<i>Colonial Drive</i>
<b>David</b>	<i>Monfort Drive</i>	<b>LaRuffa</b>	<i>Mimosa Lane</i>
<b>DeBois</b>	<i>Coldport Drive</i>	<b>Loftonbrook</b>	<i>Colonial Drive</i>
<b>Deignan</b>	<i>Cold Spring Lane</i>	<b>Locascio</b>	<i>Colonial Drive</i>
<b>Deninno</b>	<i>Monfort Drive</i>	<b>Lupo</b>	<i>Timberline Drive</i>
<b>Dillon</b>	<i>Colonial Drive</i>	<b>Mack</b>	<i>Timberline Drive</i>
<b>Donahue</b>	<i>Green Meadow Lane</i>	<b>Malzone</b>	<i>Greenview Circle</i>
<b>Donovan</b>	<i>East Gate Drive</i>	<b>Maresca</b>	<i>Greenview Circle</i>
<b>Elmayan</b>	<i>Colonial Drive</i>	<b>Marino</b>	<i>Ferncliff Road</i>
<b>Facatselis</b>	<i>Forestdale Drive</i>	<b>McElhenny</b>	<i>Greenview Circle</i>
<b>Fayda</b>	<i>Promenade Drive</i>	<b>McEaney</b>	<i>Coldport Drive</i>
<b>Federice</b>	<i>Coldport Drive</i>	<b>McGuinness</b>	<i>Green Meadow Lane</i>
<b>Fogarty</b>	<i>Cold Spring Hills Road</i>	<b>McLaughlin</b>	<i>Monfort Drive</i>
<b>Forte</b>	<i>Oakridge Drive</i>	<b>Meberg</b>	<i>Cold Spring Lane</i>
<b>Fowler</b>	<i>Timberline Drive</i>	<b>Medley</b>	<i>Green Meadow Lane</i>
<b>Fracassa</b>	<i>Promenade Drive</i>	<b>Melchor</b>	<i>Green Meadow Lane</i>
<b>Frayler</b>	<i>Coldport Drive</i>	<b>Melius</b>	<i>West Gate Drive</i>
<b>Friedman</b>	<i>Green Meadow Lane</i>	<b>Melius-DiPreta</b>	<i>Whitewood Court</i>
<b>Fuchs</b>	<i>Green Meadow Lane</i>	<b>Memoli</b>	<i>Promenade Drive</i>
<b>Galler</b>	<i>Ferncliff Road</i>	<b>Miranda</b>	<i>Coldport Drive</i>
<b>Gantwerker</b>	<i>Ledgewood Drive</i>	<b>Mishkin</b>	<i>Green Meadow Lane</i>
<b>Germano</b>	<i>Green Meadow Lane</i>	<b>Moskowitz</b>	<i>Sheep Pasture Lane</i>



**CSHCA Paid Members YTD Fiscal 2023 (cont.)**

<b>Nicodemo</b>	<i>Colonial Drive</i>	<b>Schubert</b>	<i>Greenview Circle</i>
<b>Nunez</b>	<i>Coldport Drive</i>	<b>Schwarz</b>	<i>Green Meadow Lane</i>
<b>O'Brien</b>	<i>Oakridge Drive</i>	<b>Sciabarra</b>	<i>Club Court</i>
<b>O'Connor</b>	<i>Coldport Drive</i>	<b>Seiden</b>	<i>Forestdale Drive</i>
<b>Offenberg</b>	<i>Ferncliff Road</i>	<b>Serrano</b>	<i>Forestdale Drive</i>
<b>Orlick</b>	<i>Oakridge Drive</i>	<b>Seylar</b>	<i>Magnolia Lane</i>
<b>Orologio</b>	<i>Green Meadow Lane</i>	<b>Shaw</b>	<i>Timberline Drive</i>
<b>Parciak</b>	<i>Oakridge Drive</i>	<b>Singer</b>	<i>Lilac Court</i>
<b>Pavlak</b>	<i>Timberline Drive</i>	<b>Snyder</b>	<i>Oakridge Drive</i>
<b>Perlson</b>	<i>Colonial Drive</i>	<b>Sokol</b>	<i>Colonial Drive</i>
<b>Petrasek</b>	<i>Coldport Drive</i>	<b>Spadafora</b>	<i>East Gate Drive</i>
<b>Petritis</b>	<i>Green Meadow Lane</i>	<b>Spadaro</b>	<i>Monfort Drive</i>
<b>Pflanz</b>	<i>Coldport Drive</i>	<b>Spillane</b>	<i>Cold Spring Lane</i>
<b>Piccolo</b>	<i>Monfort Drive</i>	<b>Steinhauser</b>	<i>Green Meadow Lane</i>
<b>Pinto</b>	<i>Cold Spring Lane</i>	<b>Strobl</b>	<i>Green Meadow Lane</i>
<b>Pliskin</b>	<i>Magnolia Lane</i>	<b>Taormina</b>	<i>Green Meadow Lane</i>
<b>Porreca</b>	<i>Colonial Drive</i>	<b>Tedesco</b>	<i>Timberline Drive</i>
<b>Puglisi</b>	<i>Green Meadow Lane</i>	<b>Tesoriero</b>	<i>Colonial Drive</i>
<b>Quilty</b>	<i>Oakridge Drive</i>	<b>Van der Waag</b>	<i>Sheep Pasture Lane</i>
<b>Rosner</b>	<i>Coldport Drive</i>	<b>Varacchi</b>	<i>West Gate Drive</i>
<b>Roughan</b>	<i>Monfort Drive</i>	<b>Walsdorf</b>	<i>Greenview Circle</i>
<b>Rowland</b>	<i>Monfort Drive</i>	<b>Weill</b>	<i>Promenade</i>
<b>Russell</b>	<i>Cold Spring Lane</i>	<b>Weiss</b>	<i>Colonial Drive</i>
<b>Ruttura</b>	<i>Ferncliff Drive</i>	<b>Weissman</b>	<i>Coldport Drive</i>
<b>Sachs</b>	<i>Timberline Drive</i>	<b>Wiedemann</b>	<i>Colonial Drive</i>
<b>Satin</b>	<i>Forestdale Drive</i>	<b>Williams</b>	<i>Oakridge Drive</i>
<b>Schaffer</b>	<i>Cold Spring Lane</i>	<b>Wolfson</b>	<i>East Gate Drive</i>
<b>Schenkman</b>	<i>Green Meadow Lane</i>	<b>Zaffiris</b>	<i>Green Meadow Lane</i>

**EXECUTIVE BOARD**

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Ellen Schaffer, Esq.



**COLD SPRING HILLS  
CIVIC ASSOCIATION INC.**

**2022 - 2023 DUES STATEMENT**  
(FISCAL YEAR - NOVEMBER 1, 2022 – OCTOBER 31, 2023)

**NAME(S)** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**EMAIL ADDRESS(ES)** \_\_\_\_\_  
(Please Print Clearly)

**TELEPHONE** \_\_\_\_\_

**DUES \$55.00**

**PAYABLE TO:** Cold Spring Hills Civic Association Inc.  
**PLEASE MAIL TO:** John Deignan, CSHCA  
3 Cold Spring Lane  
Cold Spring Hills, NY 11743

\_\_\_\_\_ What year did you move into Cold Spring Hills?

\_\_\_\_\_ Check here if you are a new resident

\_\_\_\_\_ Check here to Volunteer with Neighborhood events

\_\_\_\_\_ Check here if you play GOLF