



TOWN OF ISLIP

DEPARTMENT OF PLANNING AND DEVELOPMENT

Phil Nolan, *Supervisor*
Eugene J. Murphy, A.I.C.P., *Commissioner*

June 1, 2009

Mr. Joe DeCarlo
Oak Neck Lane Association
31 Celano Lane
West Islip, NY 11795

Re: Request for Dedication of Roads
Oak Neck Lane Association

Dear Mr. DeCarlo:

As requested during our conversation and your e-mail of May 29, 2009, the following information is provided for your Homeowners Association's use regarding an offer of dedication for the roads within the bounds of the Association.

A preliminary gathering of information finds Oak Neck Lane to have existed since the 1800's, as part of the Estate of Arnold. Subdivisions of the original property have occurred between 1928 and 2001 via twelve Plats filed in the Office of the Suffolk County Clerk, all of which note Oak Neck Lane to be a sixty six (66) foot wide "private" road, some of which show ownership to the centerline of Oak Neck Lane. All the Filed Maps specify there to be "No offer of dedication of the streets or highways ... to the public..." These Plats include the following:

1	0864	Foot of Oak Neck Road (1928)	- Oak Neck Road and Right of Way
2	3461	Oak Neck Harbor Estates, Section 1(1961)	- True's Drive
3	3629	Zachary Estates, Section 1 (1962)	- Elena Court
4	3664	Captree Estates, Section 1 (1962)	- Kennedy Lane
5	3665	Zachary Estates, Section 2 (1962)	- Athena Court
6	3757	Zachary Estates, Section 3 (1963)	- Larry Lane
7	3913	Zachary Estates, Section 4 (1963)	- Michalis Court
8	4071	Oak Neck Harbor Estates, Section 2 (1964)	- Sexton Court & Shoal Drive
9	4204	Dolphin Estates, Section 1 (1964)	- Celano Lane & Carolee Court
10	4642	Dolphin Estates, Section 2 (1966)	- Carolee Court
11	9612	Oak Neck Landing (1994)	- Landing Lane
12	10639	True Harbor Estates (2001)	- True Harbor Way

The remaining properties are "described" properties and not part of any Filed Map.

~~For the Town of Islip Town Board to begin the process of accepting the road dedications, the following must be addressed. Please note additional items may be required dependent upon the information provided:~~

- A. A review of all property owner's deeds who have rights and title to the road beds. Please note **all** property owners who have right and title to the road beds, must be willing to dedicate their portion.
- B. A review of all easements (access, utilities, and drainage).
- C. A review of the Homeowner's Association Prospectus.
- D. A review of the development plans, including grading, drainage, and road improvements.
- E. A review of any plans of subsequent improvements (including but not limited street lighting, sidewalk, etc.)
- F. An inspection of all improvements by the Town of Islip's Department of Public Works and Division of Engineering. This would require formal permission from the property owners involved and the Homeowner's Association to enter onto the property to inspect and conduct any work or tests that may be necessary to determine the status of the improvements.

Upon completion of the inspection, certain remedial work may be required to upgrade the improvements to current standards. Of special note is the existing street lighting system connected to individual homes and the existing drainage system, some of which drains directly into surface waters. Please be advised that the Town of Islip Subdivision and Land Development Regulations, Chapter VI. 6.H. 15 through 17 require any existing system that is being reviewed as part of another application (dedication) to be updated and contained to the discretion and satisfaction of the Town Engineer. Additionally, all drainage shall be compliant with the EPA National Pollutant discharge Elimination System (NPDES) Stormwater Program Phase II Final Rule.

I trust the above outlines the preliminary requirements to begin the process of dedication. If you have further question or comment, please contact me directly.

Yours truly,


Lisa Anderson
Site Plan Reviewer

cc: Eugene J. Murphy, Commissioner Planning & Development
David A. Janover, P.E., Town Engineer
Rich Baker, Acting Commissioner, DPW
Fred Hoellner, Deputy Commissioner, DPW
Robert Schaefer, Suffolk County Legislature - 11th District ✓
Eric Haugen, Constituent Services