

Timothy C. Hubbard

Member

Maria Z. Moore

Member

Daniel J. Panico

Member

Edward P. Romaine

Member

Central Pine Barrens Commission Meeting Agenda Wednesday, August 20, 2025 at 2:00 pm Brookhaven Town Hall One Independence Hill, Farmingville

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for 07/16/25 review (approve)
- Draft resolution for Commission to approve payment of USGS invoice for \$16,448.00 for monitoring performed April 1, 2025 to June 30, 2025, funding agreement: 24LKJFA24570031 (approve)

2. Division Reports

- a. Education, Outreach and Communications: update (Mr. Motz)
- b. Science and Stewardship Division: update (Mr. Smith)
- c. New York Wildfire and Incident Management Academy: update (Ms. Drew)
- d. Compliance and Enforcement Division: update (Ms. Lawston)
- e. Land Use Division: update (Ms. Hargrave)
- f. Credit Program: update (Mr. Tverdyy)

3. Planning, Land Use and the Pine Barrens Credit Program

 a. Correspondence Received: TDR By Design / proposal to satisfy Brookhaven Town conditional approval of a multi-family change of zone project Scalamander Cove in Middle Island

Core Preservation Area

- b. **Request for Determination of Jurisdiction**: 425 North Street, Manorville / 200-410-1-11 and 20 / proposal for accessory structures to a residence on 14 acres in the A5 Residence zoning district / *draft response* (*Ms. Hargrave*)
- c. **Request for Determination of Jurisdiction**: Southampton Town Hampton West Park / 700 Stewart Avenue, Westhampton Beach / 900-308-4-1.3 / modifications and expansions to a town park including parking and tennis/pickleball courts on 17.7 acres in the CR 200 zoning district / draft response (Ms. Hargrave)

Compatible Growth Area

- d. Request for Determination of Jurisdiction: PSEG-LI / Coram, Yaphank, Manorville / replace 87 timber utility poles in the road right of way / draft response (Ms. Murphy)
- e. **NYSDEC Notice:** Signature Flight Support, LLC / North Perimeter Road at Gabreski Airport, Westhampton / discharge of 210,000 gallons per day of untreated stormwater to groundwater / *draft response* (*Ms. Murphy*)

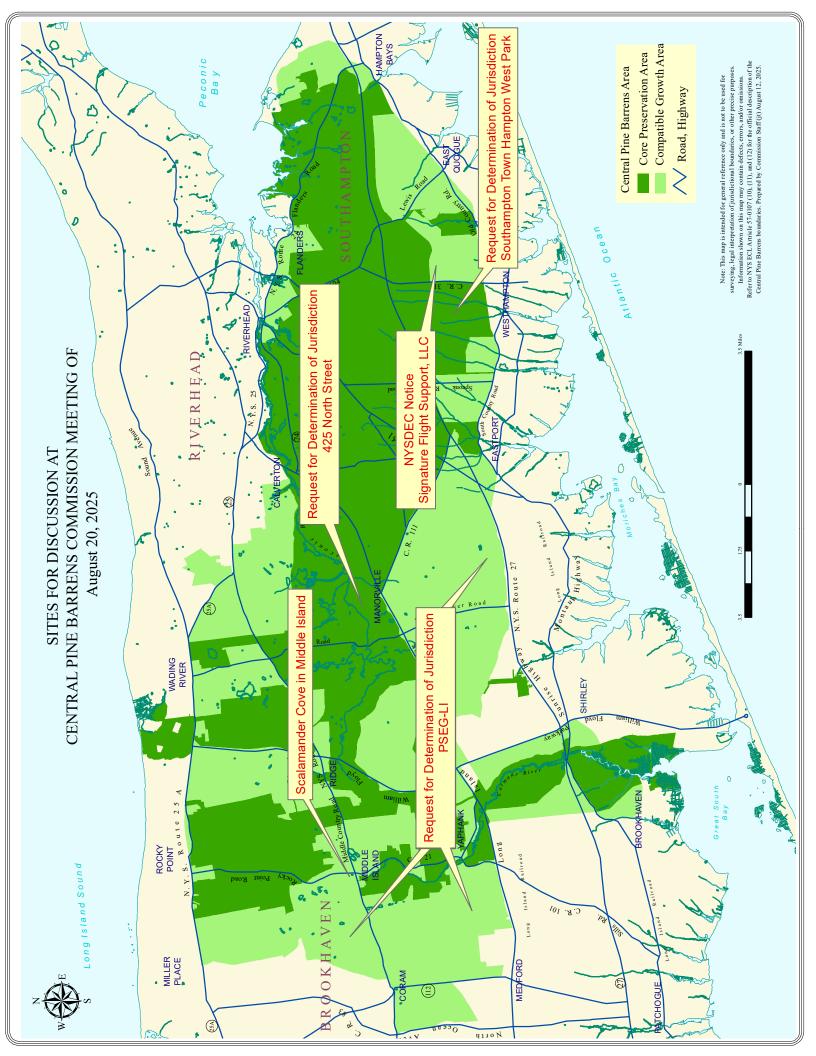
4. Public Comment

624 Old Riverhead Road Westhampton Beach, NY 11978

5. Closed Advisory Session (if necessary)

Phone (631) 288-1079 Fax (631) 288-1367 www.pb.state.ny.us

Next Commission Meeting, Wednesday, September 17, 2025 at 2:00 pm, Wertheim National Wildlife Refuge, Shirley, NY For meeting information visit https://pb.state.ny.us/





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Central Pine Barrens Commission Meeting Summary Wednesday, July 16, 2025 (Draft) Riverhead Town Hall 4 West 2nd Street, Riverhead, NY 11901

2:00 pm

Commission members present: Mr. Panico (Brookhaven), Ms. Juengst (for Suffolk County), Ms. Moore and Mr. Wilcox (for Southampton) and Mr. Hubbard and Mr. Charters (for Riverhead)

Others present: Commission and other agency staff members included Ms. Jakobsen, Ms. Hargrave, Mr. Tverdyy, Ms. Murphy, Mr. Ward, Ms. Brown-Walton and Mr. Milazzo (arrived at 2:20pm)

The meeting started with the pledge to the flag lead by Mr. Hubbard and Ms. Jakobsen noted that with four Commission members present, there is a quorum.

1. Administrative and Public Comment

- a. Public Comment Summary: New York State Assemblyman Tommy John Schiavoni discussed his appreciation for the Pine Barrens Commission's work and affirmed his full support for the efforts of the Commission and Commission Staff.
- b. Minutes for 6/18/25 review Summary: The motion was made by Ms. Juengst and seconded by Mr. Panico to adopt June 18, 2025 meeting minutes. The motion was approved by 4:0 vote.
- c. Pine Barrens Nature Center Public Engagement Session scheduled for Tuesday, July 29, 2025 at Wertheim National Wildlife Refuge 6pm to 8pm. Summary: Ms. Jakobsen discussed that the feasibility study for the Nature Center has been moving along nicely. This public engagement session is the first of two designed to gather feedback from representatives and local communities on desired programming, exhibits, services amentias and other features through interactive exercises to obtain information for a nature center that would best serve Suffolk County residents and visitors to the Central Pine Barrens region.

2. Planning, Land Use and the Pine Barrens Credit Program

a. Southampton Pine Barrens Community Wildfire Protection Plan / draft resolution to approve SWCA to provide consulting services to prepare the CWPP Summary: Ms. Jakobson discussed that the Commission secured a US Forest Service Community Wildfire Defense federal grant in January to hire a consultant for developing the CWPP, aimed at identifying key wildfire risk mitigation concerns in the Southampton Pine Barrens. After reviewing four bids, the staff selected SWCA to prepare the plan.

The motion was made by Ms. Moore and seconded by Mr. Hubbard to approve the draft resolution to provide consulting services from SWCA to prepare the Southampton CWPP. The motion was approved by 4:0 vote.

b. NYSDEC Long Island Watershed Program – Draft Long Island Action Agenda Summary: The motion was made by Mr. Hubbard and seconded by Ms. Juengst to approve sending the draft response on the NYSDEC Long Island Watershed Action Agenda Public Comment. The motion was approved by 4:0 vote.

Credit Program

- c. Request: Antonia Marsh / 58 Sally Lane, Ridge / 200-352-1-19.1 / single-family residence on 1.58 acres in the A1 Residence zoning district with a Credit Program Conservation Easement.
 - Summary: Mr. Tverdyy discussed the applicant requested to build a 10x12 shed instead of a horse barn that was previously approved by the Pine Barrens Commission. The proposal would not conflict with the Reserved Rights section outlined in the easement as long as the installed sheds conform to Town zoning code requirements and the Town's definition of incidental use. All documents must be submitted to this office by August 29, 2025 or the construction might violate the conservation easement terms and reserves the right to pursue the remedy it deems appropriate. The Commission discussed the requirements of A1 residence zoning district for owning horses and sheds.
 - i. proposal to construct four sheds totaling 480 square feet for horses Summary: The motion was made by Ms. Moore and seconded by Mr. Panico to approve sending the draft response for Antonia Marsh request to construct four sheds. The motion was approved by 4:0 vote.
 - ii. removal of one diseased cherry tree
 Summary: The motion was made by Ms. Juengst and seconded by Mr.
 Panico to approve sending the draft response for Antonia Marsh request to remove one diseased cherry tree. The motion was approved by 4:0 vote.

Core Preservation Area

- d. Klein Compelling Public Need Core Preservation Area Hardship Application / 608 Middle Country Road, Middle Island / 200-402-1-18.12 / development of a 1,450 square foot second story expansion of an existing 1,796 square foot one-story commercial building and 12 additional parking spaces on a 19,004.7 square foot (0.44 acre) project site in the J Business zoning district.
 - Summary: The motion was made by Ms. Juengst and seconded by Mr. Panico to schedule a public hearing for September 17, 2025. The motion was approved by 4:0 vote.
- e. V&G Realty Core Preservation Area Hardship Application / Gerard Road, Yaphank /200-781-1-5 and 15 / development of a two-story single-family residence on 37,992 square feet (0.87 acre) in the A1 Residence zoning district. Summary: Ms. Hargrave discussed based on the review of the record developed by the Applicant and the Commission, the Commission finds that the Applicant has not demonstrated extraordinary hardship exists and the request lacks a robust record to demonstrate extraordinary hardship. The Commission further finds that the applicant has not demonstrated that the parcel shares the attributes of those parcels for which hardship exemptions were granted.

The motion was made by Mr. Panico and seconded by Ms. Moore to adopt the draft decision to deny the V&G Realty Core Preservation Area Hardship Application. The motion was approved by 4:0 vote.

Compatible Growth Area

- f. Starbucks at Middle Island Compatible Growth Area Hardship Waiver Application / 599 Middle Country Road, Middle Island / 200-402-2-2 / zone change and site plan for development of a drive-through restaurant with an existing vacant bank building on 1.4 acres in the J4 Business zoning district.
 - Summary: The motion was made by Mr. Panico and seconded by Mr. Hubbard to adopt the draft decision to approve with the amendments noted by Commission Staff and Counsel for Starbucks at Middle Island. The motion was approved by 4:0 vote.

g. Venezia Square Development of Regional Significance / NYS Route 25A, Wading River / 600-73-1-1.4; 1.16, 1.17, 1.18, 1.19 / development of 37,000 square feet of commercial uses on 6.3 acres in the Business CR zoning district.

Summary: There were discussions regarding the traffic impact of the project that were discussed in the Advisory Session.

After Advisory Session The motion was made by Ms. Moore and seconded by Mr. Panico to adopt the draft decision to approve Venezia Square DRS. The motion was approved by 3:1:0 vote opposed by Ms. Juengst.

- h. East End Flower Farm CGA Hardship Waiver Application / w/s Weeks Avenue, Manorville / 200-589-1-2 / development of two greenhouses and a barn totaling 96,000 square and other infrastructure for an agricultural use on a 5 acre project site in the A2 Residence zoning district.
 - Summary: The motion was made by Ms. Juengst and seconded by Mr. Hubbard to approve scheduling a public hearing on September 17, 2025 and approve Staff to commence SEQRA Coordination for East End Flower Farm CGA. The motion was approved by 4:0 vote.
- i. Riverhead Town SEQRA Lead Agency Coordination: Duffy MX Motocross Track Special Permit & Site Plan / 2822 River Road, Calverton / 600-136-1-4 / to mine approximately 120,000 cubic yards of earthen material for the development of an outdoor motocross race track with site improvements on a 15 acre project site in the Industrial C zoning district.

Summary: The motion was made by Mr. Panico and seconded by Ms. Juengst to approve sending the draft response to Riverhead for Duffy MX Motocross. The motion was approved by 4:0 vote.

3. Public Hearing at 2:30 pm

a. Continuation of Public Hearing held on May 21, 2025: Homeland Towers Compelling Public Need Core Hardship Application / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of a 150 foot tall wireless tower for eight carrier antennas including Verizon, Dish Wireless and two future carriers and a 3,000 square foot equipment compound on a 6.18 acre project site with a junkyard in the CR 60 zoning district.

Summary:

A stenographic transcript was prepared for the hearing

4. Closed Advisory Session

The motion was made by Ms. Juengst and seconded by Mr. Hubbard to close the public portion of the meeting and to move into an advisory session for the purpose of discussing enforcement matters and obtaining legal advice from Commission counsel. The Commission will return to public session. The motion was approved by a 4:0 vote.

5. Public Comment

Summary: No public comments were received

The meeting was adjourned at approximately 3:45 pm

Attachments (in order of discussion)

- 1. Draft Commission meeting summary for June 18, 2025
- 2. Final Commission meeting summary for June 18, 2025
- 3. Pine Barrens Nature Center Public Engagement Session flyer scheduled for Tuesday, July 29, 2025 at Wertheim National Wildlife Refuge 6pm-8pm
- 4. Draft resolution for the Central Pine Barrens Joint Planning and Policy Commission for select SWCA Environmental Consultants to prepare the Southampton Pine Barrens Community Wildfire Protection Plan dated July 16, 2025; SWCA Environmental Consultants letter, proposal, exhibits and additional documents dated July 2, 2025;
- 5. Final resolution for the Central Pine Barrens Joint Planning and Policy Commission for select SWCA Environmental Consultants to prepare the Southampton Pine Barrens Community Wildfire Protection Plan dated July 16, 2025
- Draft response for comments on the New York State DEC Long Island Watershed Action Agenda dated July 16, 2025; New York State Department of Environmental Conservation Long Island Watershed Action Agenda Public Comment draft dated June 2025
- 7. Final response for comments on the New York State DEC Long Island Watershed Action Agenda dated July 16, 2025
- 8. Draft response for request four sheds for horses: Antonia Marsh dated July 16, 2025; Letter request, map and pictures from Antonia & Thomas Marsh dated June 11, 2025
- 9. Final response on request for four sheds for horses: Antonia Marsh dated July 16, 2025
- 10. Draft response for request to remove one diseased cherry tree dated July 16, 2025; Letter request, pictures and attachments dated June 30, 2025
- 11. Final response for request to remove one diseased cherry tree dated July 16, 2025
- 12. Final response and attachments for Compelling Public Need Hardship Application 608 Middle Country Road dated June 24, 2025; Letter and application from client dated May 19, 2025.
- 13. Draft decision regarding V & G Realty core preservation area hardship waiver dated July 16, 2025
- 14. Final decision regarding V & G Realty core preservation area hardship waiver dated July 16, 2025
- 15. Draft decision regarding Starbucks at Middle Island compatible growth area hardship waiver dated July 16, 2025; Letter and attachments from Nelson Pope Voorhis dated June 18, 2025
- 16. Final decision regarding Starbucks at Middle Island compatible growth area hardship waiver dated July 16, 2025
- 17. Draft decision regarding Venezia Square at Wading River development of regional significance dated July 16, 2025
- 18. Final decision regarding Venezia Square at Wading River development of regional significance dated July 16, 2025
- 19. Letter and compatible growth area application regarding East End Flower Farm dated June 27, 2025
- 20. Draft response regarding Riverhead Town SEQRA Lead Agency Coordination: Duffy MX Motocross Track Special Permit and Site Plan dated July 16, 2025
- 21. Final response regarding Riverhead Town SEQRA Lead Agency Coordination: Duffy MX Motocross Track Special Permit and Site Plan dated July 16, 2025
- 22. Letter and attachments from Snyder & Snyder regarding Public Utility Wireless Telecommunications Facility Verizon Wireless and Homeland Towers dated July 2, 2025



Commission Meeting of August 20, 2025 Brookhaven Town Hall One Independence Hill Farmingville, New York

Draft Resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services (Commission-USGS Joint Funding Agreement 24LKJFA24570031)

Present:

- , for the Suffolk County Executive
- , for Brookhaven Town Supervisor
- , Riverhead Town Supervisor
- , Southampton Town Supervisor

Timothy C. Hubbard *Member*

Maria Z. Moore *Member*

Daniel J. Panico *Member*

Edward P. Romaine *Member*

Whereas, the Long Island Pine Barrens Protection Act, as specified in Article 57 of the New York State Environmental Conservation Law (ECL Article 57), states that the hydrologic integrity of the Central Pine Barrens should be protected and that through its Comprehensive Land Use Plan the Commission should seek to protect the quality of surface water and groundwater within the Central Pine Barrens, and

Whereas, Chapter 8 of the Central Pine Barrens Comprehensive Land Use Plan (Plan), entitled "Water Resources and Hydrology," recommended that additional hydrological research and data collection efforts be undertaken in the Central Pine Barrens to better understand its hydrological resources and means of protecting them, and

Whereas, the United States Geological Survey (USGS) continues to be a longtime cooperating agency involved with the protection and management of the Central Pine Barrens through its ground water and surface water research initiatives, and

Whereas, the Commission entered into a contract agreement (Joint Funding Agreement 24LKFJFA24570031) with USGS on April 10, 2024 to conduct surface water quality and groundwater level monitoring from October 2024 through September 2026, and

Whereas, the Commission on July 28, 2025 received an invoice from USGS (Bill # 90117880, dated 7/23/2025) for \$16,488.00 which covers the monitoring period April 1, 2025 to June 30, 2025,

Now therefore be it

624 Old Riverhead Road Westhampton Beach, NY 11978

Phone (631) 288-1079 Fax (631) 288-1367 www.pb.state.ny.us **Resolved,** the Commission hereby authorizes the payment of the USGS invoice (Bill # 90117880, dated 7/23/2025)) for \$16,488.00 which covers the monitoring period April 1, 2025 through June 30, 2025.

Motion by:

Second by:

Ayes:

Nays:

Abstentions:

DI-1040

UNITED STATES DEPARTMENT OF THE INTERIOR DOWN PAYMENT (BILL) REQUEST

Page:1

Make Remittance Payable To: U.S. Geological Survey

Billing Contact: Tracy Bristol

Phone: 518-285-5626

Remit Payment To:

United States Geological Survey

P.O. Box 6200-27

Portland, OR 97228-6200

Payer:

Central Pines Barrens Joint Planning and

624 Old Riverhead Road

Westhampton Beach NY 11978

To pay through Pay.gov go to https://www.pay.gov.

Bill #:

Customer:

RECEIV Due Date:

JUL 28 2025

Central Pine Barrens Joint
Planning & Policy Commission

90117880 ner: 600000610

6000006100 07/23/2025 09/21/2025

OK TO PAY
CENTRAL P

COST CENTER NUM

Additional forms of payment may be accepted. Please email GS-A-HQ_RMS@USGS.GOV or call 703-648-7683 for additional information.

Checks must be made payable to

U.S. Geological Survey. Please detach the top portion

or include bill number on all remittances.

Amount of Payment: \$_____

Date	Description	Qty	Unit Price		Amount
			Cost	Per	
07/23/2025	Expenses incurred under Joint Funding Agreement 24LKJFA24570031 for the Surface water-quality and groundwater level monitoring in the Central Pine Barrens Region, Suffolk County, New York for the period April 1, 2025 to June 30, 2025 24LKJFA24570031	1	16,448.00	1	16,448.00
			Amount Due	this Bill:	16,448.00

Accounting Classification: Sales Order: 142113 Sales Office: GELK Customer: 6000006100 Accounting #: 11608929

TIN: ****6762

Billing back-up for Central Pine Barrens Commission

Project Title: A Comprehensive Water Resources Monitoring Program for the Central Pine Barrens

Region, Suffolk County, New York

Account Number: GC25LK000033100

Billing Cycle: April 1, 2025-June 30, 2025

Completed Tasks:

1. Collection and analysis of water quality samples. Sampling trip completed beginning of June.

- Collection of water levels (GW). Annual tape down measurements collected in May for all but one site (USGS 405131072455701 S 46546, 1), USGS Groundwater for New York: Water Levels -- 5 sites. Real-time continuous groundwater level measurements began October 1, 2024 for 2 sites (S 46542. 1 405301072415101 and S 6413. 2 405308072553102). Telemetry issues with the latter have been communicating with the cooperator. Data has still been manually downloaded and uploaded at this site.
- 3. Cooperator meetings to give update of project status held at the end of May and early June.

Educational Outreach and Communications Division Update

August 2025

Submitted by Tim Motz, Educational Outreach and Communications Coordinator

Barrens to Bay Summer Camp

- Our recently completed summer camp at Wertheim National Wildlife Refuge was a big success. In total, we engaged approximately 120 campers between 6 and 12 years old over the course of six sessions in a wide range of fun and educational environmental activities.
- The number of campers this year represented a 20% increase over previous years, an increase caused by increased demand. By allowing more campers to register, we were able to accommodate more families wishing to send their kids to the camp. And we also increased the number of volunteer counselors to ensure a more than adequate counselor-to-camper ratio.
- This summer, we fulfilled a goal by introducing approximately 10 new activities into the program, including new games, arts and crafts, educational presentations and various other engaging activities. A few examples include teaching the importance of recycling through the creation of some pretty clever songs; a game teaching water conservation in which campers navigate various threats to conservation such as excessive water users; a mystery the campers solve that teaches campers about insects and the importance of all life; a scavenger hunt in which campers seek to find things in nature representing every color of the rainbow; and a recurring activity that encourages kindness between campers with the kindest camper of the week receiving a special reward at the end of the week.

"A Day in the Life" Program

- The 15th annual "A Day in the Life" program, coordinated in conjunction with Brookhaven National Laboratory and the New York State DEC, has been scheduled and will occur over fall Fridays from late-September into November. As with past years, the program will include dozens of schools and thousands of schools from all over Long Island.
- This year, we are looking to add multiple new school districts to the program. I will provide more details on any additions in my next update in October.

- Our first training session for teachers and experts has been scheduled for Monday, August 25 at Wertheim National Wildlife Refuge and we are in the process of preparing to lead this session.
- We are also in the process of scheduling a remote meeting with teachers to serve as a forum for them to refresh their skills to better conduct their field work, go over all their logistics and take any questions they have about the program. The first edition of this online forum was a big success last year.
- We are also designing a new and thorough brochure explaining the program that we will use to encourage new schools to join. The brochure will be ready for use in time for the fall season.
- We are seeking to bolster our in-person trainings by recording comprehensive short videos on the program and all aspects of field work. This will provide an invaluable tool for those looking to refresh their skills but cannot make an in-person training.



08/20/2025

CPBC's Conservation Management Action Plan

At the end of July Science & Stewardship provided the first draft outline of the *Central Pine Barrens Commission's Conservation Management Action Plan* (working title) to the Commission's administration for review. We met to discuss, and I described the overall approach of the document, the environmental issues described within, and provided specific examples of the types of conservation actions to address the environmental challenges within the Central Pine Barrens.

Briefly, the outline of the Conservation Management Action Plan (CMAP) provides a holistic look at the environmental issues impacting the Central Pine Barrens ecosystem and the communities and businesses that lie within its boundaries. CMAP is intended to not only identify the conservation actions the Commission will be taking but highlights the actions of our partners and tries to leverage these efforts towards a more comprehensive and collaborative management philosophy. With a better understanding of the roles and responsibilities of every partner within the Central Pine Barrens, each individual organization's strengths can be better applied towards finding solutions which benefit everyone.

CMAP is however still in its earliest version and there is still plenty to discuss and edits that will follow. Future internal discussions and conversations with external stakeholders will continue to take place in the coming weeks and months. The results of these meetings will lead to further edits that will hopefully make the final version of the Commission's CMAP better and more useful to all.

S&S Division's Future Conservation Focus

Science and Stewardship continues to explore remote sensing technologies to help define its role in monitoring the Central Pine Barrens ecosystem. The two primary avenues of exploration are LiDAR (Light Detection and Ranging) and Bioacoustic sampling techniques.

S&S reached out to SCWA's IT staff, and we held a meeting (end of June) to discuss remote sensing technology and how to incorporate it into our workflow. With IT's advice in hand, S&S has been continuing to research these new tools and identifying the equipment and software that can meet our future needs.



08/20/2025

Affatato Restoration Update





Affatato Site in 2013





Affatato Site in 2024



08/20/2025



Affatato Site Map – Other Vegetation prepared by GEI 2024

An update on the Affatato restoration will be provided by GEI to the CPBC in the next few days. If the update comes prior to the Commission Board meeting S&S will update the board as to the current site conditions and the progress made to date.

Fire and Fuels Research

S&S has been participating in monthly calls with local partners including Suffolk County FRES, Suffolk County Parks, and New York State Parks and the Department of Environmental Conservation to discuss various efforts or projects that are focused on wildfire and prescribed fire in the Central Pine Barrens and Suffolk County. These calls have been serving to ensure information and updates are being communicated through to all the stakeholders and improving interagency communication.

Additionally, S&S has been partnering with SUNY ESF and assisting in research efforts being conducted through a DEC, ESF, and CPBC collaboration on the use of air curtain burners



08/20/2025

to assist in reducing fuel loads in certain areas of the Central Pine Barrens (primarily on State owned lands).

Preliminary surveys, conducted by ESF, on forest structure and soil composition were completed by early August. The CPBC sponsored two of the interns that performed these surveys. Data collection concluded at the end of July. This research is only beginning, however, and the next stages of the project are already underway.

In mid-July, Executive Director Jakobsen and S&S attended an evening meeting at the Westhampton Pines residential community to support Suffolk County FRES, and the other monthly call partners identified above during an emergency preparedness educational session. This community was at risk during the Westhampton Pines fire that took place in March of this year, and residents were able to ask questions directly to the first responders on what they can do to protect their community during emergencies.

Lastly, regarding fire in the CPB, at the end of June, S&S accompanied Jerry Tverdyy out to the CPBC's weather station and S&S was instructed on how to maintain and swap out the sensors recording the weather data. S&S will receive further instructions later in the year on fire weather forecasting and assigning the daily fire risk ranking.

CPBC's Nature Center

S&S continues to participate in the planning meetings and visiting the potential sites for the Commission's future Nature Center. While most of these meetings have been virtual, MARVEL and DBI joined the Commission at the end of July for an evening public information session at Wertheim.

While attendance was not as high as anticipated, those members of the public that did turn out participated whole-heartedly and the feedback that they provided was insightful and informative.

S&S looks forward to continuing to assist in the planning efforts and the potential of the Nature Center including exhibits, features, and the types of services and programming it can provide its visitors.



08/20/2025

Barrens to Bays

Lastly, S&S has joined CPBC's Education and Outreach staff during their Barrens to Bays summer programming at Wertheim. S&S has been visiting once a week to provide an educational and entertaining look at prescribed fire in the Central Pine Barrens for the children attending the camp. S&S is happy to help introduce prescribed fire to the kids and hope they enjoy the presentation.

2025 Fall New York Wildfire and Incident Management Academy

Planning is underway for the 2025 Fall New York Wildfire and Incident Management Academy (NYWIMA). NYWIMA offers a robust, nationally recognized curriculum designed for both new and experienced personnel involved in wildfire and all-hazards incident management. The Academy will be held at Brookhaven National Laboratory from October 18–24, 2025, with sixteen classes scheduled to help train firefighters and first responders.

NYWIMA provides all-hazards, wildfire, and incident-management training aligned with NIMS and NWCG standards, ideal for:

- First responders, firefighters, incident managers
- Public safety personnel and emergency services workers
- Trainees from local, state, and federal agencies

Wildland Firefighting & Fire Behavior Course Offerings

- S-130/S-190 (5-day or blended 2-day field sessions) Intro to wildland firefighting and fire behavior, for FFT2 qualification (includes online L-180)
- S-200 Incident Commander Type 4 via classroom and practical exercises.
- S-211 Portable Pumps and Water Use Practical training on portable pumps, foam, and water deployment in field scenarios.
- S-215 Fire Operations in the Wildland Urban Interface Covers tactics and policy relevant to interface fires.

Leadership & Advanced Roles

- S-230 Crew Boss (Single Resource) Training for CRWB role: crew oversight, fireline duties, safety, coordination.
- S-219 Firing Operations Role of FIRB in planning and executing ignition strategies, safety, and risk assessment.
- S-270/271 Basic Air Ops / Helicopter Crewmember Classroom/field introduction to tactical/logistical air operations.
- S-290 Anticipating Wildland Fire Behavior Blended course for intermediate-level fire behavior understanding.

Specialty Courses

- FI-210 Wildland Fire Origin & Cause Determination: standardized investigator training.
- RX-300 Prescribed Fire Burn Boss Training to plan and implement prescribed burns per NWCG PMS-484 standards.
- M-410 Facilitative Instructor Instructor development training emphasizing adult learning and delivery effectiveness.
- G-191 ICS / EOC Interface Roles and coordination between Incident Command System and Emergency Operations Centers.
- G-2300 Intermediate EOC Functions Operational management within Multi-Agency Coordination Systems.

Additional courses, including Wildland Fire Chainsaws, will be offered in December.

The full brochure is available on the Central Pine Barrens Commission website.



Compliance and Enforcement Division Report July – August 2025 Prepared by CAED Chief Enforcement Officer Alena Lawston

- We received twenty-seven complaints this period for dumping, encroachment and clearing. The dumping was consistent being primarily landscaping debris, furniture, household trash, as well as construction and demolition debris.
- Five of these incidents were captured on surveillance cameras and referred to our law enforcement partner agencies. Two of these incidents involved the same individual dumping several piles of sod and landscaping debris in various locations on Suffolk County land in the core preservation area. This individual was referred to NYSP in April for a similar dumping incident in the same location. The investigation is pending for all three instances. Another subject was observed on surveillance dumping an A/C Unit as well as C&D in several garbage bags. That investigation is pending with the Suffolk County Sheriff's office.
- We have installed three surveillance cameras in three different areas of higher dumping activity. One of which was directed to us through social media.
- For this period, we have recorded a total of \$750 in fines with multiple cases pending.
- We continue to utilize the Flock Safety surveillance camera and all integrated shared cameras with the outside partner agencies. This type of surveillance enables our division to provide multiple leads to law enforcement for dumping within the Pine Barrens.
- UAS Part 107 training continues with our GLEIM testing platform. We will be joining with Science & Stewardship's Jason Smith to continue our training with the SEMA drones at the Ridge Fire Department.

Timothy C. Hubbard *Member*

Maria Z. Moore *Member*

Daniel J. Panico *Member*

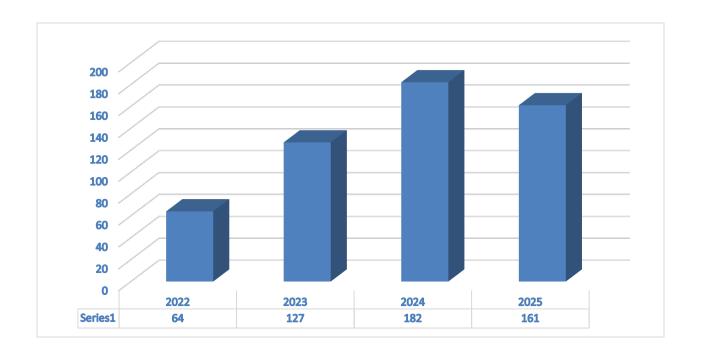
Edward P. Romaine *Member*

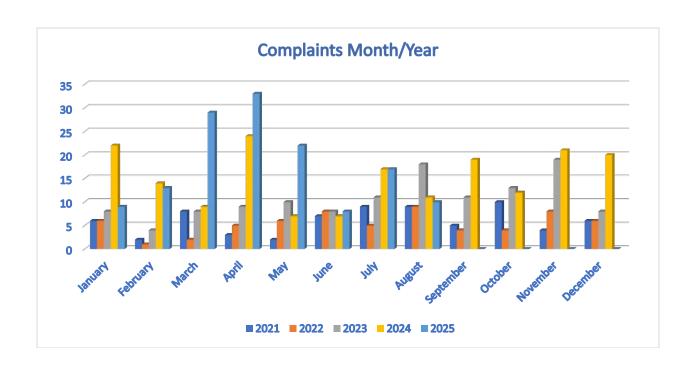


624 Old Riverhead Road Westhampton Beach, NY 11978

Phone (631) 288-1079 Fax (631) 288-1367 www.pb.state.ny.us

Incident Statistics - Reporting Period 2021 - 2024								
Year	2022	2023	2024	2025				
	_		-					
Intake								
Sent by Agency to Commission	14	17	9	3				
Discovered by Commission Staff	41	104	163	153				
Called in by Individual to Commission	8	6	103	5				
Total Incidents Reported	63		182	161				
Total incidents reported	00	121	102	101				
Location of Incident								
	40		400	07				
Brookhaven	46	69	102	97				
Southampton	17	50	75	55				
Riverhead	0	8	5	9				
Occurring on Public Land	21	79	158	140				
Occurring on Private Land	22	23	22	20				
Occurring on Public & Private Land	20	25	0	1				
Core	38	78	140	132				
Compatible Growth Area (CGA)	13	39	30	18				
Core & CGA	1	1	0	1				
Outside CPBA	12	9	10	10				
Nature of Incident*								
Clearing/Encroachment	24	20	21	25				
Structures	1	2	1	0				
Dumping	35	103	153	133				
Mining	0	0	1	0				
Hunting	0	1	0	0				
ATV	1	0	0	0				
Other	4	1	2	2				
Referrals*								
Sent to Town	20	6	4	3				
Sent to County	12	36	31	17				
Sent to State	22	33	17	7				
Commission	15	8	1	0				
Sent to AG	1	0	0	0				
Other	5	37	16	11				
	<u> </u>	<u> </u>						
Status								
Founded	50	125	179	161				
Unfounded	13		179	0				
Open	18	2 52	51	52				
Closed	45	75	131	109				
Oloseu	40	10	131	108				
lmamastian-								
Inspections								
Conservation Easement Inspections	1	0	0	0				
Development project inspections	2	0	0	0				





Central Pine Barrens Joint Planning and Policy Commission
Land Use Division Bi-Monthly Update for the Meeting of Wednesday, August 20, 2025

Action	Central Pine Barrens Location								
Municipality	Brookhaven Town	Riverhead Town	Southampton Town						
Pending Applications, Requests for Determination of Jurisdiction, SEQRA Coordination, inquiries, proposals, items and other activities	 Compatible Growth Area Hardship: East End Flower Farm, development of 5 acre site, Manorville, CGA. Core Hardship: Klein, 608 Middle Country Road, Middle Island, expansion of building and parking lot on 0.45 acres, Core. Request: 425 North Street, Manorville, residence and accessory uses, Core. Request: PSEG-LI request to replace 87 timber poles, CGA. TDR by Design letter regarding credits for Town-approved multi-family development project in the CGA. 	SEQRA Coordination: Duffy Motorcross, River Road, site plan to mine and develop 15 acre site with outdoor motorcross track and facilities. Calverton, CGA.	Compelling Public Need Core Hardship: Homeland Towers, 150 foot monopole on 6.17 acres with a junkyard. Flanders, Core. Request: Hampton West Park development of town park facilities including parking and tennis/pickleball courts, Westhampton, Core. NYSDEC Notice: Signature Flight Support, LLC, stormwater discharge at Gabreski Airport, CGA.						
Division Activity, Regional Projects and Participation	 Review and analysis of land use development projects applications for Core Preservation Area and Compatible Growth Area Hardship waivers, SEQRA Coordination, interagency referrals, information requests, property inquiries, requests for determination of jurisdiction and conformance reviews. Development applications involve residential and commercial, industrial and mixed uses, zone changes, site plans, subdivisions, Developments of Regional Significance, Assertions of Jurisdiction, Critical Resource Areas and other development activities. Monitor sites for compliance with decisions and conditions of approval. Site inspections and land use surveys for applications. Technical support on FOIL requests, compliance and enforcement violations, consent orders, Credit Program items, communications on land use matters, unauthorized development and clearing activities and encroachments in protected areas and regulated habitats. Collaborate and coordinate activities with other Commission divisions and interagency partners. USGS two-year water resources study continues, 2024-2026, including groundwater sampling and monitoring in Peconic River and Carmans River. Website management and updates on land use and planning items and seasonal changes, natural, scenic, historic and cultural resources. Central Pine Barrens Nature Center Feasibility Study progressing with review of elements including programming, funding and site selection; the first public engagement session occurred on July 29 and planning is underway for the second session in late October. 								







Item 2.f. Pine Barrens Credit Program Report for August 20, 2025:

Activities in the Credit Program for 2025 included review of applications for Letters of Interpretation, Conservation Easements, Credit Program and FOIL requests management. Some specific work items include:

- Letters of Interpretation: 25 LOIs were issued and five parcels were inspected. Staff is following up on past LOIs for interest in the Program.
- Conservation Easements: Review and Monitoring
 - Five easements are currently in progress.
 - 48 easement properties with road access were inspected.





- Pine Barrens Credits
 - Redeemed: 2.31 Credits have been used for commercial and residential projects in the Town of Southampton.
 - Conveyed: 1.75 Credits have been sold in the Town of Brookhaven, Riverhead and Southampton.
 - The average price is \$120,138 per credit.
- Credit Clearinghouse Program Fund Account
 - o The Commission purchased 0.10 credits.
 - o Balance: \$3,296,992.
- In January, 2025 the Commission sent 380 letters to core land owners soliciting their participation in the Credit Program. It resulted in 25 LOI applications.

Pine Barrens Credit Program Statistics Table: represents figures for the total and annual summary of 2025.

Easement Protected Lands and Pine Barrens Credits As of August 12, 2025								
	Brookhaven	2025	Riverhead	2025	Southampton	2025	Total	2025
Parcels	532	1	37	-	471	-	1040	1
Acreage	833.67	0.23	516.78	-	889.51	-	2239.96	0.23
Average parcel size	1.57	0.23	13.97	-	1.89	-	2.15	0.23
Credits generated	550.26	0.10	173.39	-	340.26	-	1063.91	0.10
Credits redeemed	428.77	-	145.13	-	193.36	2.31	767.26	2.31
Credits not redeemed	121.49	-	28.26	-	146.9	-	296.65	-
Credits sold		0.60		0.50		0.65		1.75
Total value of PBC transactions		\$88,180		\$55 , 411		\$66,650		\$210,241
Average Credits value		\$146,967		\$110,822		\$102,538		\$120,138
Credits owned by the Clearinghouse	2.29		-		-		2.29	
# of Inspected CE Parcels	-	30	-	5	-	13	-	48
# of Installed CE Signs	141	2	15	-	91	-	247	2

11 Churchill Lane, Smithtown, New York 11787 * office: 631-543-0063 * cell: 631-766-0490 * tdrbydesign.com * tdrbydesign@gmail.com

Central Pine Barrens Joint Planning and Policy Commission c/o Julie Hargrave, Pine Barrens Manager 624 Old Riverhead Road
Westhampton Beach, NY 11978



USPS PRIORITY MAIL EXPRESS # ER 162 787 086 US

RE: TDR transfer for Scalamander Cove Apartments, Middle Island Road, Midde Island Tax Lot Nos. 200 - 378 - 1 - 8, 12.4 and 13, Town of Brookhaven Sending Parcels to be preserved: Tax Lot Nos. 200 - 377 - 1 - Multiple Lots

Dear Ms. Hargrave,

We are hoping that you can assist us with a land preservation project in Middle Island. We hope to preserve 15 parcels of land in Middle Island by transferring their development rights to the Scalamander Cove Apartment project, a proposed multi-family residential project in Middle Island. The reason that we are asking for your help is that the code of the Town of Brookhaven only allows the use of Pine Barren Credits (PBCs) to transfer density to multi-family housing. We will be applying for a variance for the use of our local TDRs for this project as we believe that our proposal will offer a greater benefit for the local community and environment than the use of PBCs.

TDR by Design specializes in the transfer of development rights in Suffolk County. We have partnered with Island Preservation Project, LLC, a land preservation company, on this project. We are requesting a letter or a determination from the Pine Barrens Commission stating that they would not object to our use of local TDR parcels in lieu of Pine Barrens Credits for this project.

WHY IT IS IMPORTANT.

- The Pine Barrens Credit market has matured and there are very few credits available. Most of the Pine Barren Credits in Brookhaven have been redeemed for sanitary density transfers.
- There are not enough Pine Barrens Credits available to service the areas set aside for muti-family housing. This housing is important for the future of the Town of Brookhaven.
- The local TDR offsets that we are proposing are near the headwaters of the Carmen River and are in proximity to the core area of the Pine Barrens.
- The local TDRs are in the immediate vicinity of the proposed Apartment Project.
- Suffolk County has recognized the environmental significance of the local TDR parcels by previously acquiring 60 parcels for preservation in the immediate area.

- The 15 parcels preserved by this transfer will expand the existing conservation area and complement the lakefront park planned for the adjacent property to the west.
- This project conforms to the Middle Island Land Use Plan for future growth of the area.
- It is very rare that we have the opportunity to implement such a positive TDR proposal. One that serves the local community by creating much needed housing that is walkable to future commercial areas, while preserving the local environment and providing recreational opportunities.

Please let me know what you think is the best way to proceed with getting a letter of no-objection from the Pine Barrens Commission. Please contact me if you have any questions.

Thank you for your consideration.

Michael Hillebrand, TDR by Design, LLC

1. h

Cc: Sarah Landsdale Jennifer Juengst



7/1/2025, 4:53:31 PM

0.13 mi 0.2 km

0.03 0.05

0.1

Tax Parcels

DRAFT



August 20, 2025

Mitch Brindle Integrity Expediting mitch@integrityexpediting.com

RE: Request for Determination of Jurisdiction

425 North Street, Manorville, Town of Brookhaven

SCTM Numbers 200-410-1-11 and 20

Central Pine Barrens Core Preservation Area

Dear Mr. Brindle:

On July 25, 2025, the Central Pine Barrens Commission office received a request on the referenced property in the Core Preservation Area of the Central Pine Barrens.

According to the information that was submitted, the property was purchased by Thomas Farrel on September 7, 2023. A determination was issued on March 15, 2023 for activities on the project site that were proposed by the prior owner or buyer.

The property is 14.36 acres. It is in the A Residence 5 zoning district. It is a private residence with three small outbuildings and natural features including vegetated areas and a freshwater wetland habitat. The house is listed as an historic structure and the property is listed as a cultural resource in Chapter 7 in Volume 2 of the Central Pine Barrens Comprehensive Land Use Plan.

An illegible copy of a marked up survey prepared by Paul Barylski was provided. The dimensions of structures are illegible. The property is in the watershed of the headwaters of Peconic River.

At the present time, the owner proposes activities for the private residence including:

- a 1,055 square foot (sf) addition to the dwelling including an additional bedroom for senior parents, a laundry room and larger kitchen
- a 120 sf front porch
- two rear decks, one that is 100 sf and one that is 33 sf
- a 1,000 square foot barn to store equipment and supplies to continue farming the property for private use
- fencing for farm animals including chickens and pigs and fencing to protect fruit and other crops
- irrigation system
- a new sanitary system to accommodate additional bedrooms

The submission confirmed, "The property is proposed to be improved to the benefit of the owner's family." Therefore, it is expected that no commercial or non-resident users will utilize the facilities.

The proposed activities for additions to an existing residential dwelling and accessory uses for the private residence appear to constitute "non-development" pursuant to the definitions outlined in New York State Environmental Conservation Law Article 57 Sections 57-0107.13 (iii) and (iv), which state:

Timothy C. Hubbard *Member*

Maria Z. Moore *Member*

Daniel J. Panico *Member*

Edward P. Romaine *Member*

624 Old Riverhead Road Westhampton Beach, NY 11978

Phone (631) 288-1079 Fax (631) 288-1367 https://pb.state.ny.us/

DRAFT

Development shall mean performance of any building activity or mining operation, the making of any material change in the use or intensity of use of any structure or land and the creation or termination of rights of access or riparian rights. Without limitation, the following activities or uses shall be taken for the purposes of the article to involve development as defined in this subdivision:

The following operations or uses do not constitute development for the purposes of this article:

- (iii) work for the maintenance, renewal, replacement, reconstruction, improvement or alteration of any existing structure or additions to an existing residence or residential property owned by an associated formed for the common interest in real property
- (iv) the use of any structure or land devoted to dwelling uses for any purposes customarily incidental and otherwise lawful.

Please coordinate with the Town of Brookhaven to obtain a letter confirming that the structures and uses are customarily incidental to the residence on the property, pursuant to the definition in the Act, and submit the letter to this office. Please confirm with the Brookhaven Town Historian if the site and/or structures are listed as historic and if construction activities are subject to guidelines to preserve historic features. The parcels were on a list of properties in the proposed Manorville Historic District, but, from our understanding the District was not approved by the Town. Please obtain any applicable permits and approvals prior to construction including a Town of Brookhaven freshwater wetland permit if necessary and applicable.

It is strongly encouraged that clearing of natural vegetation on the property be avoided or limited to protect the ecological communities, water quality, cultural resources and character of the Central Pine Barrens.

Please coordinate the proposal with the New York State Department of Environmental Conservation to obtain any required permits and approvals to protect wetland habitats and other natural ecosystems and to protect listed species including the habitat of the New York State and Federally listed Endangered Northern Long-eared Bat (NLEB).

If the proposed activity changes, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute activity defined as development.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave Pine Barrens Manager

cc: Judy Jakobsen, Executive Director
John C. Milazzo, Counsel
Michelle DiBrita, Brookhaven Town Deputy Commissioner and Commission
Designated Representative
Barbara M. Russell, Brookhaven Town Historian
Chip Hamilton, NYSDEC Region 1
Suffolk County Department of Health Services

425 North Street, Manorville SCTM #s 200-410-1-11 and 20 Central Pine Barrens Core Preservation Area

August 20, 2025 MIII Rd

0

300

600

1,200 Feet



Mitch Brendle Integrity Expediting Building Permit Services mitch@integrityexpediting.com 631-296-1397

PROJECT ADDRESS: 425 North Street, Manorville, NY 11949

SCTM: 0200-410.00-01.00-011.000 & 0200-410.00-01.00-020.000

On behalf of the owner at the subject parcel, I am submitting the following description prepared by their architect.

"I represent the owner of the property located at 425 North Street Manorville aka Farrell Family Farm. The owner's affidavit is forthcoming. The property is proposed to be improved to the benefit of the owner's family.

The owner, Thomas Farrell, is interested in maintaining all the existing outbuildings on the property and improving the house to be more up to date on today's building code. Thomas is interested in putting an Addition on the house to have better function and use for his family. He is interested in a larger kitchen, a laundry room and a first-floor bedroom for senior parents. This addition will be approximately 1,055 sqft. with a proposed front porch of 120 sqft. and 2 proposed rear decks, one at approximately 100 sqft. & the other at approximately 33 sqft. In addition, a proposed new sanitary system to accommodate the additional bedrooms and current Suffolk County Health Department standards.

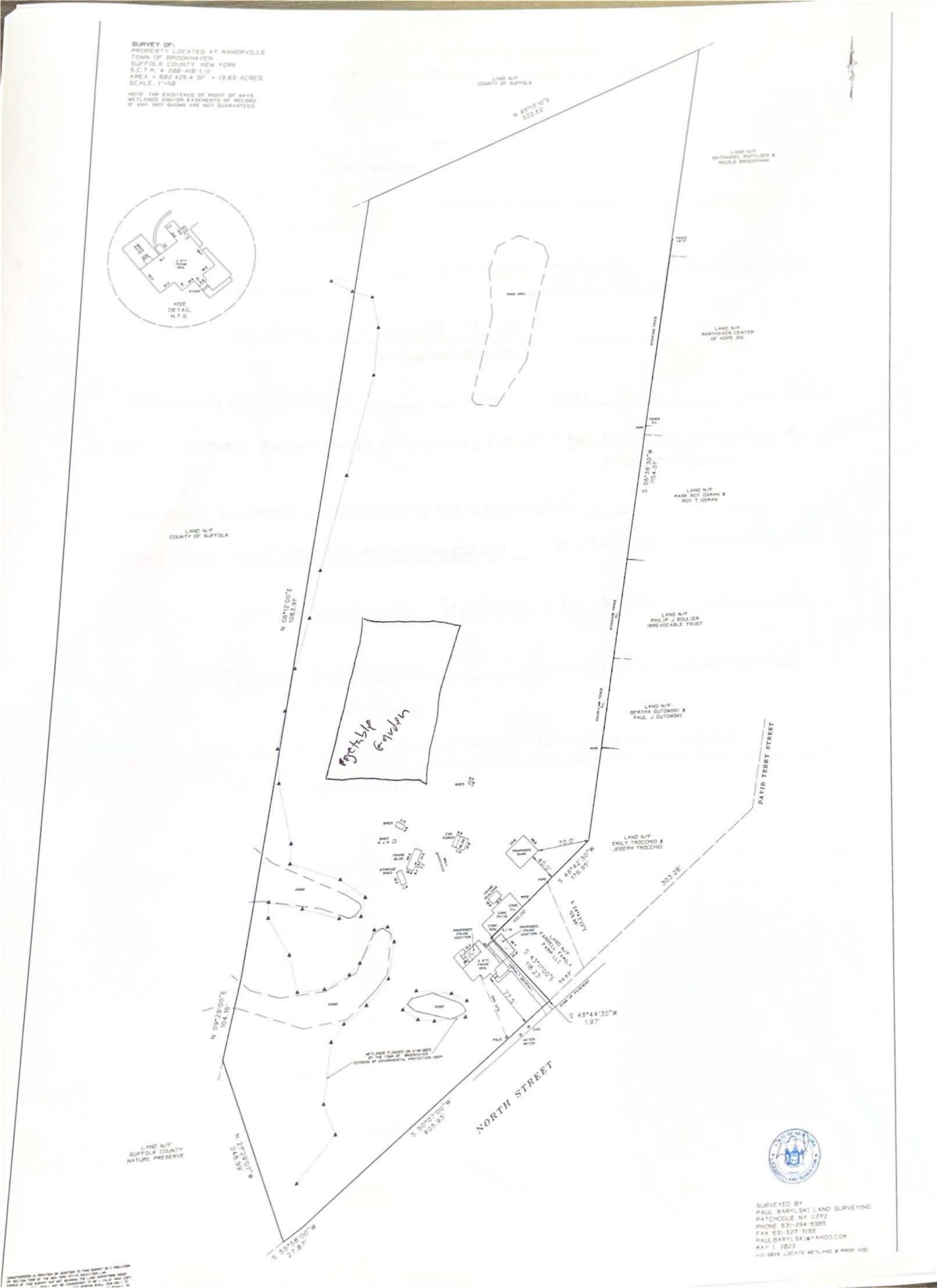
Thomas wants to add one outbuilding, an approximately 1,000sqft. barn to house equipment & supplies to continue farming the property.

We want to get an understanding of what is permissible to fencing. We need to fence a few areas to farm animals such as chickens and pigs. We would also like to fence and net fruits and vegetables, including the existing blueberry patch. We also need to install irrigation for the blueberries and other crops.

We would appreciate your guidance and support so we can make sure our use is permissible."

Regards,

Mitch Brendle Integrity Expediting



OWNER'S AFFIDAVIT

(Use this form if property is owned by a corporation)

STATE OF NOW YORK					
COUNTY OF Suffolk)ss:					
1, Momas Favvell 5, being (Authorized Officer's Name)	ng duly swor	n, depos	es and says th	nat I am	
Ownr Officer of the Official Title)		downer's	Farm LLC Name)	corpora	ition
Located at MJ5 North St, Manorville,	NY, 11940				
(Landowner's	s Address)				
in the County ofSuffolk	State of	New	ynh	,	and that
this corporation is the owner in fee of the prop	perty located	at <u>M15</u>	North St N (Property Add		NY 1194
which is also designated as Suffolk County Ta	ax Map Num	ber(s) _			
0200-410.00-01.00-011.000 & 0200-410.00-01.00)-020.000	and th	at this corpora	ation has be	en the
owner of this property continuously since	September		3023 ite)	and that I h	ave
authorized Mitch Brendle & Integrity Expediting		to mak	e a permit app	olication to t	he
(Applicant's Name)					
Central Pine Barrens Joint Planning and Policy Statement knowing that the Central Pine Barrent the truth of the information contained herein.					ely upon
(Authorized Officer's Signature)					
Momus Farrel Ju (Officer's Name - Please Print) 7/15/2025 Date					

Sworn to before me this 15th July 5019 day of 2025

(Notary Public)

SARAH E ILOVIC
Notary Public, State of New York
Reg. No. 01IL0008563
Qualified in Suffolk County
Commission Expires 5/24/2027



Via email and U.S. Mail to: <u>dbaumer@southamptontownny.gov</u>

August 20, 2025

Derryl Baumer Assistant Town Parks Director Parks and Recreation Department Southampton Town 6 Newtown Road Hampton Bays, NY 11946

RE: Request for Determination of Jurisdiction

Hampton West Park, 700 Stewart Avenue, Westhampton Beach

SCTM # 900-308-4-1.3

Central Pine Barrens Core Preservation Area

Timothy C. Hubbard *Member*

Maria Z. Moore *Member*

Daniel J. Panico *Member*

Edward P. Romaine *Member*

Dear Derryl Baumer:

On July 28, 2025, the Central Pine Barrens Commission office received your letter for the referenced project. The project site is in the Central Pine Barrens Core Preservation Area.

Existing Conditions and the Proposed Project

The 17 acre park is in the hamlet of Westhampton in the Town of Southampton. The park is developed with tennis courts, pickleball courts, a basketball court, sports fields and a playground. Naturally vegetated areas are present in the south, west and northerly sections of the park.

The submission included a site plan dated July 2025 prepared by LiRo Engineers and outlines the proposed construction activities including:

- Upgrades to the existing parking area
- Removal and reconfiguration of existing sports courts including 2 tennis courts, 4 pickleball courts and 2 basketball courts
- Removal of 0.1 acres (4,356 square feet) of natural pine barrens vegetation
- Removal of 0.2 acres of unused asphalt area located south of the existing courts
- Revegetation of 0.41 acres with native plant species

The Site Plan illustrates a future comfort station on the north side of the parking lot.

Central Pine Barrens status

The proposed activity constitutes development pursuant to New York State Environmental Conservation Law (ECL) Article 57 Section 57-0107(13)(b) and (c), which state:

624 Old Riverhead Road Westhampton Beach, NY 11978

Phone (631) 288-1079 Fax (631) 288-1367 www.pb.state.ny.us

- (b) a material increase in the intensity of use of land or environmental impacts as a result thereof;
- (c) commencement of mining, excavation or material alteration of grade or vegetation on a parcel of land excluding environmental restoration activities;

Chapter 4, Section 4.5.1 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan) states:

"The Act requires the prohibition or redirection of development in the Core Preservation Area and sets forth the jurisdiction of the Commission over, and certain requirements for processing, hardship exemptions. The Act authorizes the Commission, by majority vote, to waive strict compliance with this Plan upon finding that such waiver is necessary to alleviate hardship according to the conditions and finding of extraordinary hardship or compelling public need pursuant to subdivision 10 of Section 57-0121 of the Act."

Please prepare and submit a Core Preservation Area Hardship Waiver application to the Commission, subject to review and discretionary decision. Enclosed is a copy of the application for your use.

The project must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please contact me at (631) 218-1192.

Sincerely,

Julie Hargrave Pine Barrens Manager

cc: Judith Jakobsen, Executive Director John C. Milazzo, Counsel



Town of Southampton

6 NEWTOWN ROAD HAMPTON BAYS, NEW YORK 11946

PARKS & RECREATION DEPARTMENT

Telephone (631) 728-8585

KRISTEN DOULOS
Parks Director

DERRYL L. BAUMER JR. Assistant Parks Director

JONATHAN O. ERWIN
Parks Maintenance Supervisor

July 23, 2025

Central Pine Barrens Joint Planning & Policy Commission 624 Old Riverhead Road Westhampton Beach, NY 11978 Attn: Julie Hargrave, Pine Barrens Manager

Re: Renovation of Hampton West Park

Dear Ms. Hargrave,

The Town of Southampton, owning property located at 700 Stewart Avenue in Westhampton Beach, NY 11978, SCTM# 900-308-4-1.3, also known as Hampton West Park, is proposing the following construction activities on the above mentioned parcel:

- 1. Upgrades to the existing parking area;
- 2. Removal of the existing 2 tennis courts, 4 pickleball courts, and 2 basketball courts;
- 3. Installation of a reconfigured 2 tennis courts, 4 pickleball courts, and 2 basketball courts to include clearing of approximately 0.1 acres;
- 4. Removal of approximately 0.2 acres of unused asphalt area located to the south of the existing courts: and
- 5. Revegetation of approximately 0.41 acres with native plant species.

In accordance with NYS ECL Article 57, and pursuant to the Central Pine Barrens Comprehensive Land Use Plan, the Town is seeking determination if the proposed activities are considered non-development.

Thank you for your attention to this request. For your review, please find the attached plan detailing the areas of clearing and revegetation.

Sincerely,

Derryl Baumer

Assistant Town Parks Director

VARIANCE VARIA S & RECREATION DEP

HAMPTON WEST PAF JRTS AND PARKING LO

WESTHAMPTON BEACH, N.Y. CONTRACT NO. 2025-562 LOCATED IN

Number

Dwg

Sheet Title

Sheet Number

Sheet List Table



TOWN BOARD

MARIA Z. MOORE, SUPERVISOR

MICHAEL A. IASILLI, COUNCILPERSON CYNDI MCNAMARA, COUNCILPERSON WILLIAM PELL IV, COUNCILPERSON RICK MARTEL, COUNCILPERSON



PROJECT LOCATION MAP

KRISTEN M. DOULOS, DIRECTOR

DRAFT CONCEPT JULY, 2025



IN GENERAL, THE WORK REQUIRED UNDER THIS CONTRACT SHALL BE CONDUCTED IN ACCORDANCE WITH THE ITEMS AND SPECIFICATIONS IDENTIFIED IN LANDTEK'S "SPORTS COURTS RESURFACING AND CONSTRUCTION REQUIREMENTS CONTRACT," DATED FEBRUARY 2023.

ESC-100

EROSION CONTROL PLAN

 ∞

C-201

DETAILS

C-100

SITE LAYOUT PLAN

4

D-100

SITE DEMO PLAN

2

G-01

INDEX, ABBREVIATION, LEGEND, & NOTES

 \sim

SHEET

COVER

C-101

SITE GRADING PLAN

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C-102

SITE DRAINAGE PLAN

9

ECC-101

EROSION CONTROL DETAILS

6

THE FOLLOWING WORK SHALL INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION ACTIVITIES:

- NEW PARKING LOT CONSTRUCTION
 NEW TENNIS COURT CONSTRUCTION
 NEW PICKLEBALL COURT CONSTRUCTION
 NEW BASKETBALL COURT CONSTRUCTION
 INSTALLATION OF TENNIS POSTS & NETS
 INSTALLATION OF PICKLEBALL POSTS & NETS
 INSTALLATION OF CHAIN LINK FENCE AND GATES

GENERAL NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS AT THIS SITE SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK. 7
- ALL LAYOUT AND ESTABLISHMENT OF ELEVATIONS SHALL BE DONE BY A NEW YORK STATE LICENSED LAND SURVEYOR. LAYOUT OF ALL WORK SHALL BE ADJUSTED IN THE FIELD TO MEET SITE CONDITIONS AS APPROVED BY ENGINEER. Б.
- LAYOUT ALL NEW WORK FOR ENGINEER'S REVIEW PRIOR TO THE START OF CONSTRUCTION. ANY INSTALLATION WORK PERFORMED PRIOR TO ENGINEER'S REVIEW THAT DOES NOT CONFORM TO THESE CONTRACT DOCUMENTS AS INTERPRETED BY THE ENGINEER SHALL BE REMOVED AND REPLACED AS PER THE ENGINEER'S INSTRUCTIONS AT NO ADDITIONAL COST TO THE OWNER. 4.
 - THE CONTRACTOR SHALL BE AWARE THAT THE EXISTING PARK WILL REMAIN OPEN TO PARK USERS FOR THE DURATION OF THE CONTRACT AND SHALL MAINTAIN ACCESSIBILITY TO ALL AREAS NOT UNDER CONSTRUCTION IN A SAFE MANNER. MAINTENANCE & PROTECTION OF PARK USERS SHALL BE EMPLOYED BY THE CONTRACTOR FOR ACTIVE WORK AREAS AND ADJACENT AREAS. THE CONTRACTOR IS TO ERECT 6' HIGH CHAIN LINK CONSTRUCTION FENCE AS INDICATED ON THE DRAWINGS. THIS FENCE SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONTRACT. THIS ACCESS SHALL BE LAYED OUT SO AS TO KEEP ALL PARK USERS SAFE FROM HARM AND ALL CONSTRUCTION ACTIVITIES. 5
 - OR SHALL LIMIT HIS HOURS OF OPERATION WITHIN THE PROJECT AREA (ING HOURS BETWEEN 8:00AM AND 4:30P.M. UNLESS OTHERWISE THE TOWN. THE CONTRACTOR REGULAR WORKIN APPROVED BY TH
- EQUIPMENT AND MATERIALS LEFT OVER NIGHT SHALL BE SAFEGUARDED & SECURED BEHIND DESIGNATED CONTROLLED AREA AS APPROVED BY THE ENGINEER. ۲.
- THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS BENEATH EXISTING TREES. ∞
- THE CONTRACTOR SHALL MODIFY THE EXISTING FENCING AS REQUIRED FOR CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM DAMAGE FOR THE DURATION OF THE CONTRACT AND REINSTALLED BY THE CONTRACT OF TH တ်
- CONTRACTOR SHALL TONE AND MARKOUT ALL EXISTING UTILITY LINES AND SUBSURFACE CONDITIONS PRIOR TO COMMENCEMENT OF ANY EXCAVATION WORK. 10.
 - THE CONTRACTOR SHALL PROTECT ALL TREES WITHIN PROJECT AREA FROM DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. ANY TREE DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE. Ξ.
- THE CONTRACTOR SHALL INSTITUTE SEDIMENT CONTROL METHODS TO PREVENT SEDIMENT, CEMENT, OR ANY OTHER MATERIALS OR CONSTRUCTION DEBRIS FROM ENTERING THE DRAINAGE SYSTEMS DURING ALL PHASES OF CONSTRUCTION. THE SEDIMENT CONTROL DEVICES AND PROCEDURES TO BE EMPLOYED BY THE CONTRACTOR SHALL MEET ESTABLISHED STANDARDS. ALL COSTS ASSOCIATED WITH THE WORK SHALL BE INCLUDED UNDER THE RESPECTIVE BID ITEMS. 12.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND UTILITIES DURING EXCAVATION ACTIVITIES. ANY DAMAGES TO THE EXISTING UNDERGROUND UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. 13.
- RESTORATION OF DAMAGED PROPERTY

 A. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY ITS
 OPERATIONS AND SHALL SATISFACTORILY CORRECT ALL SUCH DAMAGE AT THEIR OWN
 EXPENSE.

 B. UPON COMPLETION OF THE CONTRACT, THE CONTRACTOR SHALL RESTORE THE
 STAGING AREA SITE AND ANY OTHER DAMAGED AREAS TO ITS PRE—CONSTRUCTION
 CONDITION AS APPROVED BY THE ENGINEER. 4.
 - THE CONTRACTOR SHALL PROVIDE A WEEKLY CONSTRUCTION SCHEDULE AT LEAST 72 HOURS PRIOR TO THE BEGINNING OF THE UPCOMING WORK WEEK. 15.
- THE COSTS ASSOCIATED WITH THE REMOVAL OF NATURAL SURFACES AND ITS PROPER DISPOSAL OFF SITE SHALL BE INCLUDED UNDER ITEM 213. 16.

SITE REMOVAL NOTES

- 1. UNLESS OTHERWISE INDICATED TO REMAIN, THE WORK TO BE PERFORMED AS PART OF THIS CONTRACT INCLUDES THE COMPLETE DEMOLITION, REMOVAL AND DISPOSAL TO AN OFFSITE LOCATION OF ALL STRUCTURES, WALLS, STEPS, WALKS, ASPHALT AND CONCRETE PAVEMENTS, CURBS, LIGHTS, POLES, FOOTINGS, FENCES, SIGNS, DRAINAGE STRUCTURES, UNDERGROUND UTILITIES, LANDSCAPING, ETC., SHOWN WITHIN THE LIMITS OF REMOVAL INDICATED ON THE PLAN. TREE STUMPS TO BE GRIND DOWN TO A MINIMUM OF 12" BELOW PROPOSED GRADE. ALL EXCAVATIONS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS. COMPACTION OF BACKFILL SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203. EXCAVATED AREAS SHALL BE BACKFILLED UP TO EXISTING GRADE ELEVATIONS OF SURROUNDING AREAS. ITEMS SHOWN TO REMAIN SHALL BE PROTECTED AND MAINTAINED.
 - SHALL BE PROTECTED AND MAINTAINED. UNLESS OTHERWISE REQUIRED OR INDICATED, ALL FACILITIES OUTSIDE THE LIMIT OF REMOVAL 7
- SITE AND STRUCTURES TO BE REMOVED, THE CONTRACTOR TO DETERMINE EXISTING CONDITIONS OF THE E SITE IS TO BE VISITED BY OR TO DEMOLITION. THE ь.
 - CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND ADJACENT OCCUPIED OR USED FACILITIES.
- ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT ADJACENT BUILDINGS, STRUCTURES, FACILITIES AND PERSONS.

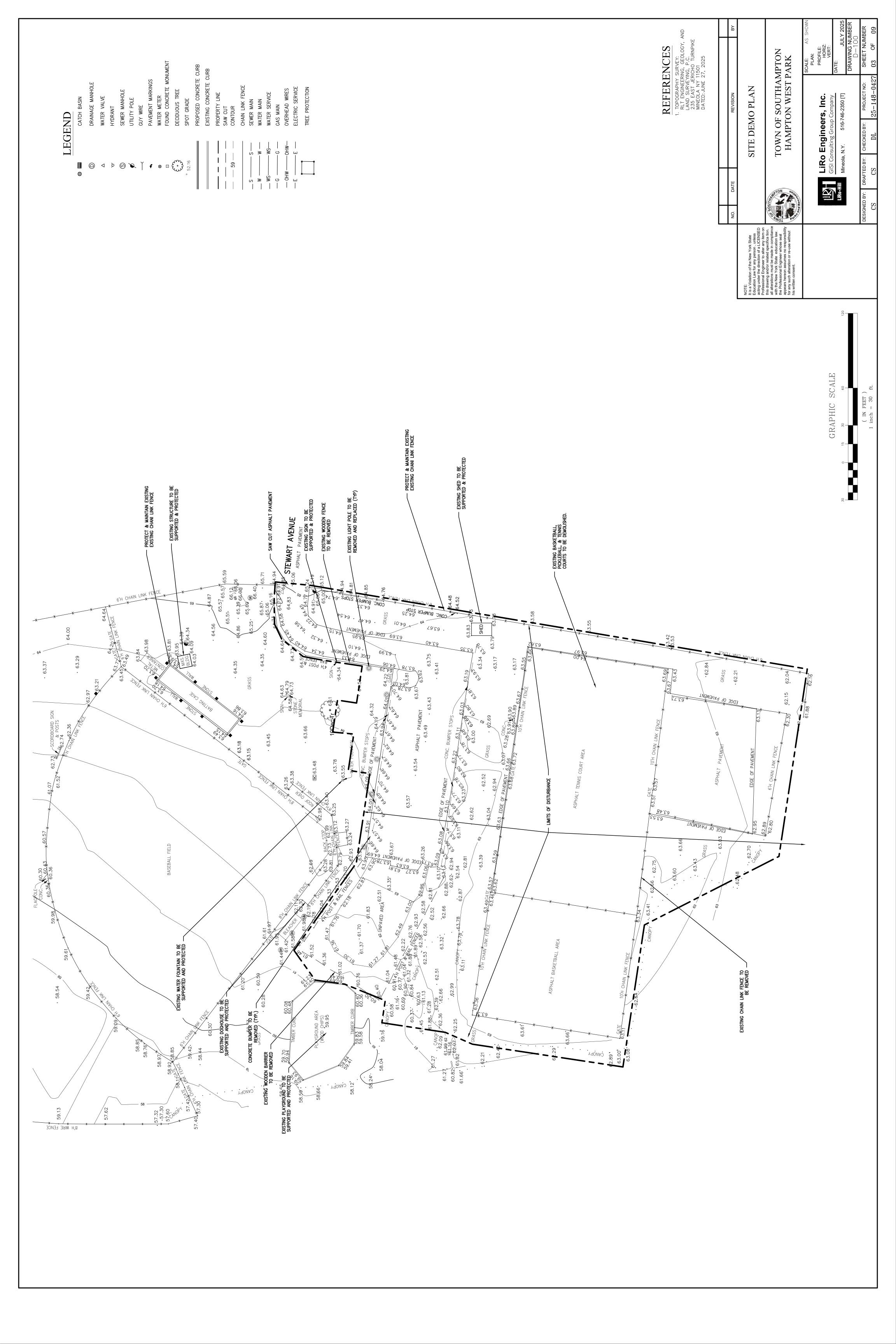
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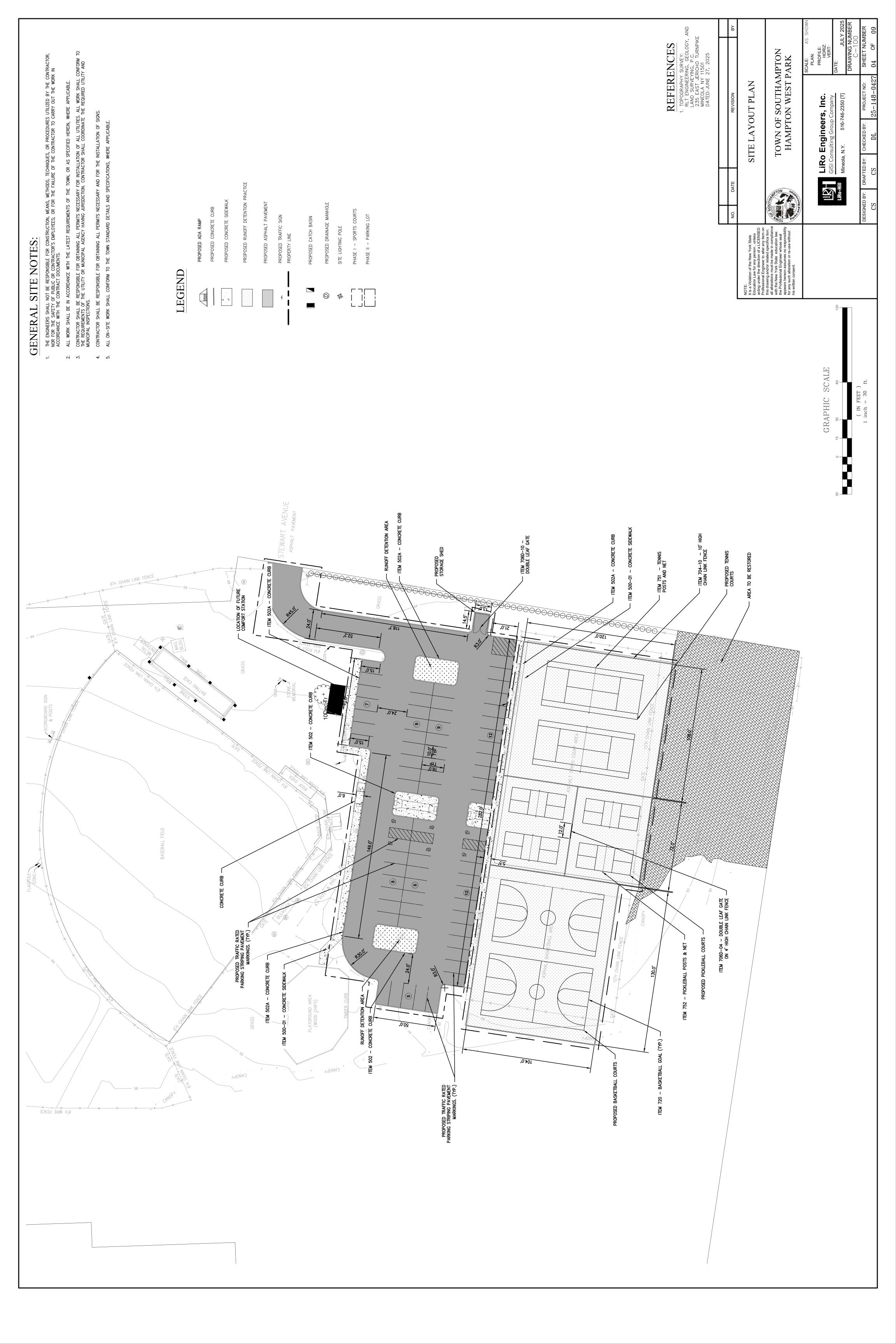
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION OR DEMOLITION WORK. PROPERLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER. 9
 - ωi
- CLEAN ADJACENT STRUCTURES AND DRIVEWAYS OF DUST, DIRT AND DEBRIS. RETURN ADJACENT AREAS TO CONDITION EXISTING TO THE START OF THE WORK.
 - USE WATER SPRINKLING AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN TO THE LOWEST PRACTICAL LEVEL. 10. ALL EXISTING UTILITIES TO BE RE-USED MUST BE COORDINATED WITH THE APPROPRIATE AGENCIES FOR APPROVAL PRIOR TO CONSTRUCTION.
- ESC.101 FOR EROSION CONTROL. SEE DWG'S Ξ.
- SITE 2 TO PROVIDE TEMPORARY CONSTRUCTION FENCE CONTRACTOR

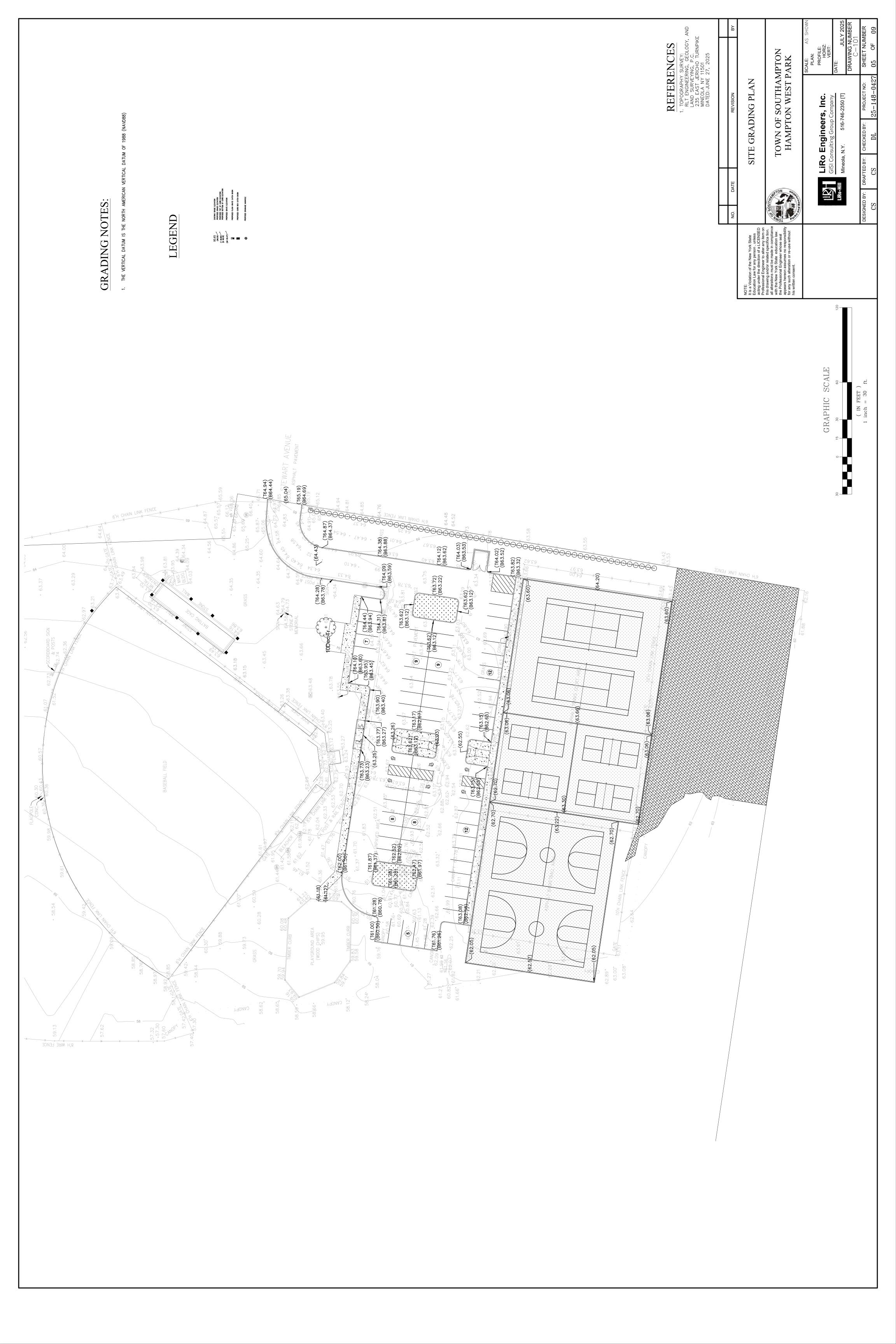
UTILITY

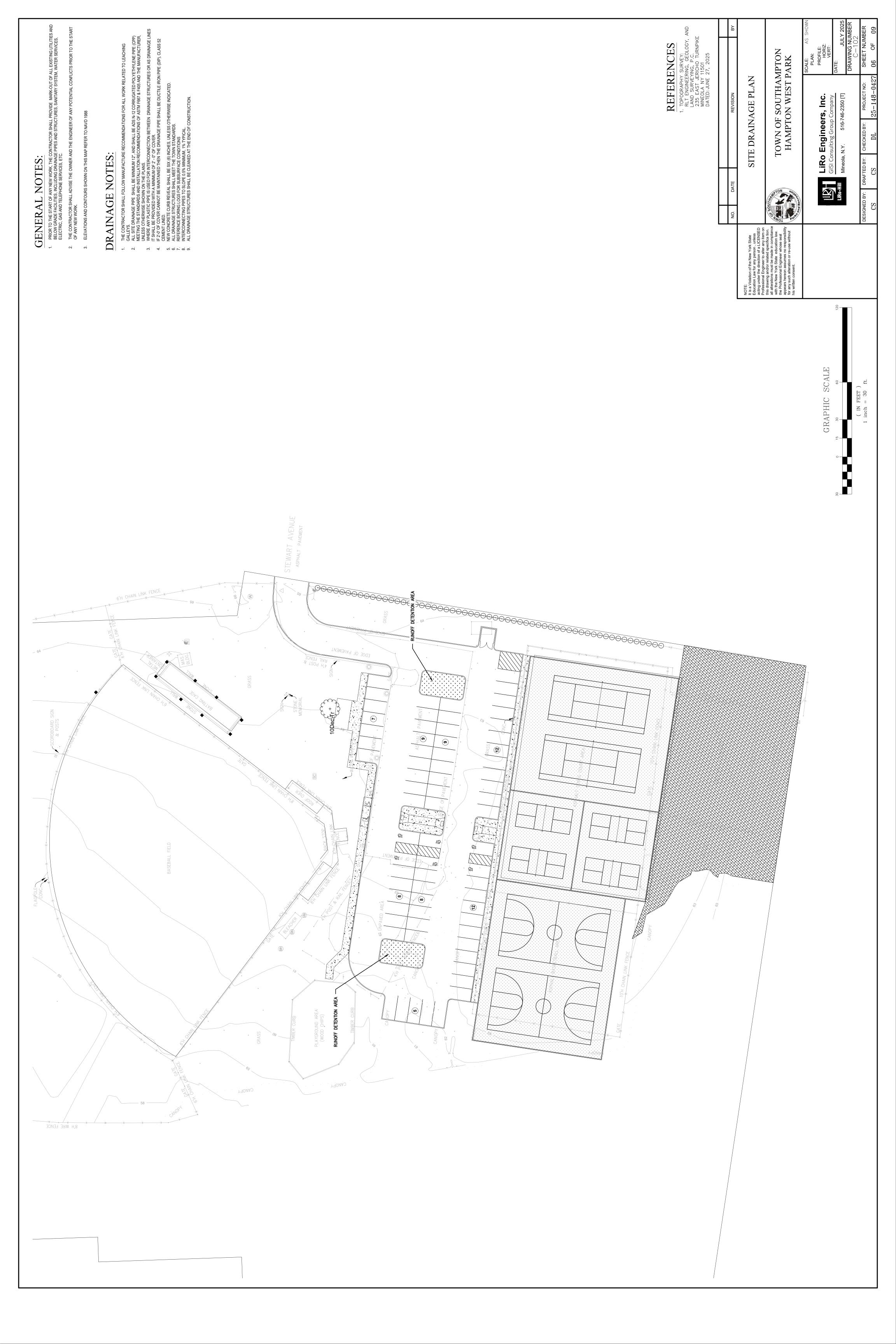
- START OF ANY WORK. STRUCTURES PRIOR TO THE 1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THIS WORK.
- 2. CALL BEFORE YOU DIG 1 (800) 272—4480 NEW YORK STATE'S INDUSTRIAL CODE 53 REQUIRES THAT THE UNDERGROUND PROTECTIVE ORGANIZATION BE CALLED AT LEAST TWO WORKING DAYS BEFORE YOU START TO DIG, DRILL, EXCAVATE, BLAST, DRIVE PIPE OR POSTS. WHEN YOU CALL, YOU MUST GIVE YOUR NAME, COMPLETE ADDRESS AND INFORMATION ABOUT WHAT YOU ARE PLANNING TO DO. SOMEONE WILL BE SENT OUT TO LOCATE ANY BURIED CABLE AND MARK THE SITE FOR YOU. IF A CABLE IS DAMAGED BEFORE THE CALL IS MADE TO THE UNDERGROUND PROTECTIVE ORGANIZATION, ANY REPAIR COSTS WILL BE CHARGED TO THE PERSON RESPONSIBLE.
 - 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENGAGE WITH AN APPROVED, PRIVATE UNDERGROUND UTILITY LOCATION AND MARK OUT COMPANY TO HAVE ALL ON—SITE UNDERGROUND UTILITIES, WITHIN THE WORK AREA, COMPLETELY LOCATED AND MARKED OUT, AT CONTRACTOR'S OWN EXPENSE.
- 4. SUBSURFACE INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM VARIOUS DEPARTMENTS OF THE TOWN, COUNTY AND PUBLIC UTILITY COMPANIES. THIS INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BEFORE COMMENCING ANY EXCAVATION, NOTIFY THE DEPARTMENTS AND UTILITY COMPANIES OF THEIR PROPOSED WORK AND REQUEST THAT THE PARTICULAR LINES BE MARKED BY COMPANY OR AGENCY HAVING JURISDICTION. THIS SHOULD BE DONE BY PROVIDING THE AFFECTED UTILITY WITH THE NOTICE REFERRED TO IN THE STATE OF NEW YORK INDUSTRIAL CODE 53.

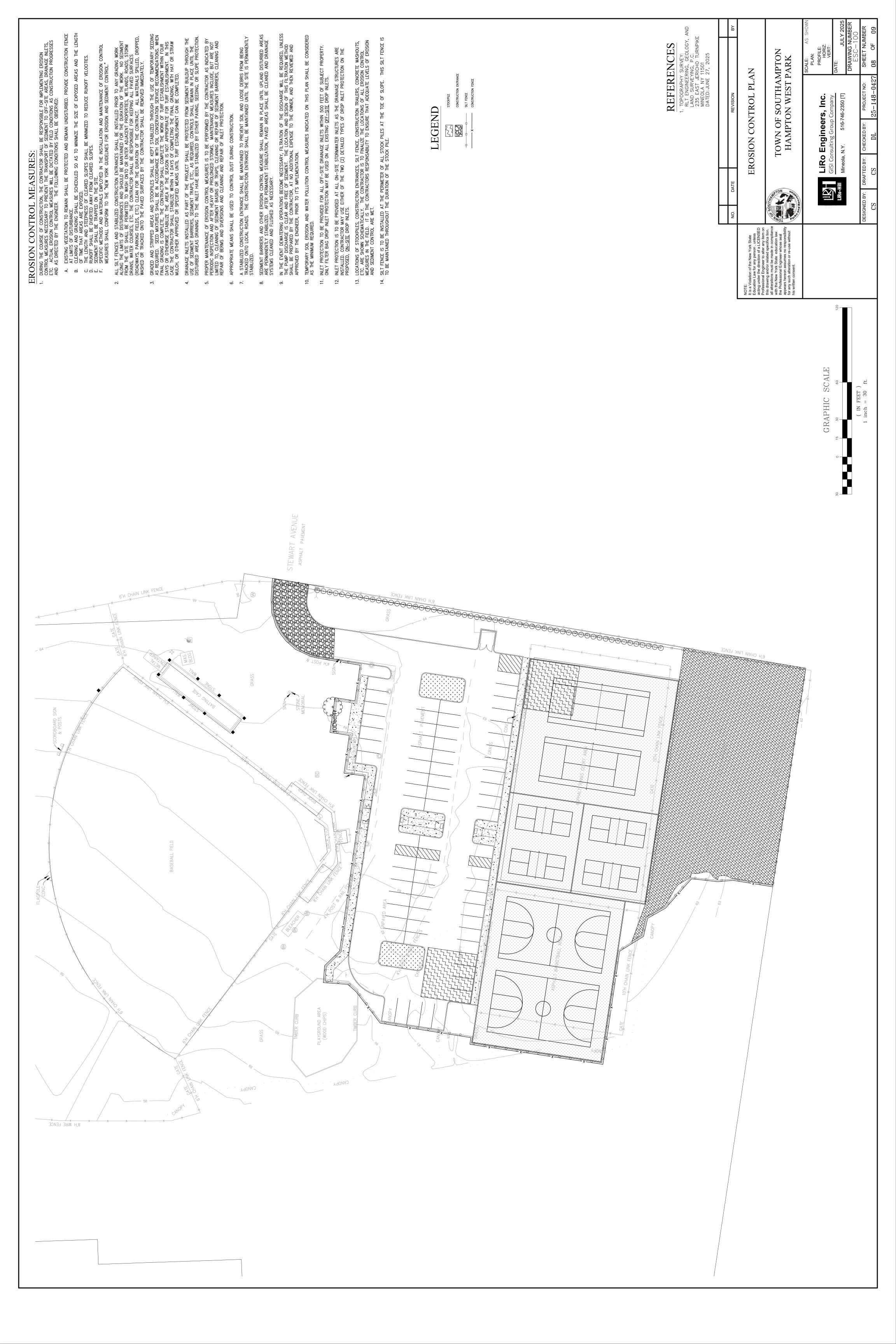
		BY	INDEX LEGEND ABBREVIATIONS AND NOTES	TOWN OF SOUTHAMPTON HAMPTON WEST PARK	SCALE: AS SHOV PLAN:	PROFILE: HORIZ: VERT:	DATE: JULY 202	DRAWING NUMBER $G\!-\!O1$	SHEET NUMBER
		DATE				LiRo Engineers, Inc.			PROJECT NO:
							Mineola, N.Y. 516-7.		CHECKED BY:
									DRAFTED BY:
		NO. D					LiRo-Hil		DESIGNED BY:
			NOTE: It is a Violation of the New York State Education Law for any person , unless acting under the direction of a LICENSED Professional Engineer to alter any item on	ated specifica tion. made in compliance ie education law. eer whose seal tes no responsibility or re-use without					

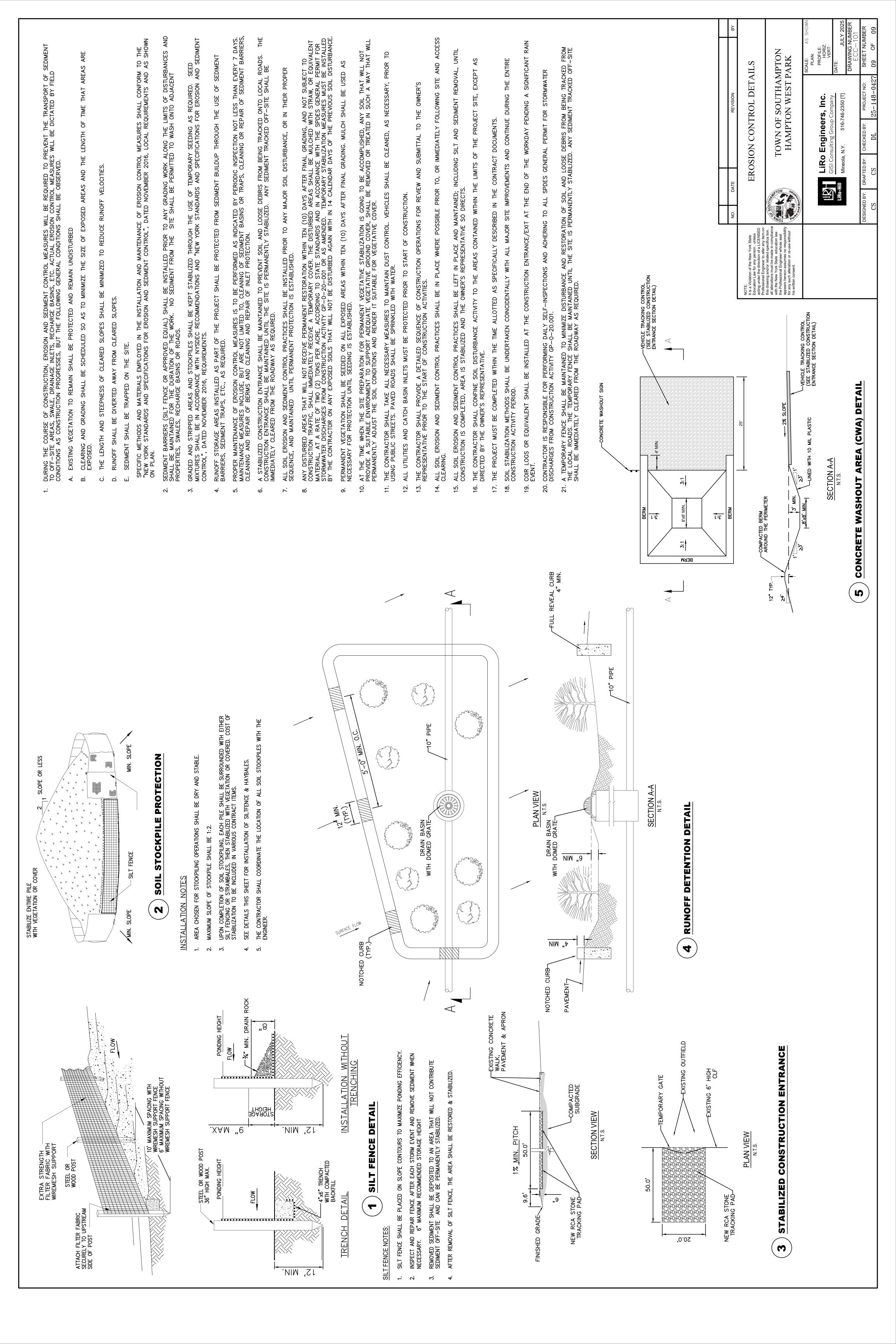


















August 20, 2025

Kelly Risotto Principal Land Use Ecological Services Inc. 570 Expressway Drive South, Suite 2F Medford, NY 11763

RE:

PSEGLI Transmission Pole Replacements – 87 Poles Central Pine Barrens Compatible Growth Area

Dear Ms. Risotto:

On July 31, 2025, the Central Pine Barrens Commission received materials on the referenced proposal. The submission included a letter, maps and photographs of pole replacement locations in the hamlets of Coram, Manorville and Yaphank.

The Proposed Action involves the replacement of a total of 87 timber utility poles in the Compatible Growth Area as part of the Power On Storm Hardening Program.

Existing and new poles are timber and will range in height from 30 to 50 feet. The height of the poles will change no more than 10 feet above present height and will not increase more than 2 to 3 inches in diameter.

The poles are located in roadside right-of-ways. The material states no trees or shrubs will be removed, though trimming is required around some poles for safety. Up to nine poles will be relocated away from trees and within five feet of the existing location. Areas of disturbance will be reseeded per New York State Department of Transportation (NYSDOT) and/or Suffolk County specifications, including native grass mix where appropriate.

As proposed, the activity appears to constitute "non-development" pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107.13(ii) which states, "Work by any utility not involving substantial engineering redesign for the purpose of inspection, maintenance or renewal on established utility rights of way or the likes,"... No further review from this office is required.

If the proposed activity changes, including the need to remove trees, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute development.

It is encouraged that, where possible, the new pole heights remain within the heights of surrounding trees to maintain the overall character of the Central Pine Barrens.

Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 563-0307.

Sincerely,

Tara Murphy Environmental Planner

cc: Judith Jakobsen, Executive Director Julie Hargrave, Pine Barrens Manager John C. Milazzo, Counsel

Timothy C. Hubbard *Member*

Maria Z. Moore *Member*

Daniel J. Panico *Member*

Edward P. Romaine *Member*

624 Old Riverhead Road Westhampton Beach, NY 11978

Phone (631) 288-1079 Fax (631) 288-1367 www.pb.state.ny.us



RECEIVED

JUL 3 1 2025

Central Pine ... Joint Planning & Four Commission

July 31, 2025

Ms. Julie Hargrave
Principal Environmental Planner
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

RE: Request for No-Development Confirmation

PSEG Long Island | Power-On Pole Replacements Project

Dear Ms. Hargrave:

Land Use Ecological Services, Inc., on behalf of PSEG Long Island, as agent for Long Island Lighting Company d/b/a LIPA, a wholly owned subsidiary of Long Island Power Authority, is requesting confirmation that work proposed within the Compatible Growth Area (CGA) of the Central Pine Barrens does not constitute "development" as per NYS ECL Article §57-0107(13). PSEG is proposing the in place replacement of existing utility poles in three (3) project areas, as follows:

- <u>Circuit 8RR-931 (46512)</u> 33 poles to be replaced along West Dennis Lane and Oak Lane, Coram.
 All 33 poles are in the CGA. [Map C-WD1]
- <u>Circuit 8SM-4N2 (16391)</u> 39 poles to be replaced along North Bernstein Blvd and Chapman Blvd, Manorville. All 73 poles are in the CGA. [Map Ma25-1]
- <u>Circuit 8EX-246 (597303)</u> 15 poles to be replaced along Country Road, Yaphank. All poles are within the CGA. [Map YP25-2]

Most of the poles to be replaced are located within mowed/maintained strips along each of the road right-of-ways; 10 of the poles to be replaced are in close proximity to native vegetation. Representative photos of poles to be replaced are enclosed. PSEG has confirmed that replacement of poles will not result in removal of any trees or shrubs. Trimming is required around some poles for safety; and relocation of up to 9 poles away from trees, but within 5 feet of existing, will be performed.

Existing and new poles are timber; new poles will be southern yellow pine. Existing poles are 30-50 feet in height; new poles are 40-50 feet in height. For all poles, height will not increase by more than 10 feet with replacement. For example, 30 foot poles will be replaced with 40 foot poles; 35 foot poles will be replaced with 40-45 foot poles; and poles 40-50 feet in height will be replaced with 50 foot poles. New poles will be the same/similar class/diameter, with a maximum increase of 2-3 inches in diameter versus existing.

All equipment will remain on the paved roadways during pole replacement, with some setup and outriggers to be placed on the mowed/maintained strips along each of the circuits. There will be no disturbance to naturally vegetated areas, and no removal of any trees or woody vegetation. Areas of disturbance will be reseeded per NYSDOT and/or Suffolk County specifications, utilizing native grass mix where appropriate.

Please note that these pole replacements are part of the Power On Storm Hardening Program and is maintenance of existing overhead electric lines. Undergrounding these circuits, or portions thereof, is not feasible due to cost and logistics, as well as the potential to disturb more area than the proposed pole replacements depending on the method of undergrounding. The Power On program has funding specified for pole replacements, with no funding available for undergrounding. PSEG poles are utilized by other utilities, which themselves do not have the resources or requirement to underground, so logistically undergrounding is not feasible.

In accordance with ECL § 57-0107 (13), the project as described is classified as one or more of the following, and therefore, does not constitute development:

- (i) Public improvements undertaken for the health, safety, or welfare of the public. Such public improvements shall be consistent with the goals and objectives of this article, and shall include, but not be limited to, maintenance of an existing road or railroad track.
- (ii) Work by any utility not involving substantial engineering redesign for the purpose of inspection, maintenance or renewal on established utility rights-of-way or the likes, and any work pertaining to water supply for the residents of Suffolk County.
- (vi) Work by a utility performed for the purpose of public health, safety, or welfare and consistent with the goals and objectives of this article.

Based on the information provided, I respectfully request that the Commission confirm in writing that the project is classified as "non-development" as soon as possible. In support of this request for a non-development confirmation, I have enclosed circuit maps showing the poles to be replaced, as well as representative photographs of the poles.

If you have any questions or require additional information to enable review and confirmation of no development, please contact me at (631) 727-2400 or krisotto@landuse.us. Thank you.

Sincerely

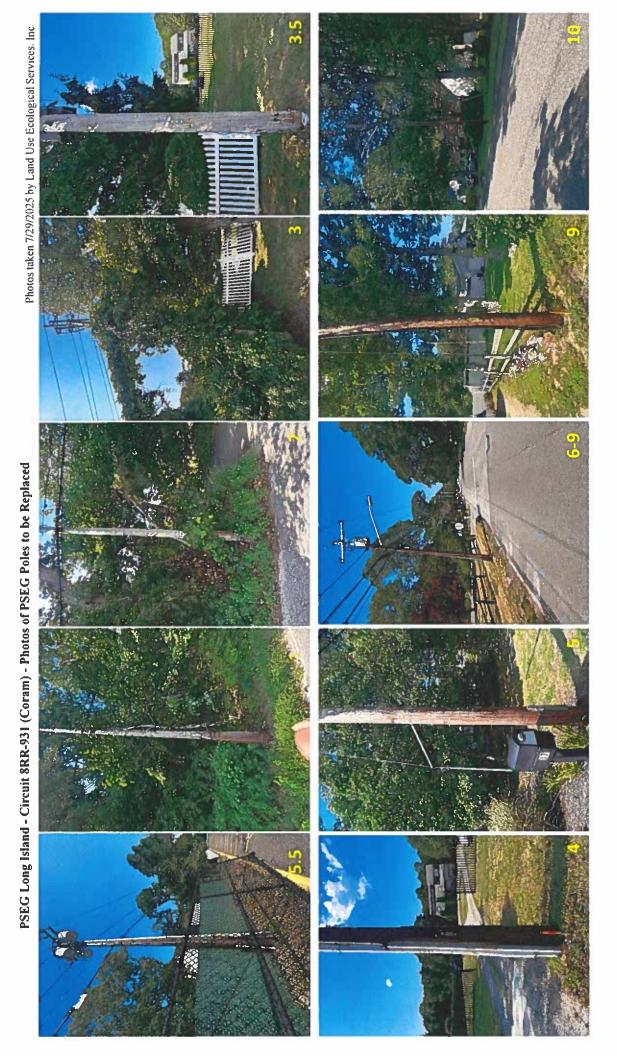
Kelly M. Risotto

Enc.

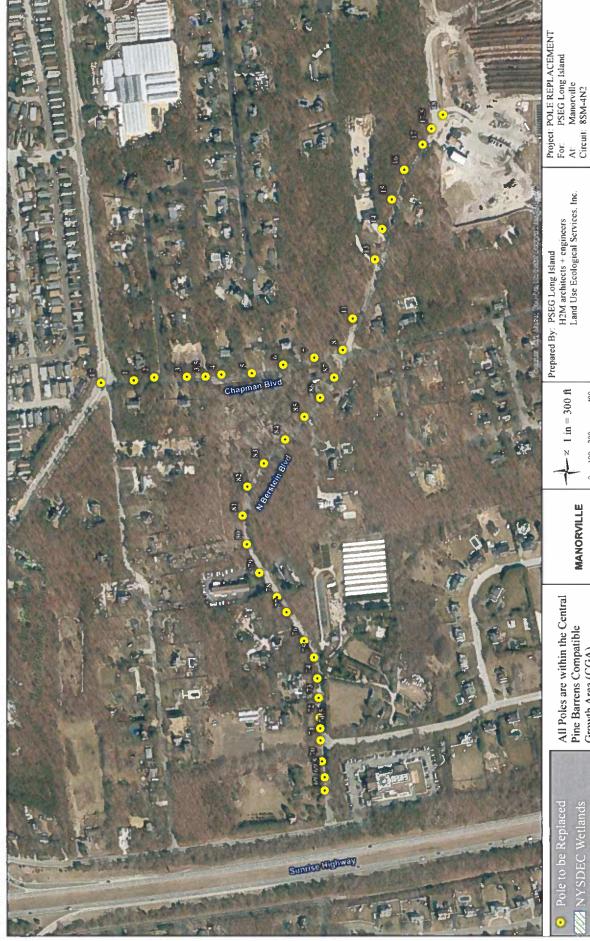
Via Priority Mail and Email

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PSEG Long Island - Circuit 8RR-931 (Coram) - Representative Photos of PSEG Poles to be Replaced



Sheet: Ma25-1

Date: 7/29/2025 | Revised:

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MANORVILLE

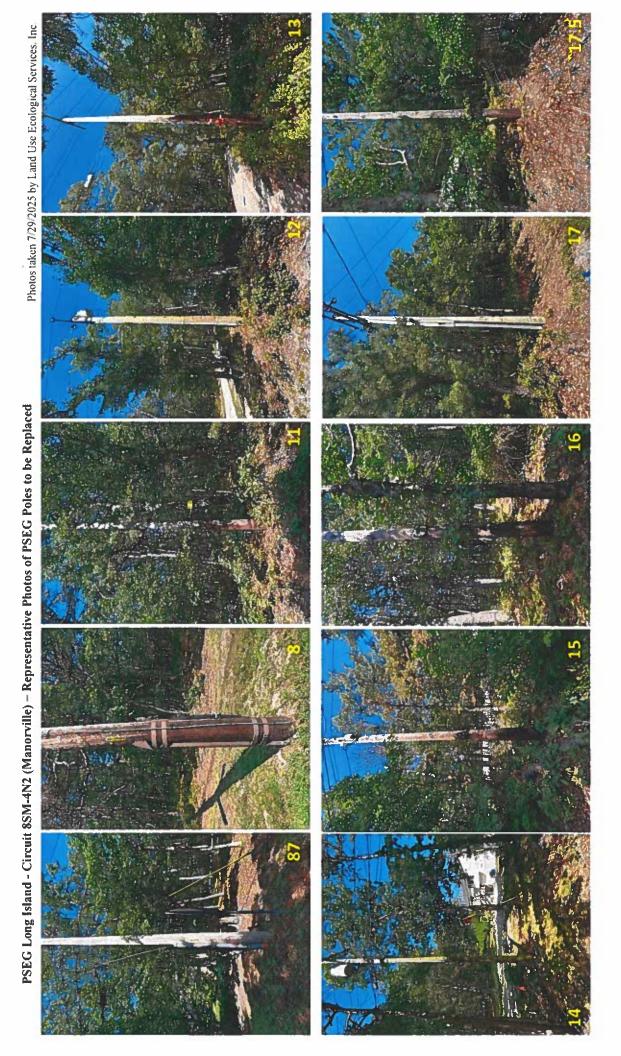
All Poles are within the Central Pine Barrens Compatible Growth Area (CGA).



PSEG Long Island - Circuit 8SM-4N2 (Manorville) - Representative Photos of PSEG Poles to be Replaced



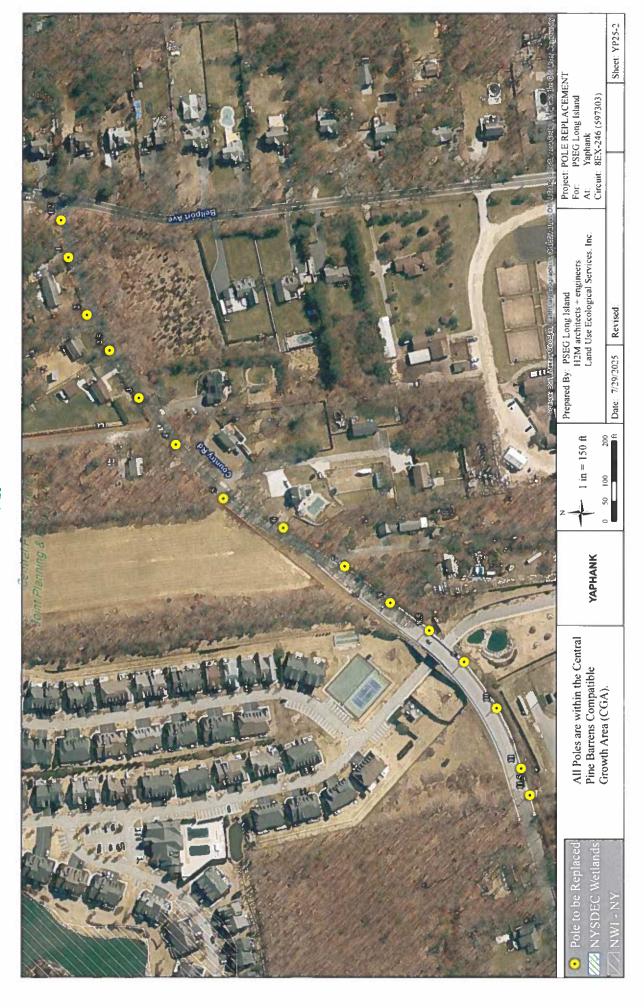
PSEG Long Island - Circuit 8SM-4N2 (Manorville) - Representative Photos of PSEG Poles to be Replaced



PSEG Long Island - Circuit 8SM-4N2 (Manorville) - Representative Photos of PSEG Poles to be Replaced

Photos taken 7/29/2025 by Land Use Ecological Services. Inc.

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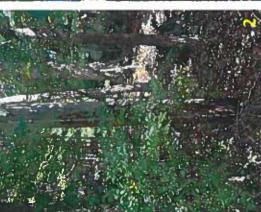


PSEG Long Island - Circuit 8EX-246 (597303) [Yaphank] - Photos of PSEG Poles to be Replaced

PSEG Long Island - Circuit 8EX-246 (597303) [Yaphank] - Photos of PSEG Poles to be Replaced









August 20, 2025

Danielle Stango-Torre
Environmental Analyst 2
New York State Department of Environmental Conservation
Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road
Stony Brook, New York 11790

RE: Notice of Complete Application: Signature Flight Support

North Perimeter Road, Westhampton Beach, Town of Southampton

NYSDEC Application ID 1-4763-09277/00001 Suffolk County Tax Map Number: 900-312-1-4.2 Compatible Growth Area of the Central Pine Barrens

Dear Stango-Torre:

Timothy C. Hubbard *Member*

Maria Z. Moore *Member*

Daniel J. Panico *Member*

Edward P. Romaine *Member*

On July 28, 2025, the Central Pine Barrens Commission received a notice of complete application for Article 17 Titles 7 & 8 Industrial State Pollutant Discharge Elimination System (SPDES) - Groundwater Discharge of the subject proposal. The Project Site is in the Compatible Growth Area (CGA) of the Central Pine Barrens.

Existing Conditions and Project Description

The Project Site is within Gabreski Airport on the western end of North Perimeter Road in Westhampton Beach, Town of Southampton. The Airport is 1,227.6 acres and is in the LI-200 Industrial District and the Gabreski Airport Commercial/Industrial Planned Development District (APDD). Most of the Airport is within the CGA, including a portion within a Critical Resource Area. A small portion of the Airport is in the Core Preservation Area.

The New York State Department of Environmental Conservation (NYSDEC) application ID 1-4763-09277/00001 proposes to discharge 210,000 gallons per day of untreated stormwater to groundwater, a class GA waterbody, from a catch basin with grit interceptor at the applicant's facility. Jet fuel is also proposed to be stored, loaded and offloaded at the location.

The project is an Unlisted Action and a Negative Declaration is on file with the NYSDEC. A coordinated review was not performed. No site plans, aerials, maps, or additional information on the project was received with notice materials.

624 Old Riverhead Road Westhampton Beach, NY 11978

Phone (631) 288-1079 Fax (631) 288-1367 www.pb.state.ny.us The activities will occur in the CGA within an area deemed Future Aviation Development on the map titled "Gabreski Airport Proposed Land Use Plan" prepared by Savik & Murray, LLP, last dated January 2007. No portion is within Critical Resource Areas of CGA.

Central Pine Barrens Status

The Airport is subject to conformance with the Central Pine Barrens Comprehensive Land Use Plan (the Plan) and New York State Environmental Conservation Law Article 57 (the Act).

As projects are proposed for the Project Site, the County must determine whether the proposal constitutes development, and if iso, whether the proposal conforms to the Plan and the Act. The Commission is available to assist in making these determinations.

On October 18, 2006, the Commission found that the Airport Land Use Plan dated June 2006 conformed with the Standards of the Central Pine Barrens Comprehensive Land Use Plan. The Airport Land Use Plan designated areas of the airport to be cleared, to be developed, and to remain natural.

Comments

- The proposed activity location is consistent with the designation for "Future Aviation Development" within the Gabreski Airport Land Use Plan.
- There are two Suffolk County Water Authority well fields down-gradient ranging from approximately 6,000 to 9,200 feet from the site. There is also one well field up-gradient approximately 6,000 feet from the site. As required under the New York State Environmental Conservation Law Article 17, please consider the location of public supply wells during the review of application ID 1-4763-09277/00001.
- Additional information regarding the water source is requested since the volume of water anticipated to be discharged is significant at 210,000 gpd.
 - O Please provide what is the purpose and use that will require this volume of water and whether the water could be reclaimed and reused to reduce this large discharge of water.
 - o Please provide the source of the water that is being generated, whether it is from a public well or from another onsite water source.
 - o The consideration of reclaimed water use or treated discharge rather than new water withdrawal and untreated discharge is strongly recommended for the protection of groundwater quality in the CGA.

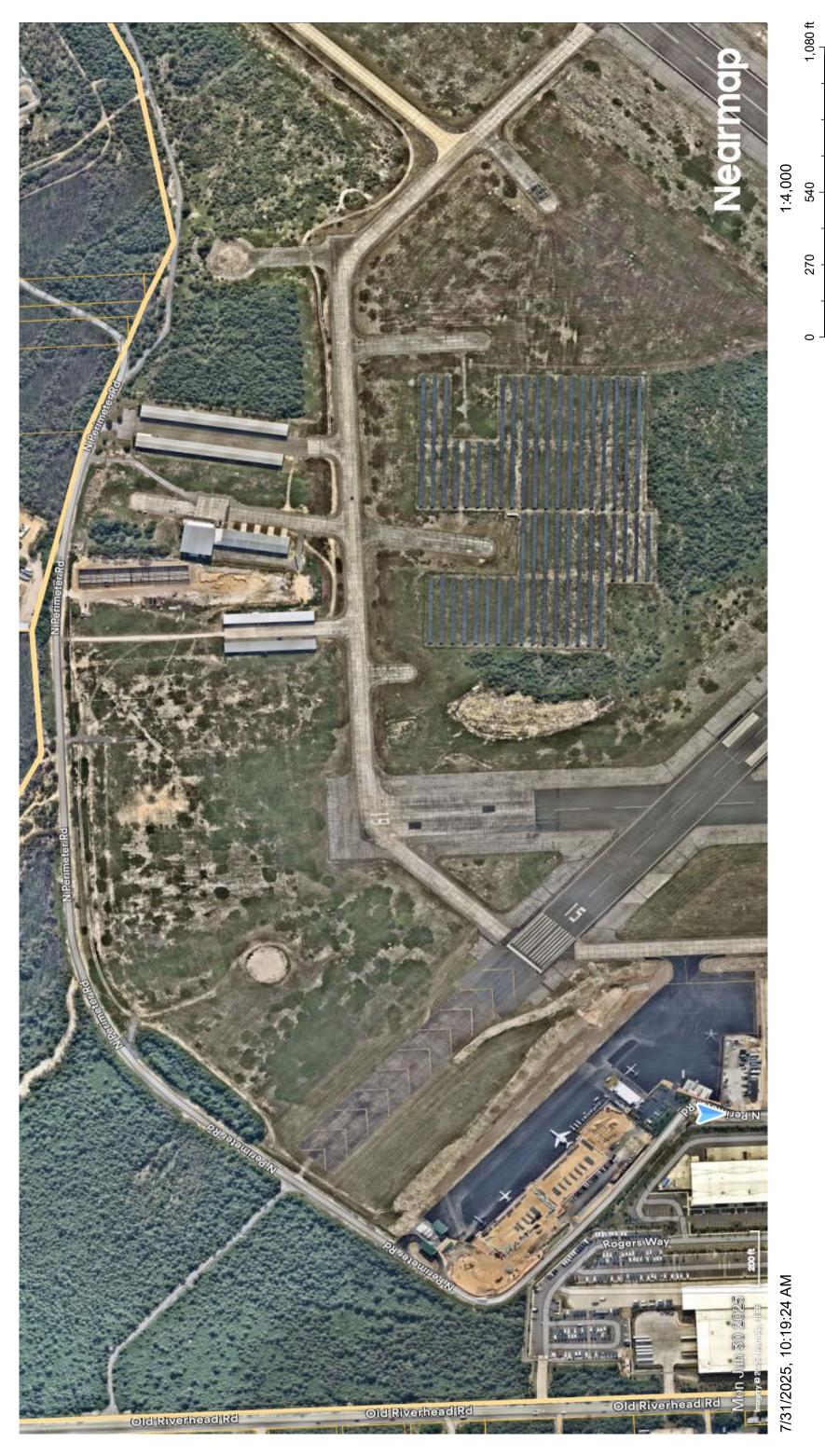
The proposal must conform to all other involved agency jurisdictions, including the Suffolk County Council on Environmental Quality (CEQ), and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 563-0307.

Sincerely,

Tara Murphy Environmental Planner

cc: Judy Jakobsen, Executive Director
Julie Hargrave, Pine Barrens Manager
John Milazzo, Counsel
John Corral, Suffolk County Council on Environmental Quality (CEQ)

North Perimeter Rd., Westhampton Beach (2025-06-30 Aerial)



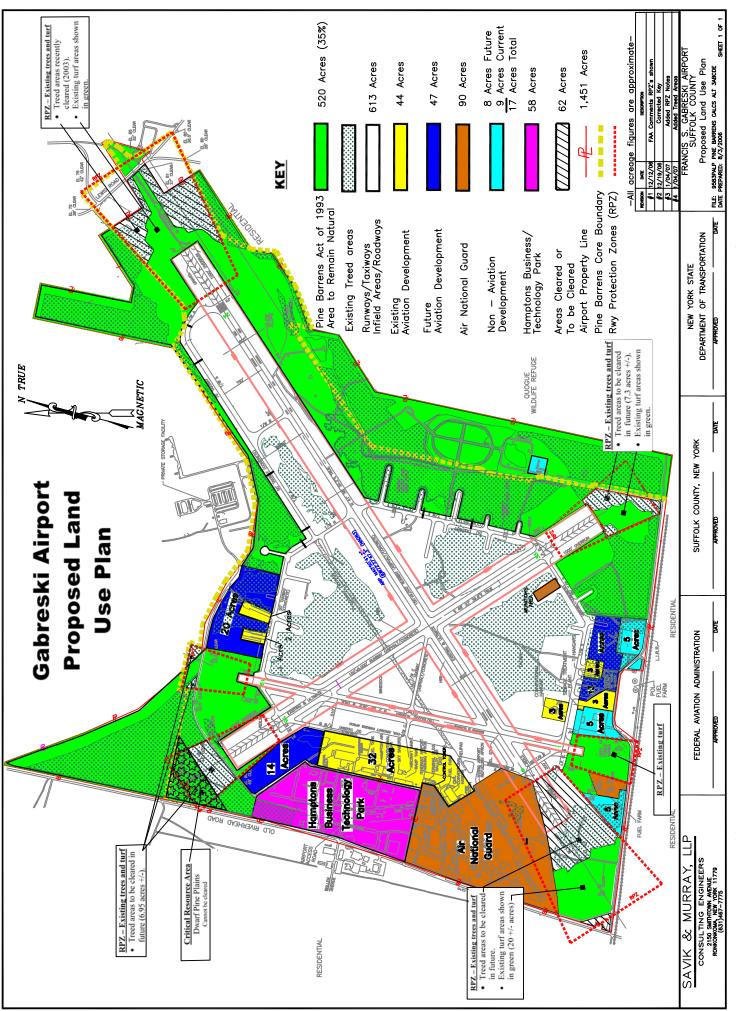
7/31/2025, 10:19:24 AM

1,080 ft

160

80

270



Note: 1) Dec 2006 - RPZ's added at each runway end. Areas within RPZ that are not already cleared are shown as "to be cleared" in the future. Areas within RPZ's that are currently turf are shown in green (to remain natural).

²⁾ Areas where trees are to be cleared will be replanted with native grass to meet requirements of the Pine Barrens Act of 1993

New York State Department of Environmental Conservation Division of Environmental Permits



NYSDEC Region 1 Headquarters SUNY @ Stony Brook|50 Circle Rd Stony Brook, NY 11790-3409 (631) 444-0365

July 28, 2025

Signature Flight Support LLC 13485 Veterans Way STE 600 Orlando, FL 32827

> Re: DEC ID # 1-4736-09277/00001 SIGNATURE FLIGHT SUPPORT LLC

Dear Applicant:

Please be advised that your application for a DEC permit(s) is complete and a technical review has commenced. Notice and the opportunity for public comment is required for this application. Enclosed is a Notice of Complete Application for your project. Please have the Notice published in the newspaper identified below once during the week of 8/4/2025 on any day Monday through Friday.

The official newspaper of the Town (City) of SOUTHAMPTON. Contact the Town (City) Clerk's office to confirm the official newspaper.

On the Notice of Complete Application, that information presented between the horizontal lines, on the enclosed page(s) should be published. Do not print this letter or the information contained below the second horizontal line. Please request the newspaper publisher to provide you with a Proof of Publication for the Notice. Upon receipt of the Proof of Publication promptly forward it to this office. You must provide the Proof of Publication before a final decision can be rendered on your application. You are responsible for paying the cost of publishing the Notice in the newspaper.

Notification of this complete application is also being provided by this Department in the NYSDEC Environmental Notice Bulletin.

This notification does not signify approval of your application for permit. Additional information may be requested from you at a future date, if deemed necessary to reach a decision on your application. Your project is classified major under the Uniform Procedures Act. Accordingly, a decision is due within 90 days of the date of this notice unless a public hearing is held, which may extend this time frame. If a public hearing is necessary, you will be notified.

If you have any questions please contact me at the above address or phone number above.

Sincerely,

Danielle Stango-Torre
DANIELLE A STANGO-TORRE
Division of Environmental Permits

THIS IS NOT A PERMIT



New York State Department of Environmental Conservation Notice of Complete Application

Date: 07/28/2025

Applicant: Signature Flight Support LLC

13485 Veterans Way STE 600

Orlando, FL 32827

Facility: SIGNATURE FLIGHT SUPPORT LLC

N PERIMETER RD

WESTHAMPTON BEACH, NY 11978

Application ID: 1-4736-09277/00001

Permits(s) Applied for: 1 - Article 17 Titles 7 & 8 Industrial SPDES - Groundwater Discharge

Project is located: in SOUTHAMPTON in SUFFOLK COUNTY

Project Description:

The Department has prepared a draft permit and has made a tentative determination, subject to public comment or other information, to approve a proposed discharge of 210,000 gallons per day of untreated stormwater to groundwater, a class GA waterbody from catch basin with grit interceptor at the applicant's facility address located at North Perimeter Road Westhampton Beach NY 11978.

The applicant plans to load, offload and storage of jet fuel at this location.

Requests for a legislative (public statement) hearing must be sent in writing to the DEC contact person below by the comment deadline. The Department assesses such requests pursuant to 6 NYCRR Section 621.8.

Refer to this application by the application number listed above and SPDES Number NY313181.

Availability of Application Documents:

Filed application documents, and Department draft permits where applicable, are available for inspection during normal business hours at the address of the contact person. To ensure timely service at the time of inspection, it is recommended that an appointment be made with the contact person.

State Environmental Quality Review (SEQR) Determination

Project is an Unlisted Action and will not have a significant impact on the environment. A Negative Declaration is on file. A coordinated review was not performed.

SEQR Lead Agency None Designated

State Historic Preservation Act (SHPA) Determination

Cultural resource lists and maps have been checked. The proposed activity is not in an area of identified archaeological sensitivity and no known registered, eligible or inventoried archaeological sites or historic structures were identified or documented for the project location. No further review in accordance with SHPA is required.

DEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29) The proposed action is subject to CP-29.

Availability For Public Comment
Comments on this project must be submitted in writing to the Contact Person no later than 08/21/2025 or 15 days after the publication date of this notice, whichever is later.

Contact Person
DANIELLE A STANGO-TORRE
NYSDEC
SUNY @ Stony Brook|50 Circle Rd
Stony Brook, NY 11790-3409

CC List for Complete Notice

ENB