CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Central Pine Barrens Commission Meeting Agenda
Wednesday, February 18, 2026 at 2:00 pm
Brookhaven Town Hall, One Independence Hill, Farmingville, NY

1. **Administrative and Public Comment**
   a. Public Comment
   b. Minutes for Commission Meeting of 01/21/26 review (*approve*)
   c. Authorization to pay for three months of seasonal housing for the spring 2026 Prescribed Fire Crew using the NYSDEC Prescribed Fire Contract #C02014G
   d. Invoice #2026-02 to pay Judith Jakobsen, Consultant from 01/15/26 to 01/23/26
   e. Invoice #2994-1 to pay Wynk Design, Inc. for the 2025 Pine Barrens Annual Report

2. **Division Reports**
   a. Education, Outreach and Communications: update (*Mr. Motz*)
   b. Science and Stewardship: update (*Mr. Smith*)
   c. Compliance and Enforcement Division: update (*Mr. Callagy)*
   d. Credit Program: update (*Mr. Tverdyy)*
   e. Land Use Division: update (*Ms. Hargrave)*

3. **Planning, Land Use and the Pine Barrens Credit Program**
   Core Preservation Area
   a. **Gazza Wildfire Buffer Core Preservation Area Hardship Waiver Application** / w/s of Old Riverhead Road, Westhampton / remove 1.93 acres of vegetation to minimize wildfire risk on six separate parcels that total 8.4 acres, developed with industrial uses in the LI 40 and CR 200 zoning districts / decision deadline 02/18/26 / *extension (Ms. Hargrave)*
   b. **645 Grumman Boulevard Core Preservation Area Hardship Waiver Application** / 600-141-2-2.1 / two-phased redevelopment of a 20 acre site with three existing industrial buildings that contain 126,500 square feet and a parking lot for 337 vehicles for the use of indoor cannabis cultivation in the Natural Resources Protection zoning district / decision deadline 06/01/26 / *schedule public hearing (Ms. Hargrave)*
   c. **Hampton Hills Golf Course Core Preservation Area Hardship Waiver Application /** Northampton / 900-194-1-3 / development of a 208 square foot restroom building and I/A system / decision deadline 06/03/26 / *schedule public hearing (Ms. Hargrave)*
   d. **Hampton West Park Core Preservation Area Hardship Waiver Application /** Stewart Avenue, Westhampton / 900-308-4-1.3 / development of a restroom building and redevelopment of the parking lot and sports courts on 17.7 acre town park in the CR 200 zoning district / decision deadline 06/02/26 / *schedule public hearing (Ms. Hargrave)*

   Compatible Growth Area
   e. **Brookhaven Town referral:** Elite Towers @ Country Farms / 200 Bellport Avenue, Medford/ 200-609-2-2.3 / development of a 150 foot tall monopole and a 2,500 square foot equipment area on 12.6 acres in the Horse Farm zoning district / *draft response (Ms. Hargrave)*
   f. **Riverhead Town referral:** Draft Scope for the DEIS for Duffy MX Motocross Track / 2822 River Road, Calverton / 600-136-1-4 / draft scope for the project to develop a motocross facility including the removal of 120,000 cubic yards of soil on 15 acres in the Calverton Industrial zoning district / *draft response (Ms. Hargrave)*
   g. **Southampton Town referral**: Northwell Health Subdivision / n/s Old Country Road, Eastport / 900-325-1-2, 2.2 / development of 46 lot subdivision on 44 acres in the CR 60 and CR 200 zoning districts / *draft response (Ms. Hargrave)*
   h. **Letter received: Hampton Bays Sewage Treatment Plant** / NYS Route 24, Flanders / 900-205-1-1.3 / development of 550,000 gallon community scale sewage treatment plant in a Critical Resource Area on 32 acres in the CR 80 zoning district *(Ms. Hargrave)*
   i. **NYSDEC referral**: East Quogue Farms irrigation well / Lewis Road / 900-288-1-64.1 and 65.1 / construct new 300 gallon per minute irrigation well / *draft response (Ms. Hargrave)*

4. **Public Comment**
5. **Closed Advisory Session** (if necessary)

Next Commission Meeting, Wednesday, March 18, 2026 at 2:00 pm
Brookhaven Town Hall, One Independence Hill, Farmingville
For meeting information visit https://pb.state.ny.us/

Ryan P. McGarry
Chairman

Jerome Halpin
Member

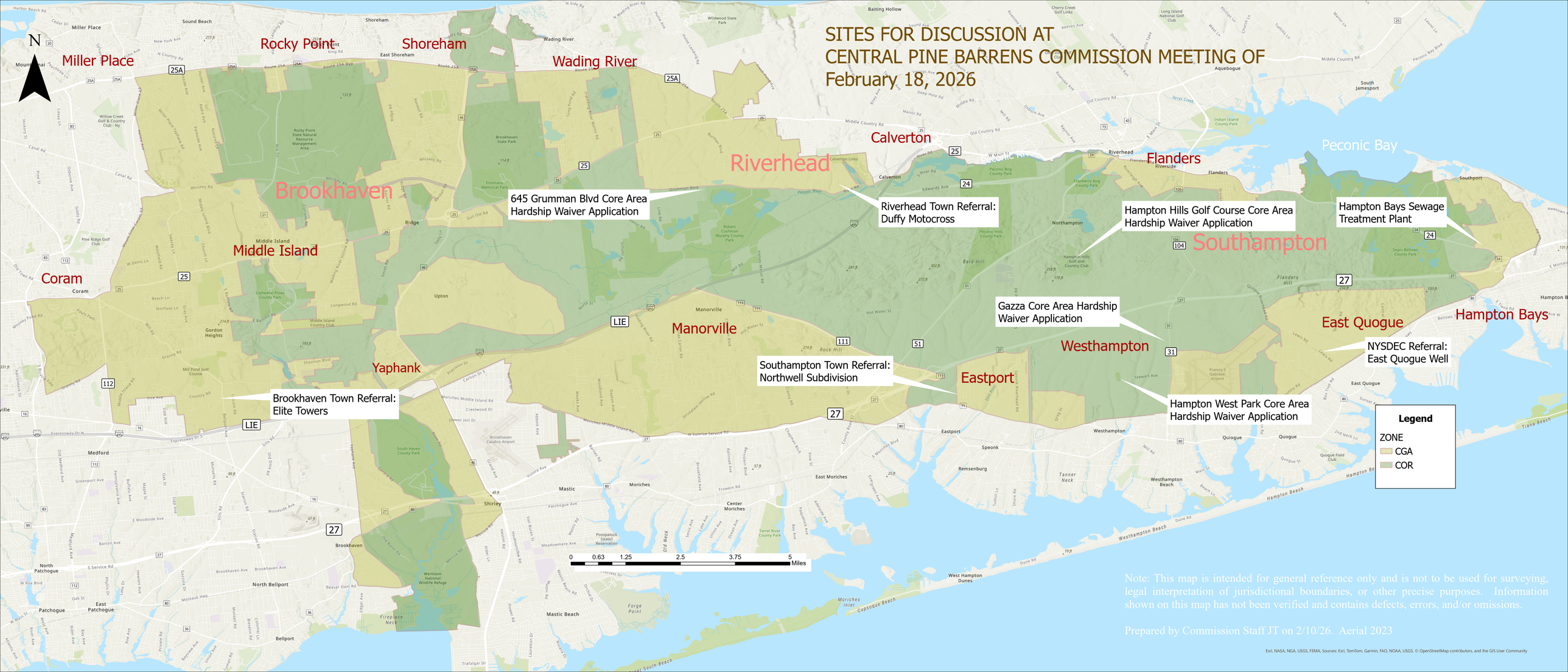
Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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


SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
February 18, 2026
N
Miller Place
Rocky Point
Shoreham
Wading River
Calverton
Riverhead
Flanders
Peconic Bay
Brookhaven
Middle Island
Coram
Manorville
Yaphank
Gordon Heights
Upton
Ridge
Northampton
Southampton
Westhampton
Eastport
East Quogue
Hampton Bays
645 Grumman Blvd Core Area Hardship Waiver Application
Riverhead Town Referral: Duffy Motocross
Hampton Hills Golf Course Core Area Hardship Waiver Application
Hampton Bays Sewage Treatment Plant
Gazza Core Area Hardship Waiver Application
NYSDEC Referral: East Quogue Well
Southampton Town Referral: Northwell Subdivision
Brookhaven Town Referral: Elite Towers
Hampton West Park Core Area Hardship Waiver Application
Legend
ZONE
CGA
COR
0 0.63 1.25 2.5 3.75 5 Miles
Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map has not been verified and contains defects, errors, and/or omissions.
Prepared by Commission Staff JT on 2/10/26. Aerial 2023
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Central Pine Barrens Commission Meeting Summary
Wednesday, January 21, 2026 (DRAFT)
Riverhead Town Hall
4 West Second Street, Riverhead, NY 11091
2:00 pm

Commission members present: Mr. McGarry (New York State Governor's Representative), Mr. Panico (Brookhaven), Ms. Juengst (for Suffolk County), Ms. Moore, Ms. Scherer (for Southampton) and Mr. Halpin, Mr. Charters (for Riverhead)

Others present: Commission and other agency staff members included Ms. Hargrave, Mr. Milazzo, Mr. Motz, Mr. Jaquez, Mr. Callagy and Ms. Brown-Walton

The meeting started with the pledge to the flag led by Mr. Halpin and Mr. McGarry noted that with five Commission members present, there is a quorum.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

1. **Administrative and Public Comment**
   a. *Public Comment*
   Summary: Mr. Timothy Shea, attorney, Certilman Balin, discussed he received the staff's letter regarding the Brookhaven Town Referral on RA Willow Wood, LLC and it is understood that additional information is being requested to demonstrate conformance with the plan and revisions will be made to the plan and application.

   b. *Minutes for Commission Meeting of 12/17/25 review*
   Summary: ***The motion was made by Ms. Juengst and seconded by Ms. Moore to adopt December 17, 2025 meeting minutes. The motion was approved by 5:0 vote.***

   c. *Authorization to pay Atlantis in Riverhead for the Annual Cooperator's Meeting, $5,490*
   Summary: ***The motion was made by Mr. Halpin and seconded by Mr. McGarry authorization to pay Atlantis in Riverhead for the Annual Cooperator's Meeting. The motion was approved by 5:0 vote.***

   d. *Draft Resolution to approve the Commission's General Contract Budget #DEC01-C01013GG-3350000 for the period from October 1, 2025 to September 30, 2026*
   Summary: ***The motion was made by Mr. McGarry and seconded by Ms. Juengst to approve the amended budget as discussed. The motion was approved by 5:0 vote.***

2. **Invoices for Payment**
   a. *Draft resolution for payment to USGS invoice for $31,648.00 for monitoring performed July 1 to September 30, 2025, funding agreement: 24LKJFA24570031*
   Summary: ***The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the resolution to pay the USGS invoice. The motion was approved by 5:0 vote.***

   b. *Invoice for payment to Chuck Hamilton, Academy Coordinator, New York Wildfire and Incident Management Academy, from April to December 2025, for $8,010.00*
   Summary: ***The motion was made by Mr. McGarry and seconded by Mr. Panico to approve payment for the Academy Coordinator invoice. The motion was approved by 5:0 vote.***

   c. *Invoice for payment to Judith Jakobsen, Consultant, from January 5 to January 9, for $1,200*
   Summary: ***The motion was made by Mr. Halpin and seconded by Ms. Juengst to approve payment of the Central Pine Barrens Consultant invoice. The motion was approved by 5:0 vote.***

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

Core Preservation Area

a. ***Gazza Wildfire Buffer Core Preservation Area Hardship Waiver Application*** */ w/s of Old Riverhead Road, Westhampton / remove 1.93 acres of vegetation to minimize wildfire risk on six separate parcels containing a total of 8.4 acres that are developed with industrial uses in the LI 40 and CR 200 zoning districts / decision deadline 2/18/26*
Summary: ***The motion was made by Mr. McGarry and seconded by Ms. Juengst to defer the draft decision regarding the Gazza Wildfire Buffer Core Preservation Area Hardship Waiver Application to the February 18, 2026 Commission Meeting. The motion was approved by 5:0 vote.***

b. ***Request for Determination of Jurisdiction:*** *645 Grumman Boulevard, Calverton / 600-141-2-2.1 / two-phased redevelopment of a 20 acre site with three existing industrial buildings that contain 126,500 square feet and a parking lot for 337 vehicles for the use of indoor cannabis cultivation in the Natural Resources Protection zoning district*
Summary: Ms. Hargrave discussed the details of the existing building conditions and the draft response indicates that the submission of a Core Preservation Area Hardship Application is required. Mr. Andrew Wise discussed detailed information about the buildings' conditions and the plan to repair them.

The motion was made by Mr. McGarry and seconded by Ms. Moore to approve sending the draft response. The motion was approved by 5:0 vote.

Compatible Growth Area

c. ***Brookhaven Town Referral:*** *RA Willow Wood LLC Change of Zone / w/s NY State Route 112, Coram / 200-523-1-1.3 / change of zone and development of 80 multi-family units complex with recreational amenities on 9 acres in the NH-H zoning district*
Summary: ***The motion was made by Ms. Juengst and seconded by Mr. Halpin to approve sending the draft response regarding Brookhaven Town Referral: RA Willow LLC Change of Zone. The motion was approved by 5:0 vote.***

d. ***Southampton Town Referral:*** *Toplands Realty Holdings, LLC Subdivision / Old Country Road, East Quogue / 900-314-2-9 and 10 / two-lot subdivision where one single-family residence exists on 3.46 acres (150,849 square feet) in the CR 80 zoning district*
Summary: ***The motion was made by Ms. Juengst and seconded by Mr. Halpin to approve sending the draft response regarding Southampton Town Referral: Toplands Realty Holdings, LLC Subdivision. The motion was approved by 5:0 vote.***

4. **Public Comment**
Summary: No public comments were received.

5. **Closed Advisory Session**
The motion was made by Mr. McGarry and seconded by Ms. Juengst 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 not return to public session. The motion was approved by a 5:0 vote.

The meeting was adjourned at approximately 3:00pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for December 17, 2025
2. Final Commission meeting summary for December 17, 2025
3. Authorization to pay Atlantis in Riverhead for the Annual Cooperators Meeting dated January 2026
4. Draft resolution to approve the Central Pine Barrens Budget Plan for Contract Period 2025-2026 and authorization of Contract with NYS Department of Environmental Conservation dated January 21, 2026
5. Final resolution to approve the Central Pine Barrens Budget Plan for Contract Period 2025-2026 and authorization of Contract with NYS Department of Environmental Conservation dated January 21, 2026
6. Draft resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services dated January 21, 2026
7. Final resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services dated January 21, 2026
8. Authorization to pay invoice for Chuck Hamilton, Academy Coordinator for NYWIMA dated December 18, 2025
9. Authorization to pay invoice for Judith Jakobsen, Consulting Services dated January 5 – 9, 2026
10. Draft decision regarding Gazza Properties Wildfire Risk Core Preservation Area Hardship Waiver Application dated January 21, 2026
11. Draft response regarding request for determination of jurisdiction: 645 Grumman Blvd dated January 21, 2026; Letter and attachments from Signature Partners, LLC dated January 7, 2026
12. Final response regarding request for determination of jurisdiction: 645 Grumman Blvd dated January 21, 2026
13. Draft response regarding Brookhaven Town referral: RA Willow Wood, LLC Change of Zone dated January 21, 2026: Email and attachments from the Town of Brookhaven dated December 12, 2025
14. Final response regarding Brookhaven Town referral: RA Willow Wood, LLC Change of Zone dated January 21, 2026
15. Draft response regarding Southampton Town referral: Toplands Realty Holdings, LLC pre-application subdivision dated January 21, 2026; Letter and attachments from the Town of Southampton dated November 26, 2025
16. Final response regarding Southampton Town referral: Toplands Realty Holdings, LLC pre-application subdivision dated January 21, 2026

INVOICE # 2026-02

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784

DATE: January 26, 2026

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769

FOR

Consultation services - Central Pine Barrens work

Details	AMOUNT
Work performed on 1/15/2026 and during the week of 1/19/2026-1/23/2026	
1/15/2026 Attended Community Wildfire Protection Plan (CWPP) meeting (in office) with after meeting discussion with staff. Worked on CWPP reporting for quartery fiscal report and annual report. - 3 hours	
1/22/2026 Meeting with JHargrave - went over various work tasks and my related responsibilities (prescribed fire, nature center, cwpp) - 1 hr	
1/23/2026 Nature Center - corrected team list in document, set up meeting with team for next steps -1hr	
Reviewed annual report - executive director letter .15 hr	
Total hours: 5.15 hours X $80/hr = $412	
TOTAL	$412.00

Make all checks payable to Judith Jakobsen
If you have any questions concerning this invoice, use the following contact information:
Contact information: mooneypdfarm@optonline.net or 631-559-5996

RECEIVED
FEB 09 2026
Central Pine Barrens Joint
Planning & Policy Commission

OK TO PAY
CENTRAL PINE BARRENS
G/L NUMBER 590013
COST CENTER NUMBER 70000
ORDER NUMBER 100547

Wynk Design,Inc.

SUFFOLK COUNTY
WATER AUTHORITY
PURCHASING

2025: PINE BARRENS REPORT

February 9, 2026

Invoice

#2994-1

Description: SCWA 2025 Pine Barrens Annual Report

Creative Services Description	
Design, typesetting/proofreading for a 20 page report; 1 round of design based on initial meeting, information and graphs provided. Initial typesetting— mechanical services, final production and final files provided to printer. Final files provided in PDF format as needed.	$ 2,300
Printing 50 Books, saddle stiched binding, on recylced paper stock. Delivery.	$ 580
TOTAL DUE	**$ 2,880**

Price subject to change based on design and scope
Make all checks payable to: Wynk Design, Inc.
Terms: Net 10 Day

wynk.

Wynk Design, Inc.
51 Mechanic Street
Huntington NY, 11743

wynkdesign.com

Educational Outreach and Communications Division Update

February 2026

Submitted by Tim Motz, Educational Outreach and Communications Coordinator

Barrens to Bay Summer Camp

- **Registration for the 2026 Barrens to Bay Summer Camp is now underway, and though we are just two weeks into the campaign, we are already close to 50% full. As with last year, session sizes will be bigger than in the past—20 campers on average, whereas in the past we averaged 16. We also have more counselors, both paid and volunteer, to help every camper have a great experience.**

"A Day in the Life" Program

- **Though it's the quiet part of the year for the "A Day in the Life" program, we are actively recruiting new schools to the program, focusing on the North Shore, with an eye toward having more schools conducting their work within the Central Pine Barrens. I will provide an update on those efforts in the coming months.**

Commission Annual Report

- **The commission's annual report has been completed, and I will be showing its content at the commission meeting. As in the past few years, this year's report provides breathtaking Central Pine Barrens imagery along with detailed reports from all divisions as to their important work during the 2025 calendar year. The report also features a letter from our executive director, information about the Central Pine Barrens, and a "News from the Central Pine Barrens" section that focuses on the some of the year's biggest developments, including the completion of a feasibility study on the proposed creation of a Central Pine Barrens Nature Center and the impacts of last March's brush fires.**

Pine Barrens Discovery Day

- **The division is also in the process of developing a blueprint for a Pine Barrens Discovery Day that will be better than ever before. The event, formerly a mainstay of the commission's calendar, succumbed to the COVID epidemic. The division is aiming to put it back on the calendar as a free family fun day centered on the Central Pine Barrens in mid-September.**

Western Southampton CWPP

The division this week met with the consultant hired to work with the commission on the creation of a Community Wildfire Protection Plan for western Southampton. The division is working with the consultant to craft an effective plan to reach residents about the importance of the CWPP and to encourage their attendance at an upcoming public meeting at which residents can offer their input about the plan.

CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program
Annual Report

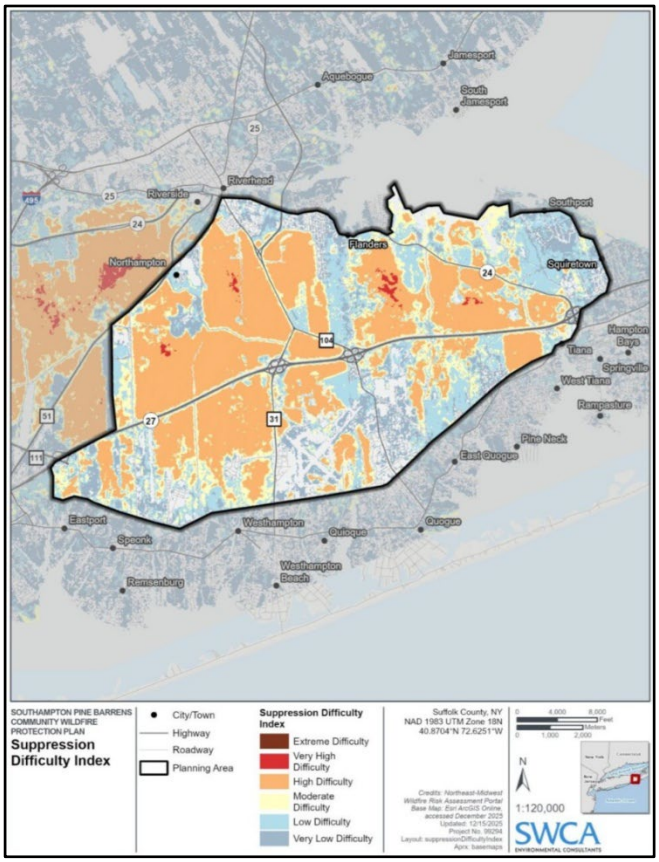
February 18, 2026

Spring 2026 Prescribed Fire Crew

The hiring process for the 2026 was completed in mid-January. A total of nine (9) applicants were interviewed for six (6) available positions. At the end of January, the SCWA Board approved our selected candidates.

This season we will be hiring one (1) Single Resource Boss (SRB) and five (5) Firefighter Type 2 (FFT2) positions. The SRB position will be held by Richard Palestro a seasoned firefighter with advanced knowledge of wildland firefighting after decades of experience. Mr. Palestro also has direct experience with homeowner wildfire protection strategies, which is a key issue within the Central Pine Barrens. The FFT2s crew have an interesting mix of fire knowledge and direct work experience in both wildland and structural firefighting.

The SRB will start in February to help prepare equipment and gear before the fire season begins while the remaining FFT2s will join the team in March. The spring fire season will close at the end of May.



Southampton Community Wildfire Protection Plan

The development of the Southampton CWPP continued with several meetings being held between CPBC staff and the SWCA consultant team. Continued refinement of their data needs, early reviews of mapping deliverables, and other examples of the online portal being developed for public access have been the focus of our conversations.

On January 5th, the SWCA consultants hosted the first kick-off meeting to engage many of the stakeholders that will be impacted by the CWPP. This meeting included participants from the DEC, Suffolk

Co. Parks, Suffolk Co. FRES, Gabreski Airport, LIRR, and other local officials.

During a discussion between Commission staff and SWCA consultants in January a survey of fuel types was discussed for the Southampton area. Normally, SWCA would conduct this survey themselves but there appears to be a way the Spring Prescribed Fire Crew could help expand the coverage across the CWPP area. The fuel modeling survey protocols will be discussed in more detail with SWCA once all prescribed fire staff are available.

Remote Sensing Equipment Purchasing

At the beginning of January, the purchasing process was initiated for all equipment and tools related to S&S's remote sensing program. S&S is working directly with SCWA's procurement office to ensure all purchasing policy requirements are met.

Once all quotes have been received, vendor selection will take place and the equipment ordered.

Training will begin once all equipment is available. Training will be weather dependent, and all training will be completed before official surveys begin.

Permits for conducting remote sensing surveys and data collection are already in-hand from the DEC to begin remote sensing operations in March. If all goes as planned, the remote sensing program should sync up with the beginning of the spring prescribed fire season.

Permits for initial bioacoustic recordings and LiDAR scans have been requested from Suffolk County Parks to access the Dwarf Pine Plains for early testing of the equipment before being deployed in the field. That permitting process is ongoing at the time of this report but should be completed soon.

Conservation Management Action Plan

After a brief hiatus the drafting of the Commission's conservation plan is back underway. Additional research was done during this period to address some missing information regarding historic presence/absence surveys or other taxonomic identification research that was unknown to S&S. Several conversations were held with local experts and environmental agencies to better understand some of the past efforts, when they were completed, and by whom. This information will help guide several recommendations within CMAP.

It is anticipated that a full draft of the conservation plan will be ready by April of 2026.

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Compliance and Enforcement Division Report January - February 2026
Prepared by CAED Enforcement Officer John Callagy

- We received twelve complaints during this period for dumping and clearing. The dumping was primarily household furniture and construction debris, as well as one boat.

- Six of these complaints were referred to our law enforcement partner agencies and are currently pending. Three of them were captured on surveillance cameras, while the other three contained identifying information found during recovery.

- We continue to utilize the Flock Safety Surveillance cameras and all integrated shared cameras with our law enforcement partner agencies.

- We ended the 2025 year with a total of 290 complaints, referring sixty-four (64) of them to our law enforcement partners, and twenty-two (22) of them to various townships.

- Grand total of dumping fines collected in 2025 came out to $26,100.



Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

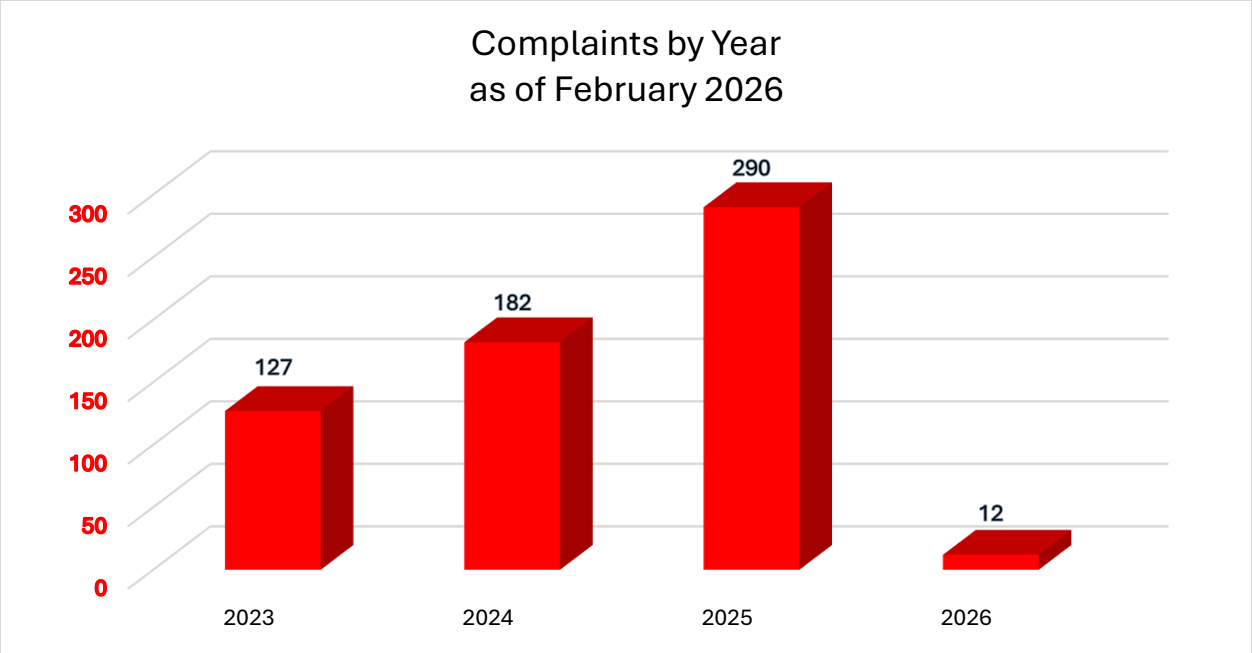
Daniel J. Panico
Member

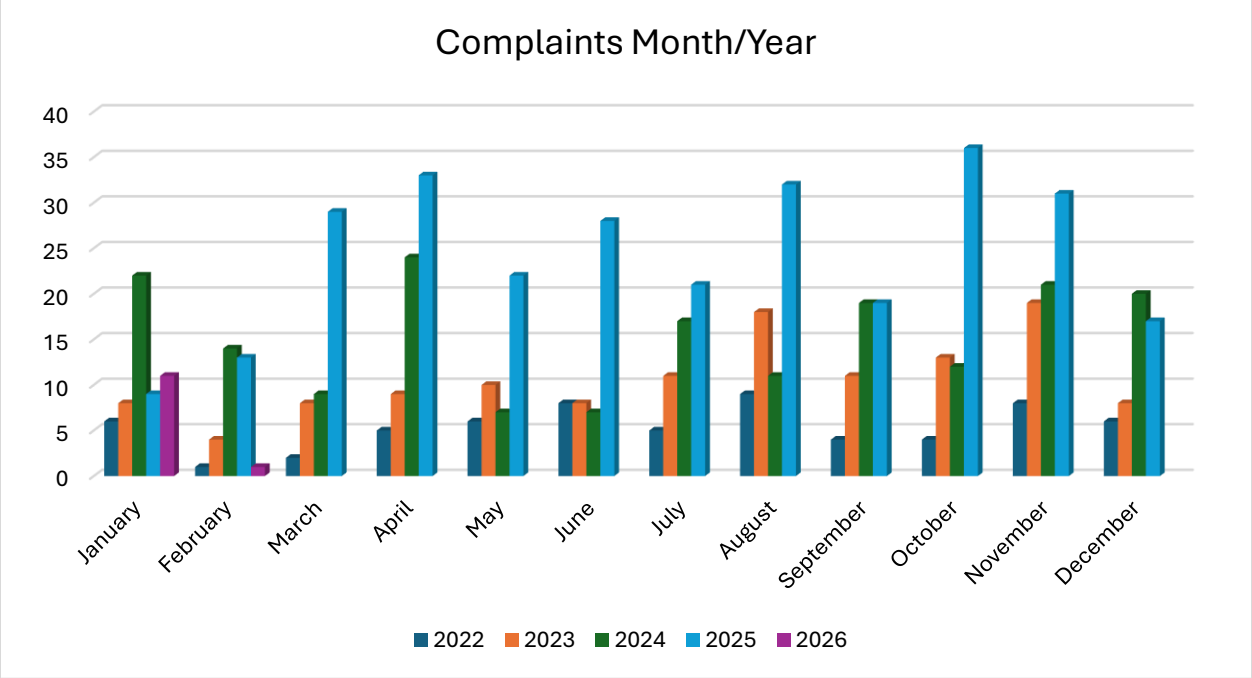
Edward P. Romaine
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Incident Statistics - Reporting Period 2023 - 2026				
Year	**2023**	**2024**	**2025**	**2026**
Intake				
Sent by Agency to Commission	17	9	4	12
Discovered by Commission Staff	104	163	280	
Called in by Individual to Commission	6	10	6	
Total Incidents Reported	127	182	290	12
Location of Incident				
Brookhaven	69	102	187	9
Southampton	50	75	93	3
Riverhead	8	5	10	
Occurring on Public Land	79	158	268	7
Occurring on Private Land	23	22	22	5
Occurring on Public & Private Land	25	0	1	
Core	78	140	213	7
Compatible Growth Area (CGA)	39	30	62	5
Core & CGA	1	0	1	
Outside CPBA	9	10	14	
Nature of Incident*				
Clearing/Encroachment	20	21	32	1
Structures	2	1	0	
Dumping	103	153	254	11
Mining	0	1	0	
Hunting	1	0	0	
ATV	0	0	0	
Other	1	2	4	
Referrals*				
Sent to Town	6	4	22	
Sent to County	36	31	32	4
Sent to State	33	17	18	2
Commission	8	1	0	
Sent to AG	0	0	0	
Other	37	16	14	
Status				
Founded	125	179	288	12
Unfounded	2	1	2	
Open	52	51	77	6
Closed	75	131	213	6
Inspections				
Conservation Easement Inspections	0	0	6	
Development Project Inspections	0	0	5	1


Complaints by Year
as of February 2026
300
250
200
150
100
50
0
127
182
290
12
2023
2024
2025
2026


Complaints Month/Year
40
35
30
25
20
15
10
5
0
January
February
March
April
May
June
July
August
September
October
November
December
2022
2023
2024
2025
2026









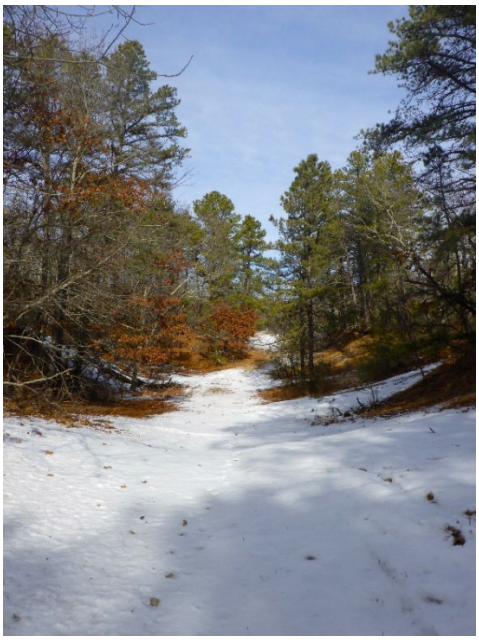




Item 2.d. Pine Barrens Credit Program Report for February 18, 2026:

Activities in the Credit Program for 2026 included review of applications for Letters of Interpretation, Conservation Easements, Credit Program and FOIL requests management. Some specific work items include:

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





- Pine Barrens Credits
    - Redeemed: No credit redemption in 2026 yet.
    - Conveyed: 2.2 Credits have been sold in the Town of Brookhaven, Riverhead and Southampton.
    - The average price is $100,000 per credit.

- Credit Clearinghouse Program Fund Account
    - Balance: $3,286,312.
    - The Clearinghouse owns 2.29 Credits.

Pine Barrens Credit Program Statistics Table: represents figures for the total and annual summary of 2026.

Easement Protected Lands and Pine Barrens Credits As of February 9, 2026								
	Brookhaven	2026	Riverhead	2026	Southampton	2026	Total	2026
Parcels	533	1	37	-	471	-	1041	1
Acreage	835.51	1.84	516.78	-	889.51	-	2241.8	1.84
Average parcel size	1.57	1.84	13.97	-	1.89	-	2.15	1.84
Credits generated	551.73	1.47	173.39	-	340.26	-	1065.38	1.47
Credits redeemed	428.77	-	145.13	-	193.86	-	767.76	-
Credits not redeemed	122.96	-	28.26	-	146.4	-	297.62	-
Credits sold		-		1.90		0.3		2.2
Total value of PBC transactions		-		$187,000		$33,000		$220,000
Average Credits value		-		$98,421		$110,000		$100,000
Credits owned by the Clearinghouse	2.29		-		-		2.29	
# of Inspected CE Parcels		-		-		8	-	8
# of Installed CE Signs	141	-	15	-	91	-	247	-

Central Pine Barrens Joint Planning and Policy Commission

Land Use Division Bi-Monthly Update for the Meeting of Wednesday, February 18, 2026

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	• **Town Referral:** Elite Towers at Country Farms, 150 foot tall monopole on horse farm, 200 Bellport Avenue, Medford, CGA.	• **Core Hardship:** 645 Grumman Boulevard, Calverton, reuse industrial facility for indoor cannabis growing operation on 20 acres, Core. Decision deadline 6/1/26. • **Town Referral:** Draft Scope for DEIS Duffy Motocross on 15 acres, River Road, Calverton, CGA.	• **Core Hardship:** Gazza, Old Riverhead Road, Westhampton, modify vegetation to reduce wildfire risk, Core. Decision deadline 2/18/26. • **Core Hardship**: Hampton Hills Golf Course restroom, Westhampton, Core. Decision deadline 6/3/26. • **Core Hardship:** Hampton West Park, Westhampton, restroom, parking lot and sports courts, Core. Decision deadline 6/2/26. • **Town Referral**: Northwell Health Residential Subdivision, Old Country Road, Eastport, 46 lots on 44 acres. • **Hampton Bays STP**, 550,000 gallon community scale STP on 32 acres, CGA, CRA. • **NYSDEC Referral:** East Quogue Farms irrigation well on 12 acres.
Division Activity, Regional Projects and Participation	• Review and analysis of land use development project 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 Commission divisions and interagency partners. • Preparation of application materials for monthly Commission meetings. • USGS two-year water resources study continues, 2024-2026, groundwater sampling and monitoring in Peconic River and Carmans River. • Commission website management and updates.		





JOSEPH FREDERICK GAZZA
ATTORNEY-AT-LAW

P.O. BOX 969, 5 OGDEN LANE
QUOGUE, NEW YORK 11959
OFFICE (631) 653-5766

5150 N. OCEAN DRIVE #1403
SINGER ISLAND, FLORIDA 33404
MOBILE (631) 897-3339

2-9-2026

TO: PINE BARRENS Commission
Westhampton New York

RECEIVED
FEB 10 2026
Central Pine Barrens Joint
Planning & Policy Commission

Re: Protective Clearing of Vegetation

Dear Commission members;

Please Accept this memo As my consent in writing for Additional Time for you to make a decision on my clearing in the Core Application.

Protective measures must be Agreed to before the next WILDFIRE. To date you have been un-receptive to my suggestions. My Buildings on W/S/O CR 31 Are All At Risk Due to your LACK of management of the Pine Barrens Preserve you have controll over;

CORE PRESERVATION AREA HARDSHIP APPLICATION

for

645 Grumman Boulevard, Calverton, Town of Riverhead
SCTM Number 600-141-2-2.1

Submitted to the
Central Pine Barrens Joint Planning & Policy Commission

February 2026

645 Grumman Blvd LLC
c/o Signature Partners LLC
200 Madison Avenue, Suite 1910
New York, NY 10016



Cover Letter



Core Preservation Area Hardship Application



Exhibit A – Property Survey



Exhibit B – Preliminary Site Plans



Exhibit C – Building 78 Floor Plans & Elevations



Exhibit D – Building 08 Floor Plans



Exhibit E – Modular Building Floor Plans



Exhibit F – Outbuilding Locations



Exhibit G – Environmental Assessment Form with Part 1 Completed



Pictures

TAB I

COVER LETTER

645 Grumman Blvd LLC
c/o Signature Partners LLC

www.signaturepartners.com

200 Madison Avenue
Suite 1910
New York, NY 10016

February 2, 2026

Julie Hargrave
Pine Barrens Manager
Central Pine Barrens Joint Planning & Policy Commission (the "Commission")
624 Old Riverhead Road
Westhampton Beach, NY 11978

RE: 645 Grumman Boulevard, Calverton, Town of Riverhead (the "Property")
SCTM Number 600-141-2-2.1
Central Pine Barrens Core Area

Dear Ms. Hargrave,

We are in receipt of your letter of January 21, 2026 which confirmed that the Property is in the Central Pine Barrens Core Preservation Area and that the Commission has jurisdiction. The letter states:

> "The proposal appears to constitute development activity, pursuant to the definitions in New York State Environmental Conservation Law....[and that] the proposal requires the submission of a Core Preservation Area Hardship Application, subject to Commission decision."

We are pleased to provide the Commission with a Core Preservation Area Hardship Application (the "Application") which demonstrates the hardship that is specific to the Property, and we believe meets the requirements to reopen the site in the Central Pine Barrens Core Preservation Area. The Application follows the structure of the Core Preservation Area Hardship Application Checklist which you so kindly provided.

The hardship is that the existing structures on the Property have been abandoned from previous manufacturing use that is no longer permitted in the Central Pine Barrens Core Preservation Area or per the zoning ordinances of the Town of Riverhead.

The proposed two-phase project will result in a sustainable and environmentally compatible three-building campus, in a park-like setting, in harmony with its natural surroundings. The redevelopment will be non-invasive, preserving what currently exists and not expanding or changing the envelope of any existing structure. Furthermore, the project design will include safeguards to control noise, smell or light emission.

The adaptive reuse will position the Property to be used for agricultural / horticultural use as permitted in the Natural Resources Protection ("NRP") Zoning Use District. Although we will consider any

agricultural uses permitted within the NRP zoning use district, the initial focus is to lease to cannabis cultivators who have been granted a license or licenses by the New York State Office of Cannabis Management (OCM). We want to be clear that we are not in the cannabis business and are just providing a suitable facility to grow plants indoors under controlled and secure conditions. Furthermore, no retail sales will be permitted.

At this time, we are not going to be submitting a request to obtain Central Pine Barron Credits for the existing wooded portion of the property. We may wish in the future to obtain Central Pine Barren Credits or to donate the land and would like to keep both options open.

We will do nothing to injure or impair the existing majestic pine trees and will do our best to be stewards of the land, vegetation and associated wildlife.

We thank you again for all of your guidance and assistance and look forward to appearing at the March 2026 meeting of the Commission.

Sincerely,

Andrew M. Weiss, Jr.
Co-Managing Member, 645 Grumman Blvd LLC
Chief Executive Officer, Signature Partners LLC
weiss@signaturepartners.com

cc: Charles R. Cuddy, Esq., Counsel to Applicant

645 Grumman Boulevard, Calverton



1/13/2026, 10:43:29 AM

1:6,240

Street Labels

Freshwater Wetlands

Pine Barren Core

Pine Barren CGA

Tax Parcels

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Nearmap

TAB II

CORE PRESERVATION AREA HARDSHIP APPLICATION

Item 1: A written description of the project.

The project site is 20 acres. It is located on the south side of Grumman Boulevard. The northern half of the parcel, approximately 10 acres, is developed with three vacant industrial buildings that contain 126,500 square feet of interior space and 337 potential parking spaces. The southern 10 acres is densely vegetated with pine barrens, trees, and shrubs.

Please see the property survey provided in Exhibit A.

The Property has been vacant and the buildings in disrepair since 1996. The building areas and original construction dates are:

- Structure 1, Building 78, is 66,000 square feet; two above-grade stories and basement, built in 1988-1992
- Structure 2, Building 08, is 51,000 square feet, three stories, built in 1960
- Structure 3, Modular Building is 9,500 square feet, built in 1984

Each building is both fully sprinklered and handicap accessible with separate sanitary systems that were designed for a much heavier use than proposed by the Applicant.

In addition to the three principal structures, there are several small "out" buildings, and a guard house at the main entrance to Building 78. The parking spaces are provided on three paved parking lots and several other parking areas which are all located on the northern portion of the parcel.

The Applicant seeks to use the site and renovate / refurbish the existing structures for the use of an indoor agricultural operation consistent with the uses permitted in a Natural Resources Protection ("NRP") Zoning Use District as defined in Section 301-178.A.(1) of the Town of Riverhead Code which outlines the following Permitted use:

> "Agriculture, provided that no storage of manure shall be permitted within 100 feet of any side of rear lot lines or within 150 feet of any street lines."

The two-phase redevelopment of the Property will be non-invasive, preserving and refurbishing the structures that currently exist without expanding their footprints or envelopes.

Interior building renovations, façade restoration, parking lot resurfacing, landscaping and utility infrastructure will occur. No trees or other natural vegetation will be removed. The roughly 10 acres of intact woodlands in the rear of the Property will remain untouched and in its present condition.

There are approximately 135 existing parking spaces in Lot A & B which are located in front of and behind Building 78. There are additional parking spaces in front of Structure 3, and the Applicant will install a group of ADA spaces in front of Building 08. Upon completion of both phases of the redevelopment there will be 337 parking spaces.

Preliminary site plans showing Phase 1 and Phase 2 can be found in Exhibit B.

A more detailed description of each existing structure follows:

Structure 1 / aka Building 78

The restoration of Building 78 will be the first phase of the project.

This building consists of two (2) above-grade floors plus a basement level with two (2) sets of egress stairs and an elevator accessible by all floors. There is approximately 66,000 SF of leasable space including the basement. The building was built between 1988 - 1992 (est).

A new roof was installed in 2005 and is in serviceable condition. No contamination requiring any further action was found on multiple inspections.

As-built floorplans and elevations can be found in Exhibit C.

Structure 2 / aka Building 08

The restoration of Building 08 will be part of the second phase of the project.

This building consists of three (3) above grade floors with no basement and has multiple sets of egress stairs and an elevator accessible by all floors. There is approximately 51,000 SF of leasable space in the building. The building was built in 1960 with additions in 1967, 1977 and 1985 (est).

As-built floorplans can be found in Exhibit D.

Structure 3 / Modular office building

The restoration of Structure 3 will be part of the second phase of the project.

This building is a one (1) story structure with no basement and consists of approximately 9,500 SF of leasable space. There are three (3) means of egress. This building was built before 1984.

An as-built floorplan can be found in Exhibit E.

The following are the planned modifications for each existing structure:

Structure 1 / aka Building 78 – Phase 1

- Replace existing broken windows and glass bricks with matching materials.
- Power wash façade and repaint painted surfaces.
- Restore existing bathrooms on the first and second floors to good working order with new fixtures and partitions.
- Install two (2) unisex handicapped accessible bathrooms and janitor's closet in the basement.
- Restore existing septic system to good working order.
- Restore existing fire control and sprinkler systems to good working order.

- Reconnect existing electrical service and deliver in good working order.
- Repaint the entire building's interior.
- Restore the existing elevator to good working order.
- Demolish existing drop ceilings throughout and other select demolition.
- Restore existing roll down doors to good working order and condition.
- Power wash existing concrete sidewalks surrounding the building.
- Replace all existing outdoor lights with LED lighting.
- Resurface and restripe both front and rear parking lots.
- Trim and shape all existing trees and shrubs adding flowering annuals and other plants.
- Restore or replace existing entry gates and existing guard house.

Structure 2 / aka Building 08 – Phase 2

This building is in poor condition due to continuous water intrusion over the three decades it has been vacant. The building's interior requires a complete renovation.

The Applicant believes that there is existence of mold, lead paint, and asbestos containing materials ("ACM") in addition to significant debris. Following any required abatement of hazardous materials, the Applicant will strip the entire interior down to the bare concrete floors and steel joists and do its best to retain and refurbish the existing galvanized steel skin.

The interiors will be rebuilt to suit incoming tenants.

Structure 3 / Single story office building – Phase 2

This building is also in poor condition. The Applicant plans to raise and replace the entire roof and existing floors, replace the windows, and clad the façade in a similar manner as Building 08.

Outbuildings

The Applicant plans to salvage all existing outbuildings and re-task them for the following uses:

1. Garbage Room Building
This building has a good roof and façade, and it is already vented. It is intended to be re-used as a secure room in which to store garbage.

2. Gardening Equipment Building
This building, previously used for the testing of small jet engines, will be re-tasked as a storage room for landscaping equipment and supplies.

3. Electric Building for Building 3
This building currently houses the electric service for Structure 3 and will continue to do so.

The location of each outbuilding can be found in Exhibit F.

Proposed Uses

The Property will be used for agricultural / horticultural uses consistent with NRP zoning.

Although the Applicant will consider any agricultural use permitted within the NRP zone, the initial focus is to lease to cannabis cultivators who have been granted a license or licenses by the New York State Office of Cannabis Management (OCM). This isolated and secure campus is an excellent location for cannabis cultivation which will be a targeted industry. The Applicant is not in the cannabis business and are just providing a suitable facility to grow plants indoors under controlled and secure conditions. Furthermore, no retail sales will be permitted.

The buildings can also be used for a wide range of other agricultural / horticultural uses which the Applicant will also pursue.

Item 2: A description of how the project satisfies the requirements of the Pine Barrens statute.

The Applicant seeks to renovate the existing buildings and infrastructure of the Property without increasing building footprints and envelopes while preserving the existing undeveloped portions of the Property.

The Property was rezoned to NRP zoning but was never used for one of the uses permitted in such zoning district. As such, the Commission has determined that the project constitutes a "development" under the language of the statute. Outside of the language of the stature, however, the project is an adaptive reuse rather than a development with new construction or associated environmental impact.

The following table includes the requirements of the statute that must be addressed by the Applicant for the Commission to consider the granting of a hardship exemption.

Core Area Hardship ECL Article 57-0121 (10)	**Applicant Response**
57-0121-10(a) The particular physical surroundings, shape or topographical conditions of the specific property involved would result in an extraordinary hardship, as distinguished from a mere inconvenience, if the provisions of this act are literally enforced, An applicant shall be deemed to have established only if he demonstrates, based on specific facts, that the subject property does not have any beneficial used if used for its present use or developed as authorized of this article, and that this inability to have a beneficial use results from unique circumstances peculiar to the subject property which:	The subject property was originally constructed for manufacturing use. Such use is not permitted in the current zoning district, nor would the existing structures meet modern standards for such use. The subject property is now zoned as part of a Natural Resources Protection Zoning Use District as defined in Section 301-178.A.(1) of the Town of Riverhead. Agricultural use is permitted in such Use District. The Application is required as the subject property has not been used for such use. If not used for agriculture, the Applicant is not aware of any other viable commercial use for the Property that would be permitted in the NRP Use District.
57-0121-10(a)(i) Does not apply to or affect other property in the immediate vicinity.	The circumstances of having multiple vacant buildings that were built and occupied for a use that is no longer permitted is specific to the subject property and does not apply to other properties in the immediate vicinity. The Applicant is not aware of any negative effect that the granting of an exemption for this Property would have on other properties in the immediate vicinity.
57-0121-10(a)(ii) Relate to or arise out of the characteristics of the subject property rather than the personal situation of the applicant; or	The request for an exemption is solely tied to the characteristics of the subject property and not to the personal situation of the Applicant.

57-0121-10(a)(iii) Are not the result of any action or inaction by the applicant or the owner or his predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993.	The Applicant acquired the fee interest to the subject property in November 2025, and the request for exemption does not arise from any action or inaction by the Applicant. The Applicant is not aware of any action or inaction by predecessors in title resulting in the need for the exemption.
57-0121-10(c)(i) The granting of the permit will not be materially detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or result in substantial impairment of the resources of the core preservation area;	The proposed project will have no negative impact on other properties in the area. In fact, transforming the Property into a commercially viable enterprise will reduce the danger of fire and improve public safety as the result of the renovated structures, presence of employees, new monitoring systems, and a general reduction in the abandonment of the site. It is important to highlight that no retail cannabis sales will be permitted at the Property, and the Applicant does not seek relief for such purpose. The Applicant is not aware of any impairment of the resources of the core preservation district and, as noted, the proposed project will maintain the existing natural and wooded areas of the Property. It is fair to note that the project will result in increased employment at the Property. The anticipated employee traffic is anticipated to be significantly lower than under the Property's previous use and below the parking requirements of the Use District.
57-0121-10(c)(ii) The waiver will not be inconsistent with the purposes, objectives or the general spirit of this article; or	Allowing unfettered development in the Core Preservation Area would be counter to the goals of this article, but the proposed project is simply an adapative reuse and refurbishment of already existing conditions. It is not development in the classic definition of the word. The result of the project will be vastly improved conditions of existing structures, increased local employment, improved safety along with continued preservation of the natural areas of the site.
57-0121-10(c)(iii) The waiver is the minimum relief necessary to relieve the extraordinary hardship, which may include the granting of a residential development	The Applicant believes that the granting of a hardship waiver to permit the Applicant to adaptively reuse the existing site improvements for a use that is consistent with the NRP Use District is

right to other lands in the compatible growth area that may be transferred or clustered to those lands to satisfy compelling public need.	the minimum relief necessary to relieve the extraordinary hardship. The Applicant notes that there the hardship waiver will simply allow it to commence the Site Plan, permitting and other related processes as required by the Town of Riverhead.

In addition to the response above, please note:

The proposed adaptive reuse of the existing structures will not negatively impact the central Pine Barrens Core Area ecosystem, its vegetation or any other properties in the vicinity. This project will help to protect and preserve the "core area" and to continue the 350-year tradition that promotes public health and welfare.

This project ensures the Pine Barron's long-term integrity while it preserves the Pine Barrons in its natural state.

In that the project will utilize compatible agricultural / horticultural uses, it will preserve the hydrologic and ecologic foundation of the area.

The revamping of the existing structures will be done in an environmentally responsible and socially equitable manner. As an ongoing practice, we will conserve natural resources efficiently using water and energy as sparingly as possible.

The façade of Building 78 is concrete / masonry covered with thick metal plating. In fact, the whole building is RF shielded and has a very high R factor. The Applicant plans to remove the existing oil tanks and oil-fired boilers and replace them with electric fired units which will radically reduce the building's carbon footprint. The heating / cooling systems for the other two (2) structures will also be electric.

The Applicant is researching the viability of utilizing geothermal heat and air as well as cogeneration in addition to generating power via photovoltaic cells which will utilize various storage technologies.

The end-product will be a sustainable and environmentally compatible three building campus, in a park-like setting, in harmony with its natural surroundings.

Item 3: A Full Environmental Assessment Form (EAF) with Part 1 completed.

See Exhibit G.

Item 4: Determination of significance and designation of lead agency if adopted by any other permit-issuing agency.

The Applicant has not made application to any other permit-issuing agency as the Central Pine Barrens Joint Planning & Policy Commission has established jurisdiction.

Item 5: Copies of any approvals granted by other agencies in connection with the project.

None

Item 6: Completed and Notarized Owner's Affidavit

Not required

TAB III

EXHIBIT A

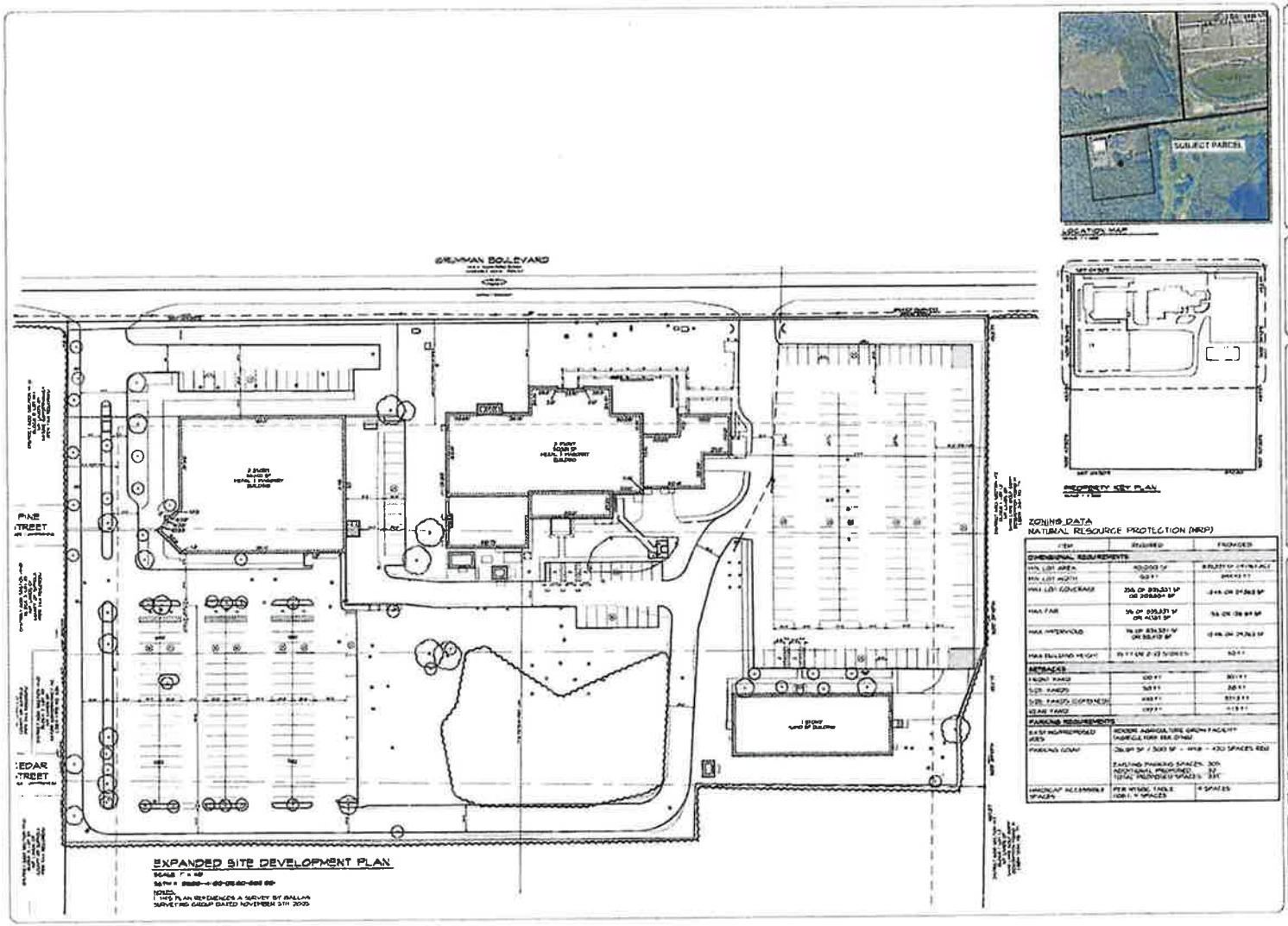
PROPERTY SURVEY

GRUMMAN BOULEVARD
SENDLEWSKI ARCHITECTS, P.C.

TAB IV

EXHIBIT B

PRELIMINARY SITE PLANS



ITEM	REQUIRED	PROVIDED
DIMENSIONAL REQUIREMENTS		
MIN. LOT AREA	40,000 SF	
MIN. LOT WIDTH	150 FT	
MAX. LOT COVERAGE	25% OF 839,331 SF OR 209,832 SF	
MAX. FAR	5% OF 839,331 SF OR 41,921 SF	
MAX. IMPERVIOUS	70% OF 839,331 SF OR 587,532 SF	
MAX. BUILDING HEIGHT	35 FT OR 2 1/2 STORIES	
SETBACKS		
FRONT YARD	100 FT	
SIDE YARD	50 FT	
SIDE YARD (CORNER)	100 FT	
REAR YARD	100 FT	
PARKING REQUIREMENTS		
EXISTING WAREHOUSE/OFFICE	REVISED AGRICULTURE GROW FACILITY (AGRICULTURE USE ONLY)	
PARKING CODE	250 SF / 1,000 SF = 4/1K = 430 SPACES REQ	
	EXISTING PARKING SPACES: 309 ADDITIONAL PROPOSED: 34 TOTAL PROVIDED SPACES: 343	
HANDICAP ACCESSIBLE SPACES	PER NYSBC TABLE 1106.1: 9 SPACES	9 SPACES

DATE ISSUED

SEAL

SCHOLEWSKI ARCHITECTS, P.C.

PROPOSED ADAPTIVE REUSE
645 GRUMMAN BOULEVARD
CALVERTON, NY 11949

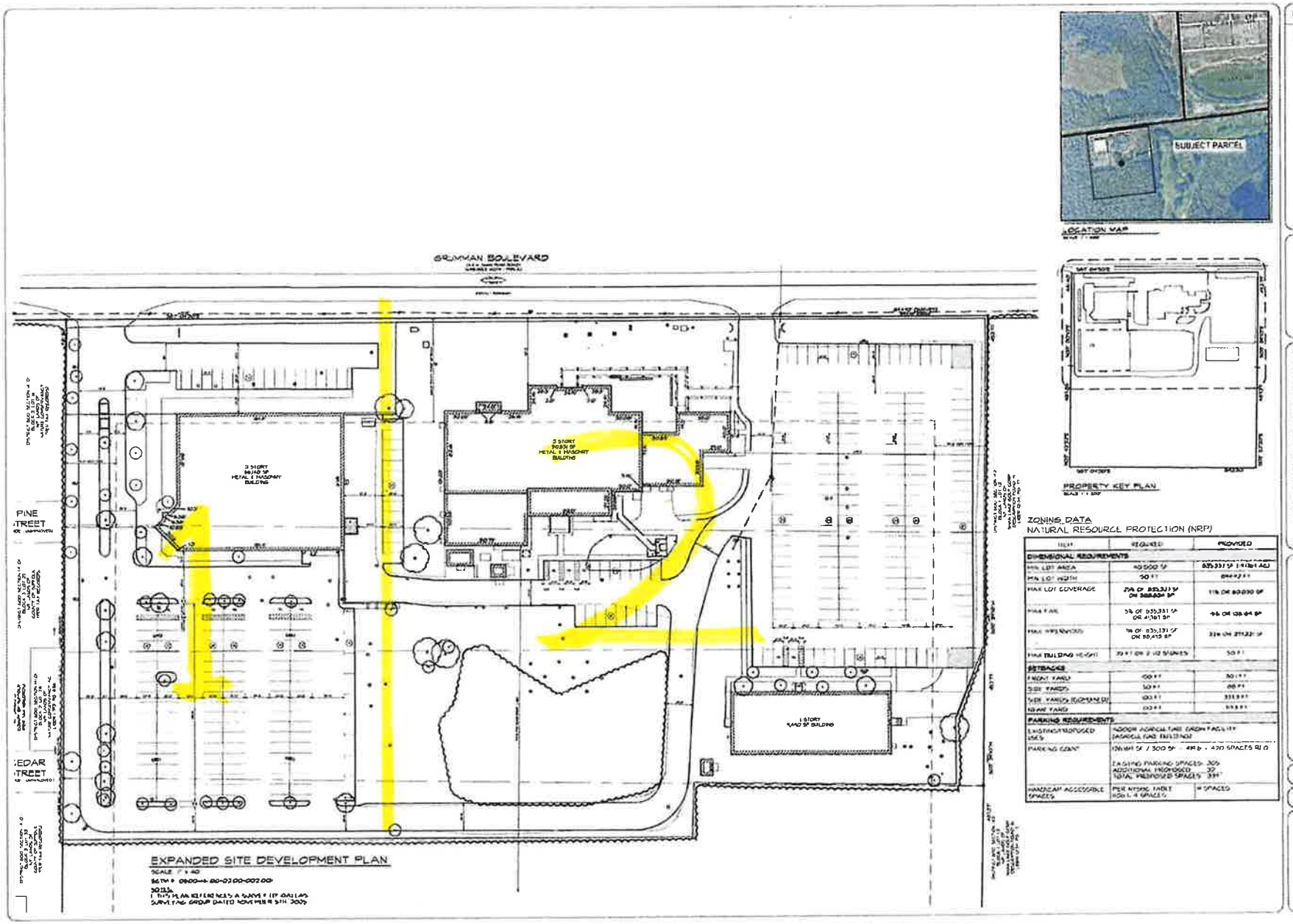
SITE DEVELOPMENT PLAN

PROJECT No. 2511

DRAWN BY: AR

DRAWING

SP-100



LOCATION MAP

PROPERTY KEY PLAN

ZONING DATA
NATURAL RESOURCE PROTECTION (NRP)

ITEM	REQUIRED	PROVIDED
DIMENSIONAL REQUIREMENTS		
MIN. LOT AREA	40,000 SF	835,331 SF (19.181 AC)
MIN. LOT WIDTH	200 FT	844.42 FT
MAX. LOT COVERAGE	25% OF 835,331 SF OR 208,832 SF	11% OR 93,090 SF
MAX. FAR	5% OF 835,331 SF OR 41,767 SF	4% OR 38,184 SF
MAX. IMPERVIOUS	70% OF 835,331 SF OR 584,732 SF	33% OR 271,322 SF
MAX. BUILDING HEIGHT	35 FT OR 2 1/2 STORIES	30 FT
SETBACKS		
FRONT YARD	100 FT	50 FT
SIDE YARDS	50 FT	88 FT
SIDE YARDS (GRUMMAN BLVD)	100 FT	333 FT
REAR YARD	100 FT	553 FT
PARKING REQUIREMENTS		
EXISTING/PROPOSED USES	INDOOR AGRICULTURE (GROW FACILITY) (AGRICULTURE RESTRICTED)	
PARKING CODE	ONE (1) SP / 300 SF = 418 / 300 = 420 SPACES REQ'D EXISTING PARKING SPACES: 305 ADDITIONAL PROPOSED: 27 TOTAL PROPOSED SPACES: 332	
HANDICAP ACCESSIBLE SPACES	PER NYSBC TABLE 106.1: 4 SPACES	4 SPACES

DATE ISSUED

SEAL

SENDLEWSKI ARCHITECTS, P.C.

PROPOSED ADAPTIVE REUSE
845 GRUMMAN BOULEVARD
CALVERTON, NY 11949

SITE DEVELOPMENT PLAN

PROJECT No. 2511

CHECKED BY: AR

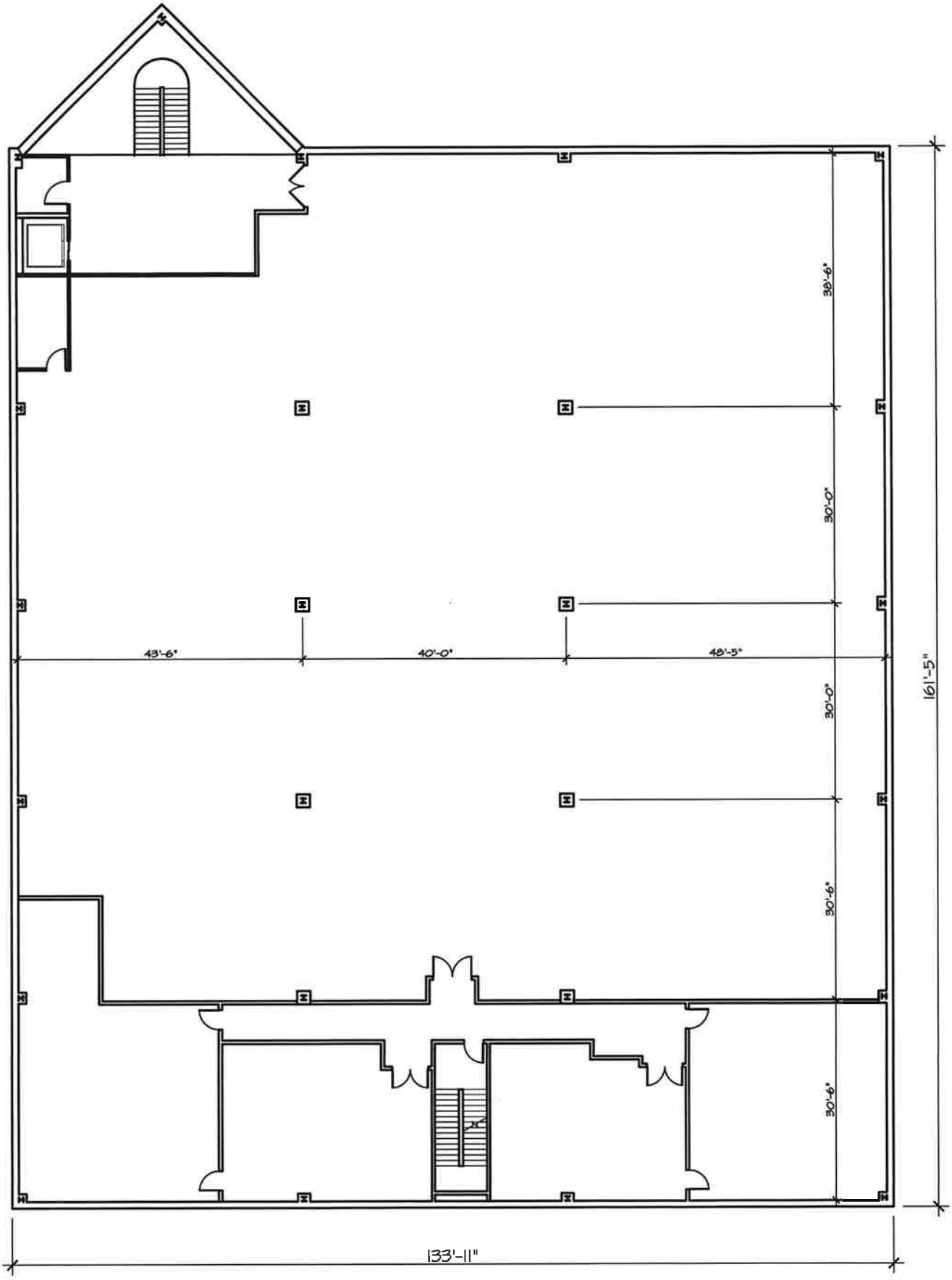
DRAWING

SP-100

TAB V

EXHIBIT C

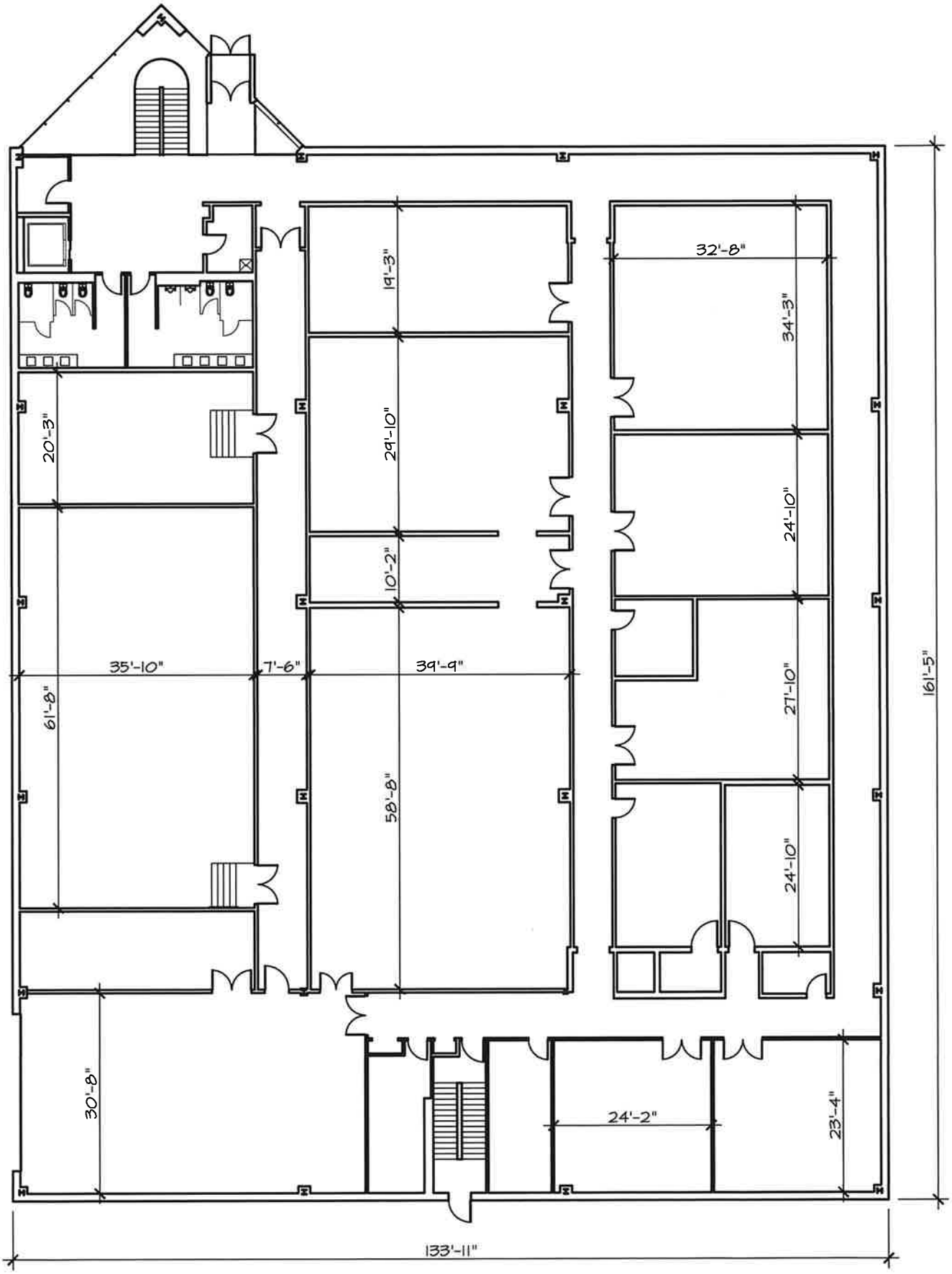
BUILDING 78 FLOOR PLANS & ELEVATIONS



BUILDING 78 - BASEMENT

N

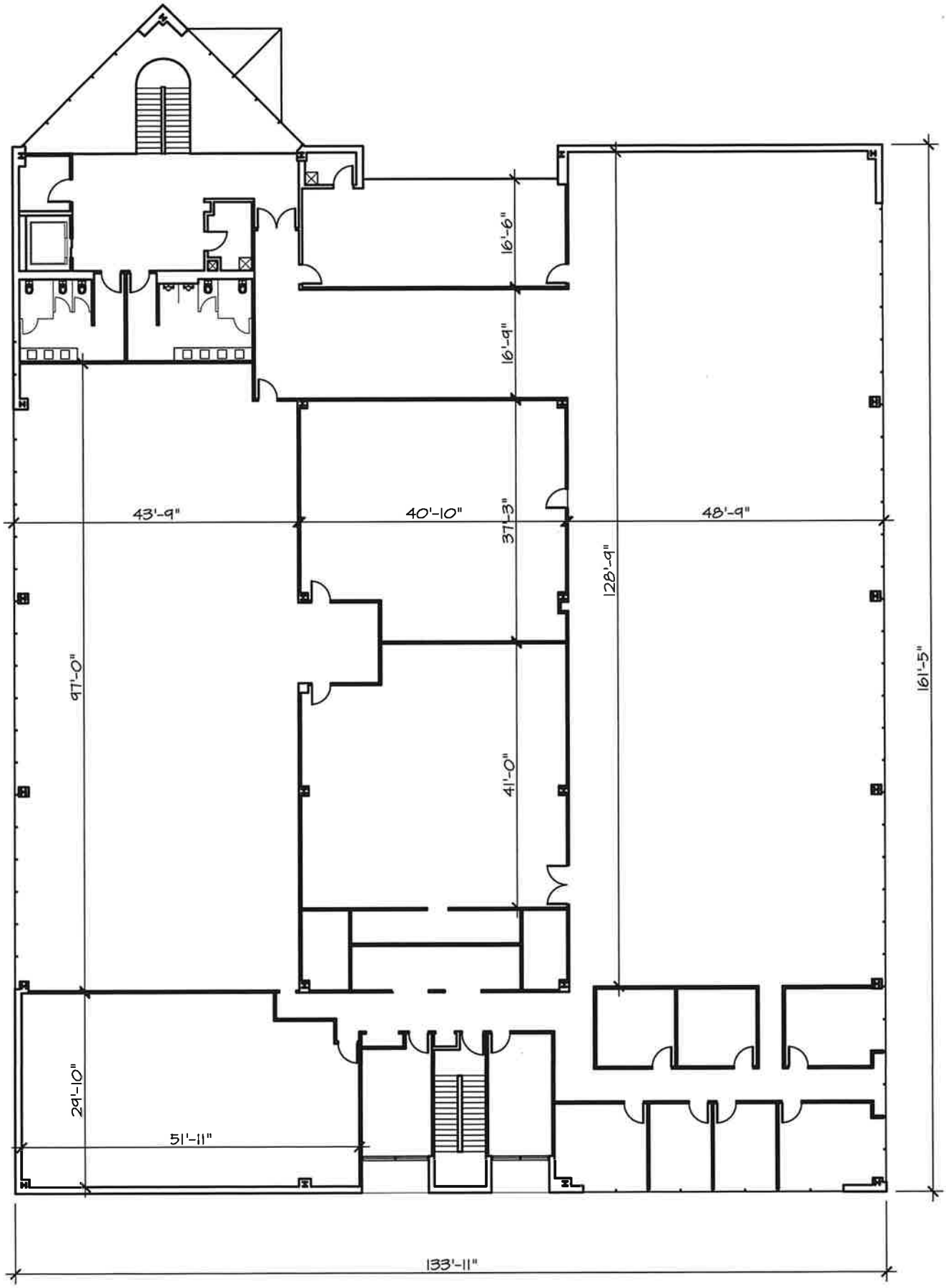
0 5 10 15 20 30 40 50



BUILDING 78 - FIRST FLOOR

N

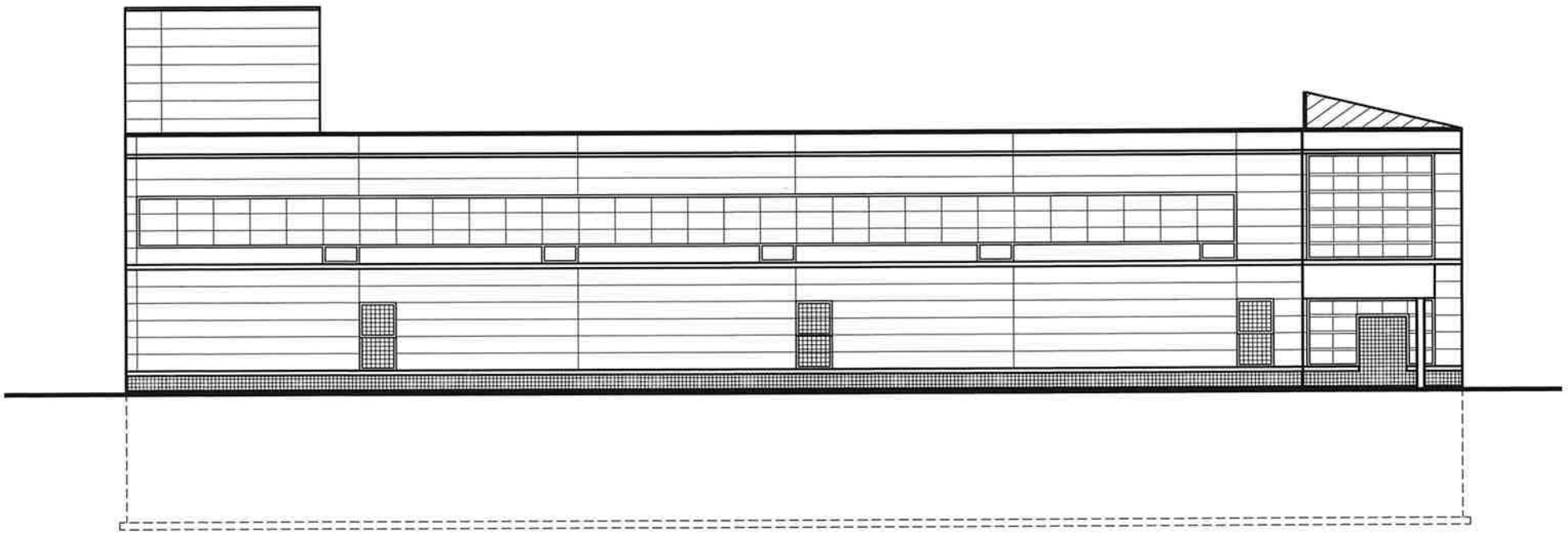
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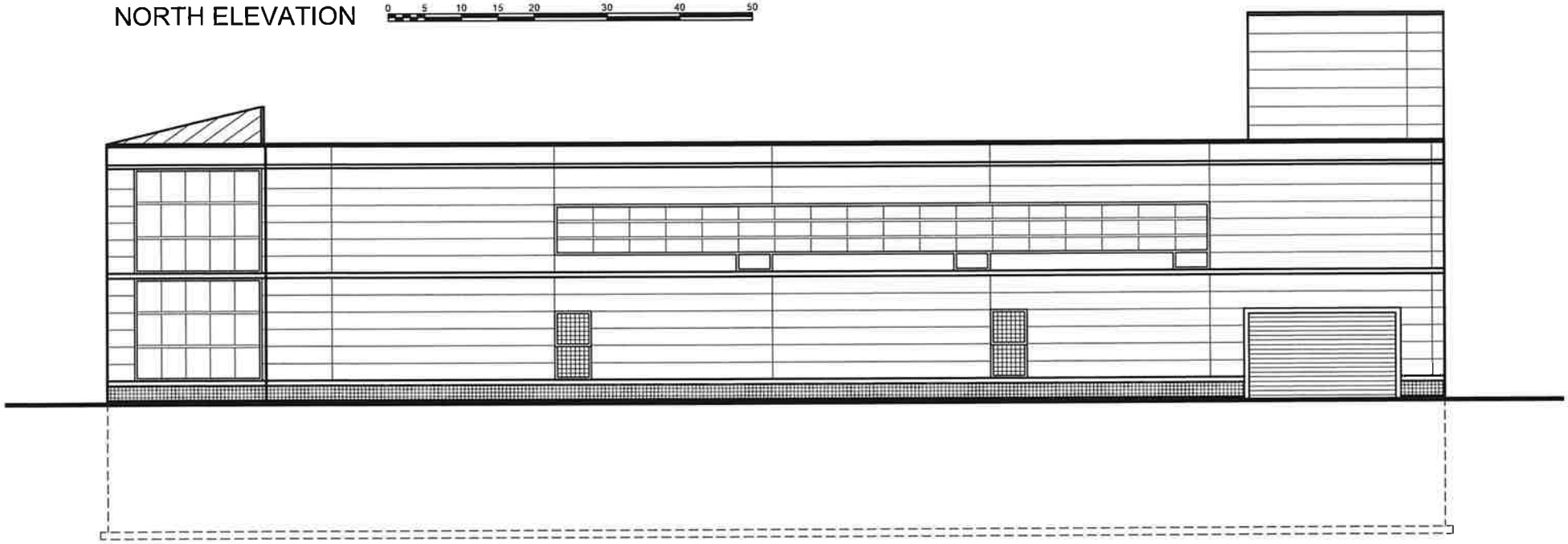
BUILDING 78 - SECOND FLOOR

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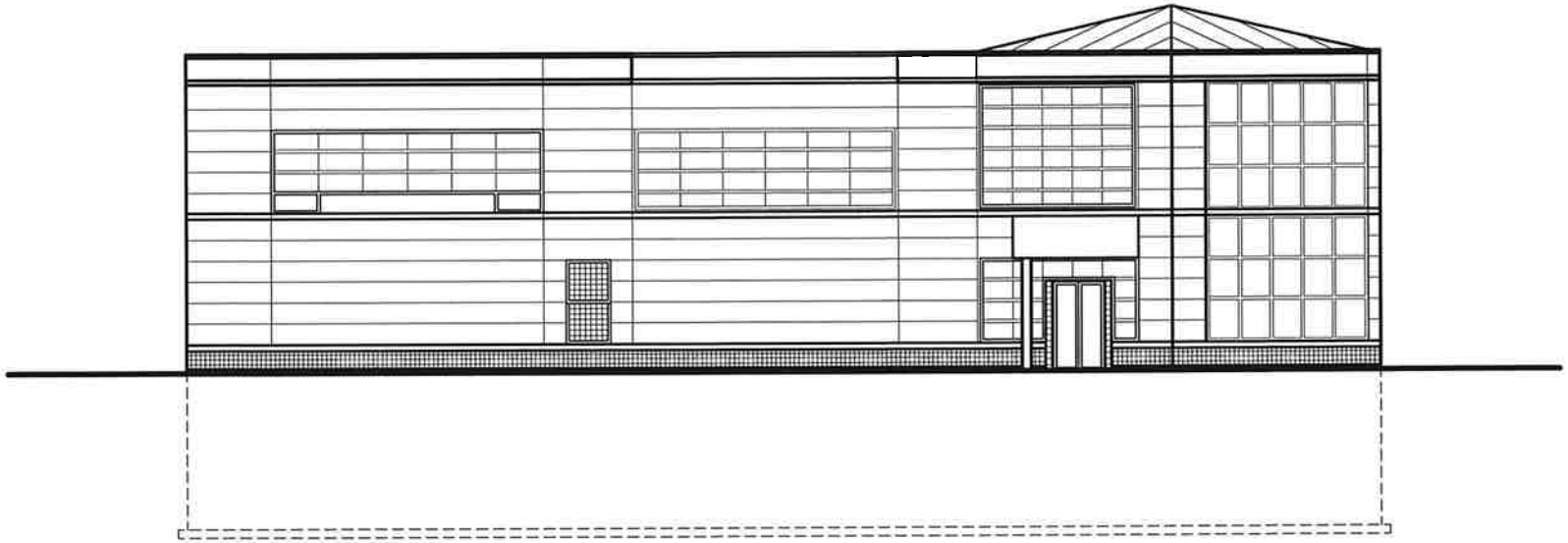
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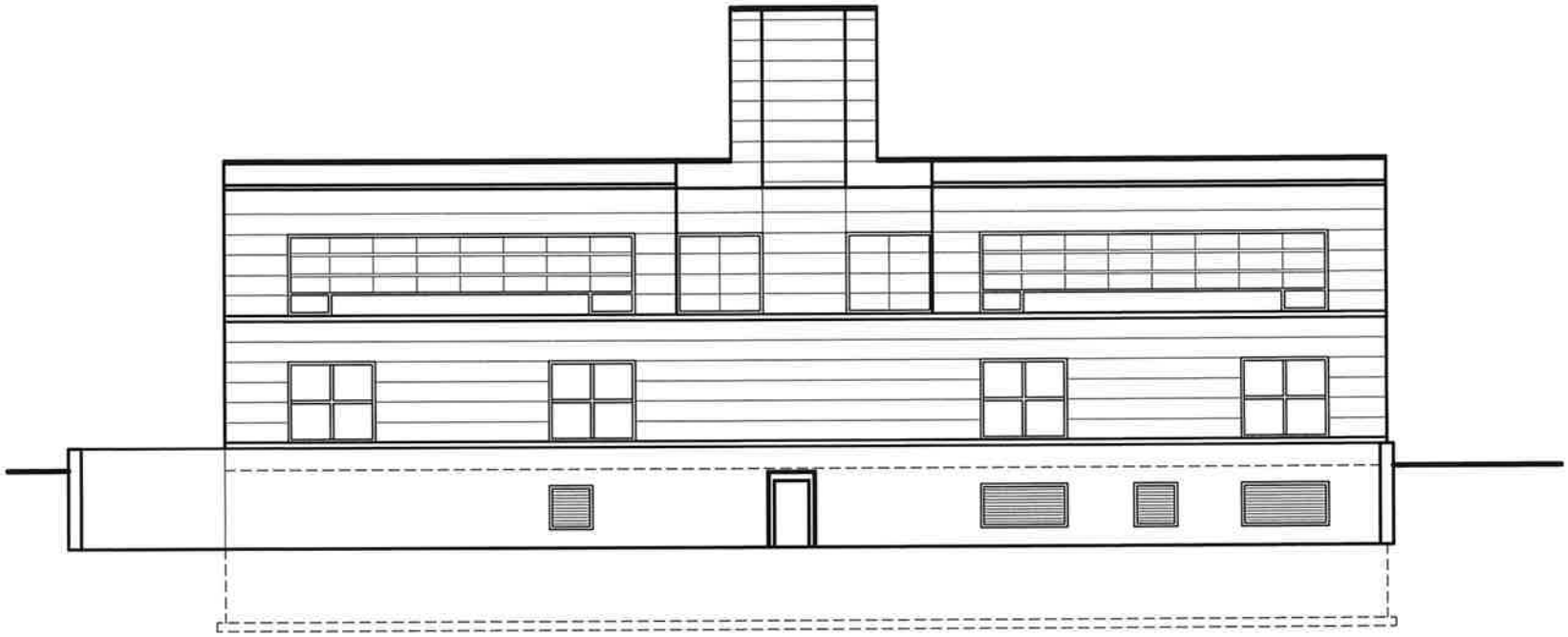
NORTH ELEVATION 0 5 10 15 20 30 40 50



SOUTH ELEVATION 0 5 10 15 20 30 40 50



WEST ELEVATION 0 5 10 15 20 30 40 50

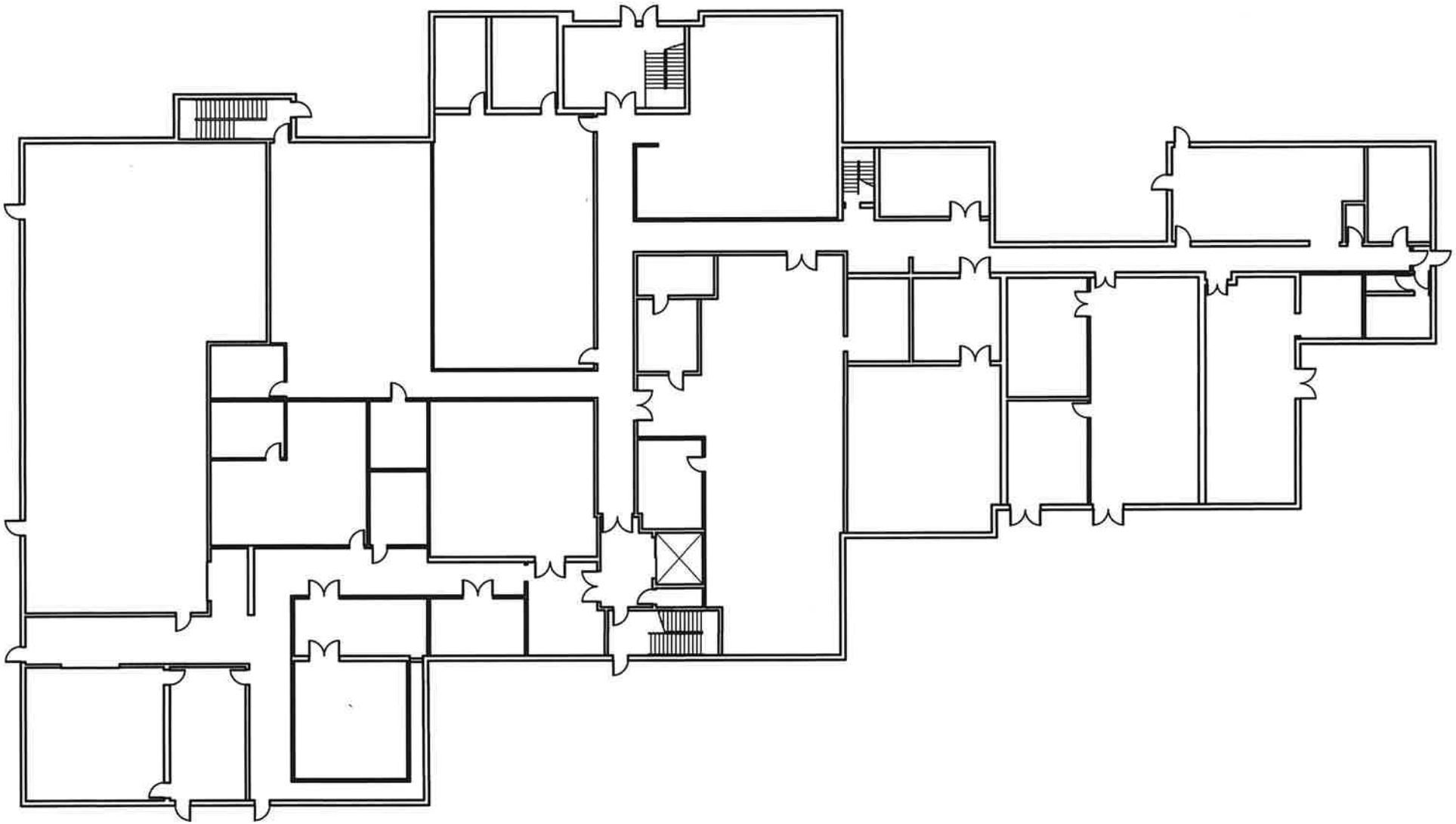


EAST ELEVATION 0 5 10 15 20 30 40 50

TAB VI

EXHIBIT D

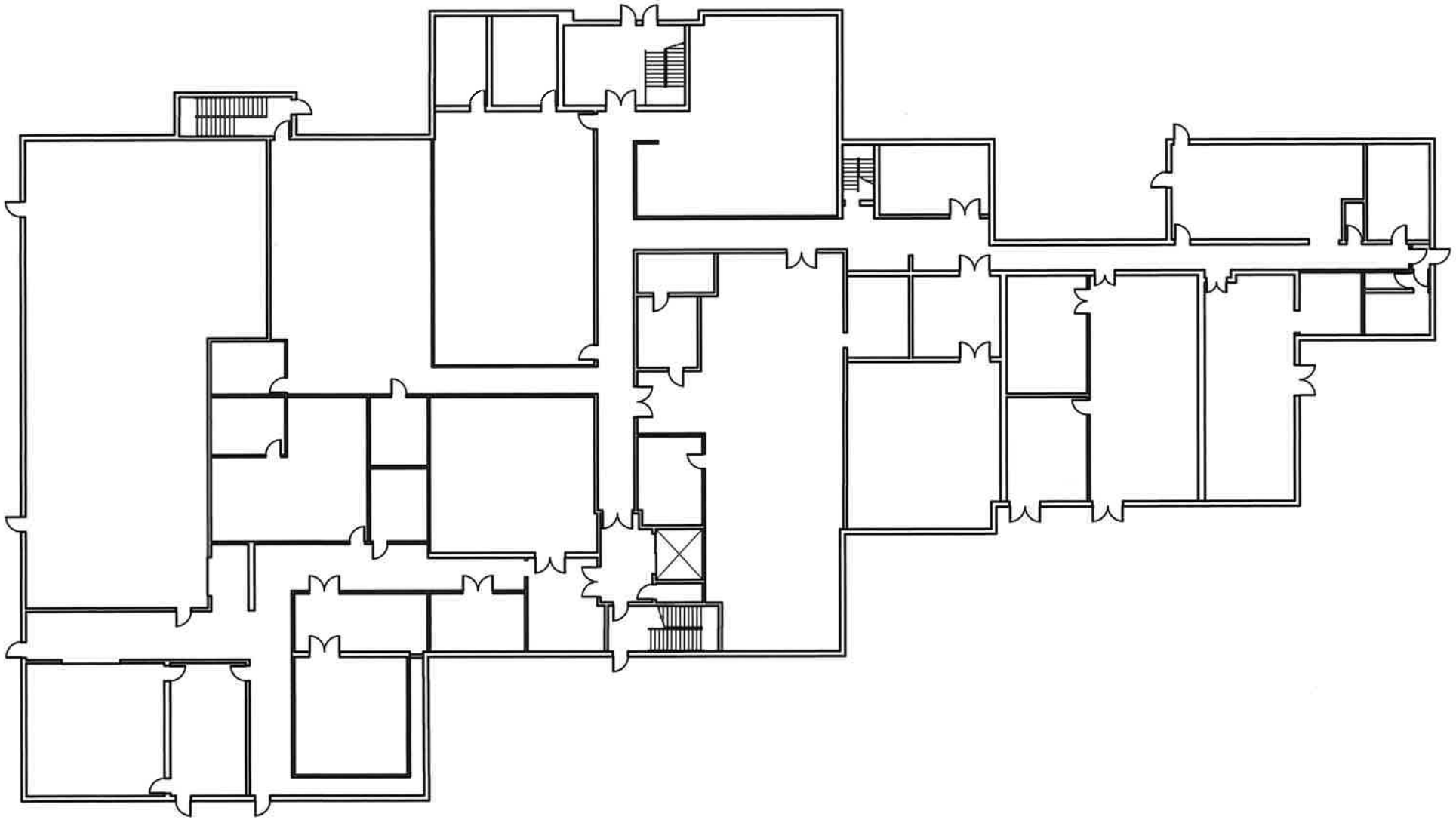
BUILDING 08 FLOOR PLANS



BUILDING 08 - FIRST FLOOR

IN

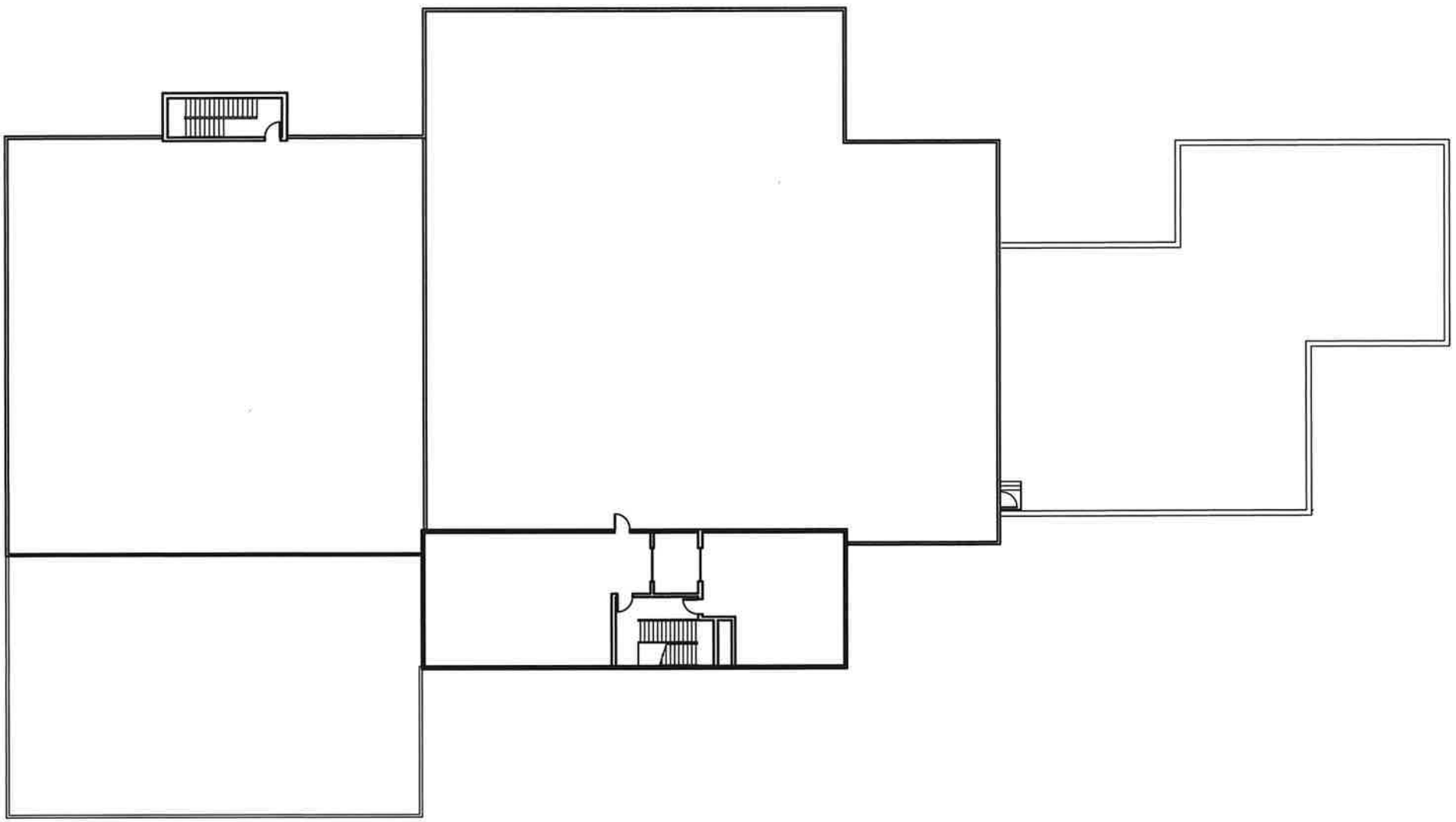
0 5 10 15 20 30 40 50 60 70 80 90 100



BUILDING 08 - SECOND FLOOR

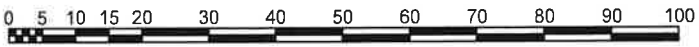
IN

0 5 10 15 20 30 40 50 60 70 80 90 100



BUILDING 08 - THIRD FLOOR

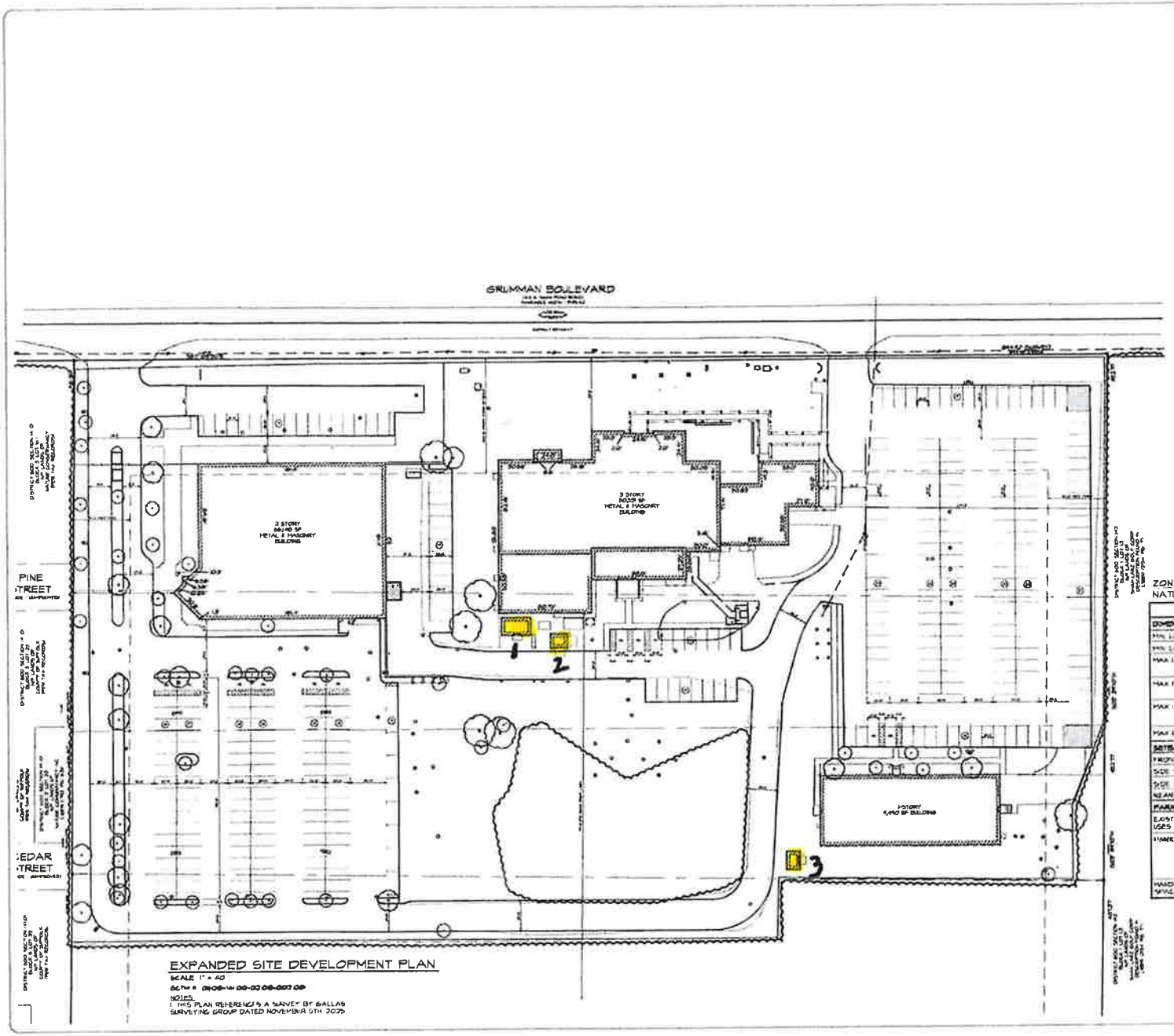




TAB VIII

EXHIBIT F

OUTBUILDING LOCATIONS



EXPANDED SITE DEVELOPMENT PLAN

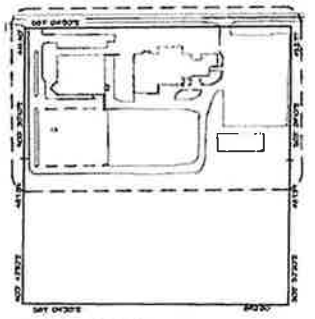
SCALE 1" = 40'

SCALE 1" = 40'

NOTES:
1. THIS PLAN REFERENCES A SURVEY BY GALLAS SURVEYING GROUP DATED NOVEMBER 5TH 2025



LOCATION MAP



PROPERTY KEY PLAN

SCALE 1" = 200'

ZONING DATA
NATURAL RESOURCE PROTECTION (NRP)

ITEM	REQUIRED	PROVIDED
DIMENSIONAL REQUIREMENTS		
MIN. LOT AREA	40,000 SF	839,331 SF OR 19.27 AC
MIN. LOT WIDTH	150 FT	2144.21 FT
MAX LOT COVERAGE	25% OF 839,331 SF OR 209,832 SF	11% OR 90,000 SF
MAX FAR	3% OF 839,331 SF OR 41,967 SF	3% OR 39,184 SF
MAX IMPERVIOUS	7% OF 839,331 SF OR 58,413 SF	53% OR 377,222 SF
MAX BUILDING HEIGHT	35 FT OR 2 1/2 STORIES	30 FT
SETBACKS		
FRONT YARD	100 FT	301 FT
SIDE YARDS	50 FT	89 FT
SIDE YARDS COMBINED	100 FT	333 FT
REAR YARD	100 FT	533 FT
PARKING REQUIREMENTS		
EXISTING/PROPOSED USES	INDOOR AGRICULTURE GROW FACILITY (AGRICULTURE BUILDING)	
PARKING EQUAT	126,169 SF / 300 SF = 419.6 = 420 SPACES REQ EXISTING PARKING SPACES: 305 ADDITIONAL PROPOSED: 32 TOTAL PROPOSED SPACES: 337	
HANDICAP ACCESSIBLE SPACES	PER NYSBC TABLE 1106.1: 4 SPACES	8 SPACES

DATE ISSUED

SEAL

SENDLEWSKI ARCHITECTS, P.C.

PROPOSED ADAPTIVE REUSE
845 GRUMMAN BOULEVARD
CALVERTON, NY 11949

SITE DEVELOPMENT PLAN

PROJECT No. 2511

CHECKED BY: AR

DRAWING:

SP-100

TAB IX

EXHIBIT G

ENVIRONMENTAL ASSESSMENT FORM WITH PART 1 COMPLETED

SUFFOLK COUNTY
FULL ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 1 – Environment and Setting

Instructions: Part 1 is to be completed by the applicant or project sponsor. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information. If a question is not applicable to the proposed project indicate with "N/A".

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information

Name of Action/Project:	645 Grumman Boulevard
Project Location (specify Town, Village, Hamlet and attach general location map*):	Manorville
Street Address:	645 Grummand Boulevard, Manorville, NY 11949
Name of Property or Waterway:	645 Grummand Boulevard

* Maps of Property and Project: Attach relevant available maps including a location map (note: use road map, Hagstrom Atlas, USGS topography map, tax map or equivalent) and preliminary site plans showing orientation, scale, buildings, roads, landmarks, drainage systems, area to be altered by project, etc.

Type of Project: New ☑ Expansion ☐

Capital Program: Item # - Date Adopted: - Amount: $ -

Brief Description of Proposed Action (include purpose or need/attach relevant design reports, plans, etc.):

Adaptive reuse of an existing commercial development, from a mix of business and industrial uses to agricultural indoor growing, is proposed. The site consists of three (3) existing buildings which will be utilized as is, with no proposed exterior alterations with exception to cosmetic changes. Interior alterations are proposed for all structures to bring the existing structures to current standards of the building code. Existing hardscapes and parking areas are to be refurbished and brought to original working order. The existing sanitary systems are to be reused. The existing water supply (well water) is proposed to be reused, with the supplement of public water via a main extension to be provided.

Project Status:

	Start	Completion
Proposal		
Study		
Preliminary Planning		
Final Plans: Specs		
Site Acquisition	11/15/2025	
Construction		
Other		

Departments Involved:

	Dept. Performing Design & Construction	Initiating Dept. (if different)
Name:	Sendlewski Architects PC	
Street/PO:	215 Roanoke Avenue	
City, State:	Riverhead. New York	
Zip:	11901	
Contact Person:	Arthur Rast	
Business Phone:	631-655-3903	
Email:	arthur@firehouseplanner.com	

B. Government Approvals, Funding or Sponsorship
("Funding" includes grants, loans, tax relief and any other forms of financial assistance)

	Government Entity			If "Yes": Identify Agency and Approval(s) Required	Application Date (Actual or Projected)
i.	City Council, Town Board or Village Board of Trustees	Yes ☑	No ☐	Town Board	Proj: 3/26
ii.	City, Town or Village Planning Board or Commission	Yes ☑	No ☐	Planning Board	Proj: 3/26
iii.	City, Town or Village Zoning Board of Appeals	Yes ☐	No ☑		
iv.	Other local agencies	Yes ☑	No ☐	Water District	Proj: 3/26
v.	County agencies	Yes ☑	No ☐	Health Department	Proj: 3/26
vi.	Regional agencies	Yes ☐	No ☑		
vii.	State agencies	Yes ☑	No ☐	NYSDEC	Proj: 3/26
viii.	Federal agencies	Yes ☐	No ☑		
ix.	Coastal Resources Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?				Yes ☐ No ☑
	If YES, Is the project site located in a community with an approved Local Waterfront Revitalization Program?				Yes ☐ No ☐
	Is the project site within a Coastal Erosion Hazard Area?				Yes ☐ No ☐

C. Planning and Zoning

C.1. Planning and Zoning Actions	
Will administrative or legislative adoption or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	Yes ☐ No ☑
C.2. Adopted Land Use Plans	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? **If Yes:** Does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes ☐ No ☐	Yes ☐ No ☑
b. Is the site of the proposed action within any local or regional special planning district (i.e. Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; et. al)? **If Yes**, identify the plan(s): NYS Heritage Areas: LI North Shore Heritage Area	Yes ☑ No ☐
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? **If Yes**, identify the plan(s):	Yes ☐ No ☑
C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? **If Yes**, what is the zoning classification(s) including any applicable overlay district? Natrual Resources Protection (NRP) Zoning	Yes ☑ No ☐
b. Is the use permitted or allowed by a special or conditional use permit?	Yes ☑ No ☐
c. Is a zoning change requested as part of the proposed action? **If Yes**, what is the proposed new zoning for the site?	Yes ☐ No ☑
C.4. Existing Community Services	
a. In what school district is the project site located? Riverhead Central School District	
b. What police or other public protection forces serve the project site? Riverhead Police	
c. Which fire protection and emergency medical services serve the project site? Manorville Fire District	
d. What parks serve the project site?	

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action? (if mixed, include all components)

Residential ☐; Industrial ☐; Commercial ☑; Recreational ☐; Other ☐:

b. Total acreage of the site of the proposed action: 19.1767	acres
c. Total acreage to be physically disturbed: 0	acres
d. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor: 19.1767	acres

e. Is the proposed action an expansion of an existing project or use? — Yes ☐ No ☑

If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet, etc.)?

f. Is the proposed action a subdivision, or does it include a subdivision? — Yes ☐ No ☑

If Yes:

i. Purpose or type of subdivision? (if mixed, specify types)
Residential ☐; Industrial ☐; Commercial ☐; Recreational ☐; Other ☐

ii.

Is a cluster/conservation layout proposed?	Yes ☐ No ☐
Number of lots proposed:	
Minimum and maximum proposed lot sizes:	

g. Will proposed action be constructed in multiple phases? — Yes ☐ No ☑

If No, What is the anticipated period of construction?

If Yes:

Total number of phases anticipated:
Anticipated commencement date of phase I (including demolition):
Anticipated completion date of final phase:
Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

h. Does the project include new residential uses?

If Yes, show number of units proposed.

	Single Family	Two Family	Three Family	Multi-Family (4+)
Initial Phase				
At Completion				

Yes ☐ No ☑

i. Does the proposed action include new non-residential construction (including expansions)?

If Yes:

Total Number of Structures:
Dimensions of largest proposed structure:
Approximate extent of building space to be heated or cooled:

Yes ☐ No ☑

j. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

If Yes:

Purpose of the impoundment:
If a water impoundment, the principal source of the water: Ground Water ☐; Surface Water Streams ☐; Other ☐ (specify):
If other than water, identify the type of impounded/contained liquids and their source:
Approximate size of the proposed impoundment (include units): Volume: Surface area:
Dimensions of the proposed dam or impounding structure:
Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock wood, concrete):

Yes ☐ No ☑

D.2. Project Operations

a. Does the proposed action include any excavation, mining or dredging, during construction, operations or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

What is the purpose of the excavation or dredging?
How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? Volume: Over what duration of time:
Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:

Yes ☐ No ☑

D.2.a (cont.) – only answer following if checked "Yes" above

Will there be onsite dewatering or processing of excavated materials? **If Yes**, describe:
What is the total area to be dredged or excavated?
What is the maximum area to be worked at any one time?
What would be the maximum depth of excavation or dredging?
Will the excavation require blasting?
Summarize site reclamation goals and plans:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, water body, shoreline, beach or adjacent area?

Yes ☐ No ☑

If Yes:

Identify the wetland or water body which would be affected (by name, water index number, wetland map number or geographic description):
Describe how the proposed action would affect that water body or wetland, e.g. excavation, fill, placement of structures or creation of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Will proposed action cause or result in disturbance to bottom sediments? **If Yes**, describe:
Will proposed action cause or result in the destruction or removal of aquatic vegetation?

If Yes:

Area of vegetation proposed to be removed:
Expected acreage of aquatic vegetation remaining after project completion:
Purpose of proposed removal (e.g., beach clearing, invasive control, boat access):
Proposed method of plant removal:
If chemical/herbicide treatment will be used, specify product(s):

Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use or create a new demand for water?

Yes ☑ No ☐

If Yes:

Total anticipated water usage/demand per day:
3,785 GPD

Will the proposed action obtain water from an existing public water supply?
YES

If Yes:

Name of district/service area:
Riverhead Water District

Does the existing public water supply have capacity to serve the proposal?
Yes ☑ No ☐

Is the project site in the existing district?
Yes ☐ No ☑

Is expansion of the district needed?
Yes ☑ No ☐

Do existing lines serve the project site?
Yes ☐ No ☑

Will line extension within an existing district be necessary to supply the project?
Yes

If Yes:

Describe extensions or capacity expansions proposed to serve this project:
1,000 ft Main extension from the east to supply the site

Source(s) of supply for the district:
Aquifer

Is a new water supply district or service area proposed to be formed to serve the project site?
NO

If Yes:

Applicant/sponsor for new district:

Date application submitted or anticipated:

Proposed source(s) of supply for new district:

If a public water supply will not be used, describe plans to provide water supply for the project:

If water supply will be from wells (public or private), what will be the maximum pumping capacity?

d. Will the proposed action generate liquid wastes?
YES

If Yes:

Total anticipated liquid waste generation per day:
3,785 GPD

Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

If sanitary wastewater identify proposed disinfection technology and treatment goals for the following:

Disinfection technology:
Nitrogen:
Phosphorus:
Total Suspended Soilds (TSS):
Biological Oxygen Demand (BOD):

Will the proposed action use any existing public wastewater treatment facilities?
NO

If Yes:

Name of wastewater treatment plant to be used:

Name of district:

Does the existing wastewater treatment plant have capacity to serve the project?
Yes ☐ No ☐

Is the project site in the existing district?
Yes ☐ No ☐

Is expansion of the district needed?
Yes ☐ No ☐

Do existing sewer lines serve the project site?
Yes ☐ No ☐

Will line extension within an existing district be necessary to serve the project?
NO

If Yes:

Describe extensions or capacity expansions proposed to serve this project:

Will a new wastewater (sewage) treatment district be formed to serve the project site?
NO

If Yes:

Applicant/Sponsor for new district:

Date application submitted or anticipated:

What is the receiving water for the wastewater discharge?

If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

Describe any plans or designs to capture, recycle or reuse liquid waste:

Yes ☐ No ☑

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?

Yes ☐ No ☑

If Yes:

How much impervious surface will the project create in relation to total size of project parcel?
Area of Impervious Surface:
Area of Parcel:

Describe types of new point sources:

Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

If to surface waters, identify receiving water bodies or wetlands:

Will stormwater runoff flow to adjacent properties?
Yes ☐ No ☐

Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater?
Yes ☐ No ☐

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?

Yes ☐ No ☑

If Yes, identify:

Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles):

Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers):

Stationary sources during operations (e.g., process emissions, large boilers, electric generation):

g. Will any air emission sources named in D.2.f (above) require a NY State Air Registration, Air Facility Permit or Federal Clean Air Act Title IV or Title V Permit?

Yes ☐ No ☑

If Yes:

Is the project site located in an Air Quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)
Yes ☐ No ☐

In addition to emissions as calculated in the application, the project will generate:

- Tons/year (metric) of Carbon Dioxide (CO_2)
- Tons/year (metric) of Nitrous Oxide (N_2O)
- Tons/year (metric) of Perfluorocarbons (PFCs)
- Tons/year (metric) of Sulfur Hexafluoride (SF_6)
- Tons/year (metric) of Carbon Dioxide equivalent of Hydroflorocarbons (HFCS)
- Tons/year (metric) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? **If Yes:** Estimate methane generation in tons/year (metric): Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):	Yes ☐ No ☑
i. Will the proposed action result in the release of air pollutants from open-air operations or processes such as quarry or landfill operations? **If Yes,** describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):	Yes ☐ No ☑
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? **If Yes:** When is the peak traffic expected? (check all that apply) Morning ☐; Evening ☐; Weekend ☐; Randomly ☐ between the hours of to For commercial activities only, projected number of semi-trailer truck trips/day: Parking spaces: Existing: Proposed: Net Increase/Decrease: Does the proposed action include any shared use parking? Yes ☐ No ☐ If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes ☐ No ☐ Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes ☐ No ☐ Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes ☐ No ☐	Yes ☐ No ☑
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? **If Yes:** Estimate annual electricity demand during operation of the proposed action: TBD Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other): grid/local utility Will the proposed action require a new, or an upgrade to, an existing substation? Yes ☐ No ☑	Yes ☑ No ☐

l. Hours of operation (Answer all items which apply)

During Construction		During Operations	
Monday-Friday:	7am-4pm	Monday-Friday:	24/7
Saturday:	7am-4pm	Saturday:	24/7
Sunday:	-	Sunday:	24/7
Holidays:	-	Holidays:	24/7

N/A ☐

m. Does the proposed action produce noise that will exceed existing ambient noise levels during construction, operation or both? Yes ☐ No ☑

If Yes:

Provide details including sources, time of day and duration:

Will proposed action remove existing natural barriers that could act as a noise barrier or screen?
Yes ☐ No ☐ Describe:

n. Will the proposed action have outdoor lighting? Yes ☑ No ☐

If Yes:

Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Building mounted and parking light poles, spec to be dark skies compliant

Will proposed action remove existing natural barriers that could act as a light barrier or screen?
Yes ☐ No ☑ Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes ☐ No ☑

If Yes:

Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (over 1,100 gallons) or chemical products (over 550 gallons)? Yes ☐ No ☑

If Yes:

Product(s) to be stored:

Volume(s): per unit time: (e.g., month, year)

Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes ☐ No ☑

If Yes:

Describe proposed treatment(s):

Will the proposed action use Integrated Pest Management Practices?
Yes ☐ No ☐

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?

Yes ☐ No ☑

If Yes:

Describe any solid waste(s) to be generated during construction or operation of the facility:

Construction:	tons per (unit of time)
Operation:	tons per (unit of time)

Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

Construction:
Operation:

Proposed disposal methods/facilities for solid waste generated on-site:

Construction:
Operation:

s. Does the proposed action include construction or modification of a solid waste management facility?

Yes ☐ No ☑

If Yes:

Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill or other disposal activities):

Anticipated rate of disposal/processing:

tons/month, if transfer or other non-combustion/thermal treatment, or

tons/hour, if combustion or thermal treatment

If landfill, anticipated site life: years

t. Will proposed action at the site involve the commercial generation, treatment, storage or disposal of hazardous waste?

Yes ☐ No ☑

If Yes:

Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:

Generally describe processes or activities involving hazardous wastes or constituents:

Specify amount to be handled or generated:
tons/month

Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:

Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?
Yes ☐ No ☐

If Yes:

Provide name and location of facility:

If No:

Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

u. Will proposed action adhere to Leadership in Energy and Environmental Design (LEED) or any other green building principals? **If Yes:** Describe proposed green building methods and attempted level of certification, if any:	Yes ☐ No ☑
v. Does the project sponsor propose the use of energy benchmarking to monitor and adjust project energy needs? **If Yes, explain:**	Yes ☐ No ☑
w. Will the proposed action use native plants for all landscaping needs? **Identify species to be used and method of irrigation:**	Yes ☐ No ☑
x. Does the proposed action promote local tourism? **If Yes, explain:**	Yes ☐ No ☑

E. Site and Setting of Proposed Action

E.1. Land Uses on and Surrounding the Project Site

a. Existing land uses (Check all uses the occur on, adjoining and near the project site): (include map)

Urban ☐ Industrial ☐ Commercial ☑ Residential ☐ Rural ☑
Forest ☑ Agriculture ☐ Aquatic ☐ Other ☐ Specify:

If mix of uses, generally describe: Subject parcel is partially developed as commercial use, with the majority being forest. Surrounding areas are a mix of rural, forest and partially commercial uses.

b. Land uses and cover types on the project site:

Land Use or Cover Type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
Roads, buildings and other paved or impervious surfaces	6.10	6.10	0
Forested	9.85	9.85	0
Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.22	3.22	0
Agricultural (includes active orchards, fields, greenhouse, etc.)	0	0	0
Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
Wetlands (freshwater or tidal)	0	0	0
Non-Vegetated (bare rock, earth or fill)	0	0	0
Other Describe:	0	0	0
TOTAL:	19.17	19.17	0

c. Is the project site presently used by members of the community for public recreation? **If Yes,** explain:	Yes ☐ No ☑
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers or group homes) within 1,500 feet of the project site? **If Yes,** identify facilities:	Yes ☐ No ☑
e. Does the project site contain an existing dam? **If Yes:** Dimensions of the dam and impoundment: - Dam height: feet - Dam length: feet - Surface area: acres - Volume impounded: gallons or acre-feet Dam's existing hazard classification: Provide date and summarize results of last inspection:	Yes ☐ No ☑
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? **If Yes:** Has the facility been formally closed? Yes ☐ No ☐ If Yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities:	Yes ☐ No ☑
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? **If Yes:** Describe waste(s) handled and waste management activities, including approximate time when activities occurred:	Yes ☐ No ☑

h. Has there been a reported contamination spill at the proposed project site or have any remedial actions been conducted at or adjacent to the proposed site?

Yes ☑ No ☐

If Yes:

Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? (Check all that apply)

☐ Yes – Spills Incidents database — Provide DEC ID number(s):

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s):

☑ Neither database

If site has been subject to RCRA corrective activities, describe control measures:

No

Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes ☑ No ☐

If Yes:

DEC ID number(s): 152136

Describe current status of site(s): Developed, unoccupied

E.1.h. (cont.) – only answer following if checked "Yes" above

Is the project site subject to an institutional control limiting property uses?

NO

If Yes:

DEC site ID number(s):

Describe the type of institutional control (e.g., deed restriction or easement):

Describe any use limitations:

Describe any engineering controls:

Will the project affect the institutional or engineering controls in place? Yes ☐ No ☐

Explain:

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site:

Over 30 feet

b. Are there bedrock outcroppings on the project site? No

Yes ☐ No ☑

If Yes:

What proportion of the site is comprised of bedrock outcroppings?

%

c. Predominant soil type(s) present on project site: (include map)

1. Dark Brown medium-fine sand	100	% of site
2.	0	% of site
3.	0	% of site
4.	0	% of site

d. What is the average depth to the water table on the project site?

over 30 feet

e. Drainage status of project site soils:

1. ☑ Well Drained	90	% of site
2. ☑ Moderately Well Drained	10	% of site
3. ☐ Poorly Drained		% of site

f. Approximate proportion of proposed action site with slopes: (include topographic map)

1. ☑ 0-10%	95	% of site
2. ☑ 11-15%	5	% of site
3. ☐ 16% or greater		% of site

g. Are there any unique geologic features on the project site? NO **If Yes**, describe:	Yes ☐ No ☑
h. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	Yes ☐ No ☑
i. Do any wetlands or other waterbodies adjoin the project site?	Yes ☑ No ☐

If Yes to either E.2.h or E.2.i, continue. If No, skip to E.2.m

j. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? (include map)	Yes ☑ No ☐

k. For each identified wetland and waterbody on the project site, provide the following information:

Streams:	Name:	Classification:
Lakes or Ponds:	Name:	Classification:
Wetlands: YES	Name:	Approx. Size: 2,330.9 Acres
Wetland No. (if regulated by DEC):	R-5	

l. Are any of the above waterbodies listed in the most recent compilation of NYS water quality-impaired waterbodies? **If Yes**, name of impaired water body/bodies and basis for listing as impaired:	Yes ☐ No ☑
m. Is the project site in a designated floodway?	Yes ☐ No ☑
n. Is the project site in the 100 year floodplain?	Yes ☐ No ☑
o. Is the project site in the 500 year floodplain?	Yes ☐ No ☑
p. Is the project site located over or immediately adjoining a primary, principal or sole source aquifer? **If Yes:**	Yes ☑ No ☐

Name of aquifer: Nassau-Suffolk SSA
Source of information:

q. Identify the predominant wildlife species that occupy or use the project site:

r. Does the project site contain a designated significant natural community? Yes ☑ No ☐

If Yes:

Describe the habitat/community (composition, function and basis for designation):
Pitch Pine-Oak Forest, Coastal Plain Pond Shore

Source(s) of description or evaluation:

Extent of community/habitat:
- Currently: acres 58.39, 7.83
- Following completion of project as proposed: acres 58.39, 7.83
- Gain or loss (indicate + or –): 0 acres

s. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Tiger Salamander, Banded Sunfish, Swamp Darter, Short-Eared Owl, Northern Long-eared Bat, Norther Harrier Yes ☑ No ☐

If Yes:

Species and listing (endangered or threatened):
Nature of use of site by the species (e.g., resident, seasonal, transient): Resident

t. Does project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes ☑ No ☐

If Yes:

Species and listing: Coastal Barrens Buckmoth
Nature of use of site by the species (e.g., resident, seasonal, transient): Resident

u. Is the project site or adjoining area currently used for hunting, trapping, fishing or shellfishing? Yes ☐ No ☑

If Yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes ☐ No ☑

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? Yes ☐ No ☑

If Yes:

Acreage(s) on project site:
Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to a registered National Natural Landmark? **If Yes:** Nature of the natural landmark: ☐ Biological Community; ☐ Geological Feature Provide brief description of landmark, including values behind designation and approximate size/extent:	Yes ☐ No ☑
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area, including Special Groundwater Protection Areas? **If Yes:** CEA name: SGPA, Central Suffolk Pine Barrens Basis for designation: Protect groundwater, Benefit to human health & protect drinking water Designating agency and date: Date: 3-19-93, date: 2-10-88, Agency: Long Island Regional Planning, Suffolk County	Yes ☑ No ☐
e. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places? **If Yes:** Nature of historic/archaeological resource: ☐ Archaeological Site; ☐ Historic Building or district Name: Brief description of attributes on which listing is based:	Yes ☐ No ☑
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	Yes ☐ No ☑
g. Have additional archaeological or historic site(s) or resources been identified on the project site? **If Yes:** Describe possible resource(s): Basis for identification:	Yes ☐ No ☑
h. Would the project site be visible from any officially designated and publicly assessable federal, state or local scenic or aesthetic resource? **If Yes:** Identify resource: Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Distance between project and resource:	Yes ☐ No ☑
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR Part 666? **If Yes:** Identify the name of the river and its designation: Peconic River Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes ☐ No ☑	Yes ☑ No ☐

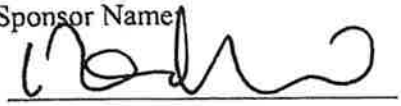
F. Additional Information

Attach any additional information which may be needed to clarify your project.
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name:

Signature: 

Date: January 8, 2026

Title: CO - Managing Member

FIRST Coastal

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FEB 04 2026

Central Pine Barrens
Joint Planning & Policy Commissi

January 27, 2026

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

RE: Core Preservation Area Hardship Application – Pickleball Court Area Sanitation Facility, Hampton Hills Country Club

Dear Ms. Hargrave,

On behalf of Hampton Hills Country Club, we respectfully submit this application for the installation of new sanitary facilities to serve the pickleball courts and playground area.

Existing Conditions and Project Description

The 18-hole private golf course is located north of Sunrise Highway and between County Road 31 and CR 51 in Westhampton, in the Town of Southampton. The golf course was developed in the late 1970s, prior to the Act. It contains a clubhouse, tennis courts, maintenance and associated facilities.

The proposal is to construct a 208 square foot restroom facility with two bathrooms. Commission staff confirmed the condition of the area and took photographs during a site inspection on November 5, 2025.

Hardship Explanation

With the pickleball courts and adjacent playground in active use, the absence of nearby restrooms has become a practical and safety concern:

- The nearest sanitary facilities are located more than a football field away from the pickleball courts and playground at the clubhouse.
- Accessing these facilities requires crossing a busy parking lot, creating additional safety concerns, especially for young children.
- Parents and guardians must either leave children unattended or walk an extended distance to reach the facilities.
- Players and spectators face reduced comfort and convenience due to the lack of proximate facilities.

A low-nitrogen Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS) is proposed for compliance with current environmental standards and that will provide greater protection of local groundwater quality.

Central Pine Barrens Status

Based on preliminary review of the plans and a site inspection by the Commission, we have amended the size and orientation of the structure to avoid impacting two large pitch pine trees to the new location shown in attached documentation.

Attachments

1. Full Environmental Assessment Form (EAF)
2. Location Map
3. Survey showing distance to nearest sanitary facilities
4. Site Plans
5. Photosheet
6. Environmental Resource Mapper
7. Owner's Affidavit

Please let us know if you would like to schedule a site walk to review the flagged alternatives or discuss next steps.

Sincerely,



Aram V. Terchunian, M.Sc.
Coastal Geologist

CC: Stanley Pine, Hampton Hills Country Club General Manager

Hampton Hills Golf Course Restroom



2/10/2026, 4:00:12 PM

2023 Orthoimagery

Red: Red

Green: Green

Blue: Blue

College: 16,000

Golf Course: 16,000

Park: 16,000

Waterbody: 16,000

Roads: 16,000 - 32,000

Minor Arterial

Ramp

Local

Waterbody: 100 - 750,000

College: 8,000 - 750,000

Golf Course: 250 - 16,000

Parks: 250 - 16,000

SC Shoreline: 8,000 - 750,000

1:10,696

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Pickleball Court Area Sanitation Facility		
Project Location (describe, and attach a general location map): Hampton Hills Golf Course, Northampton NY	RECEIVED	
Brief Description of Proposed Action (include purpose or need): Construction of 13' x 16' restroom facility with 2 bathrooms. Installation of I/AOWTS septic system.	FEB 04 2026 Central Pine Barrens Joint Planning & Policy Commission	
Name of Applicant/Sponsor: Kyle Hubbard - First Coastal	Telephone: 631-521-5925 E-Mail: kyle@firstcoastal.com	
Address: 4 Arthur St		
City/PO: Westhampton Beach	State: NY	Zip Code: 11978
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Hampton Hills Assoicates	Telephone: E-Mail:	
Address: PO Box 1087		
City/PO: Westhampton Beach	State: NY	Zip Code: 11978

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B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	SHT Planning Board	2/15/26
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	SCDOH	3/1/26
f. Regional agencies ☐Yes☑No		
g. State agencies ☐Yes☑No		
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No
If Yes,
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No
If Yes, identify the plan(s):
Central Pine Barrens Joint Planning & Policy Commission

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No
If Yes, identify the plan(s):

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C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Aquifer Protection Overlay

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Riverhead School

b. What police or other public protection forces serve the project site?
Southampton Town

c. Which fire protection and emergency medical services serve the project site?
Flanders

d. What parks serve the project site?
n/a

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Recreational

b. a. Total acreage of the site of the proposed action? 213 acres
b. Total acreage to be physically disturbed? <1 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 213 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 1 months
ii. If Yes:
- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) month year
- Anticipated completion date of final phase month year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

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f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 15 height; 13 width; and 16 length

iii. Approximate extent of building space to be heated or cooled: 208 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? I/A OWTS Septic System

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): None
- Over what duration of time? 7 days

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Sandy soil to be disposed of onsite as part of golf club operations

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No
If yes, describe.

v. What is the total area to be dredged or excavated? +/- 400 sqft acres

vi. What is the maximum area to be worked at any one time? +/- 1,000 sqft acres

vii. What would be the maximum depth of excavation or dredging? 8 feet

viii. Will the excavation require blasting? ☐Yes ☑No

ix. Summarize site reclamation goals and plan:

I/A OWTS area is located in a parking lot and the disturbed area will be repaved

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed
- expected acreage of aquatic vegetation proposed to be removed
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: <300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: SCWA
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district: SCWA

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: <150 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater into I/A OWTS

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

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- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

Onsite dedicated I/A OWTS

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Excavating heavy equipment

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☑No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8 AM to 6 PM
- Saturday: 8 AM to 6 PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Daylight hours
- Saturday: Daylight hours
- Sunday: Daylight hours
- Holidays: Daylight hours

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Heavy machinery and power tools during work hours of operation

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

1 8ft high 20" LED light over 400ft from nearest structure, full cut off fixtures

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or an amount in underground storage)? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

RESET FORM

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Recreational Golf Course

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			+228 sqft
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			-228 sqft
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

RESET FORM

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

RESET FORM

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 700 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: sandy 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 155 feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Magothy Aquifer

RESET FORM

m. Identify the predominant wildlife species that occupy or use the project site:
Eastern cottontail rabbit
White-Tailed Deer
Songbirds
Squirrels

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): Pitch pine-oak forest. Hig quality occurrence of rare community type
ii. Source(s) of description or evaluation: NYSDEC Environmental Resource Mapper (see attached)
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): 0.0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No
If Yes:
i. CEA name: Aquifer Overlay District
ii. Basis for designation: Preserve pure water quality
iii. Designating agency and date: Town of Southampton 6-20-84

RESET FORM

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☑ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

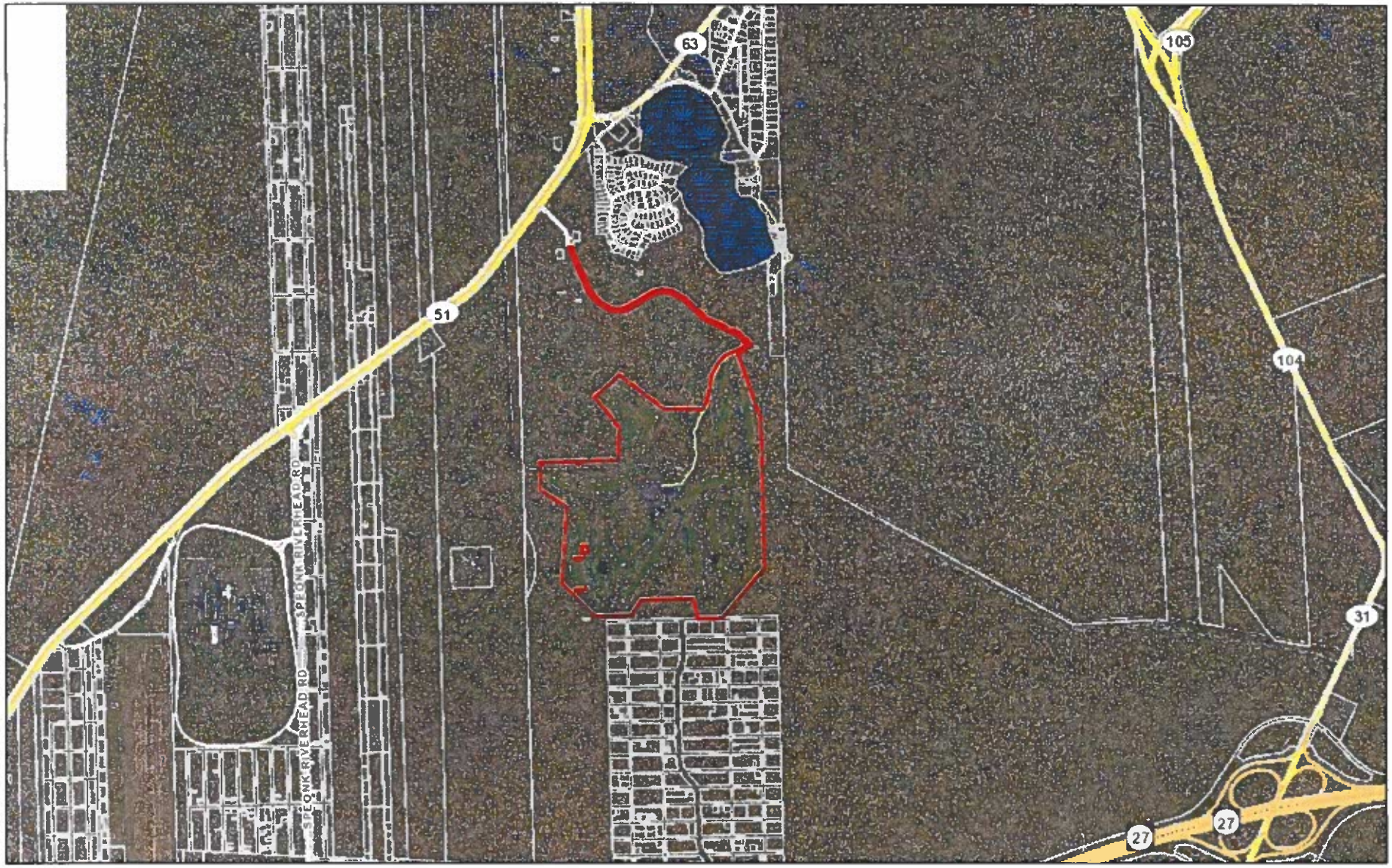
Applicant/Sponsor Name Kyle Hibbard Date 2/4/26

Signature _____ Title Agent

PRINT FORM

RESET FORM

Hampton Hills CC Location Map



2/4/2026

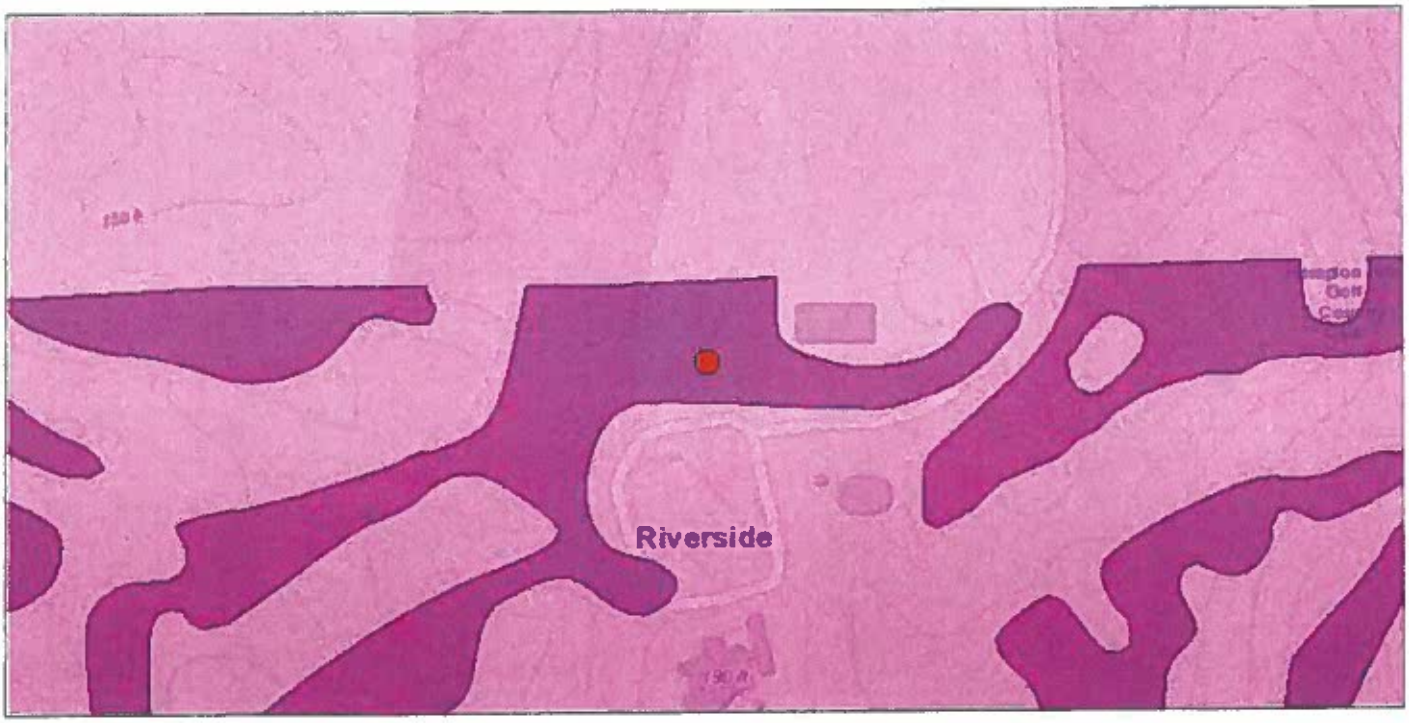
1:24,833

0 0.2 0.4 0.8 mi

0 0.33 0.65 1.3 km

Tax Parcels
Highway Ramp
Collector Roads
Trustee Maintained Roads
Access / Private Roads
State Routes
County Route
Streets
Potential Trustee Roads
Access
State Routes
Streets
Private

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	Easting:	695681.1071198845	Northing:	4528253.187082422
Longitude/Latitude	Longitude:	-72.67750642004417	Latitude:	40.88199566456647

The approximate address of the point you clicked on is:
Hampton Hills Golf CC Rd, Riverhead, New York, 11901

County: Suffolk
Town: Southampton
USGS Quad: RIVERHEAD

Significant Natural Communities

Natural Community Name: Pitch pine-oak forest
Location: undefined
Significance: High Quality Occurrence of Rare Community Type

Natural Communities in the Vicinity

Natural Community Name: Pitch pine-oak forest
Location: Riverhead Pine Barrens
Significance: High Quality Occurrence of Rare Community Type

Natural Community Name: Pitch pine-oak-heath woodland
Location: Dwarf Pine Barrens
Significance: High Quality Occurrence of Rare Community Type

Rare Plants and Rare Animals

Base Flood Elevation Plus 72/75 Inches Sea-level Rise

This area is projected to be inundated during a 100-year flood with 72/75 inches of sea-level rise.

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview

RECEIVED
FEB 04 2026
Central Pine Barrens
Joint Planning & Policy Commission

OWNER'S AFFIDAVIT

(Use this form if property is owned by an individual or a partnership)

STATE OF New York)
)ss:
COUNTY OF Suffolk)

Hampton Hills Associates, being duly sworn, deposes
(Owner's Name(s))
and says that I/we reside at County Rd. 31 Westhampton
(Owner's Address)
, in the County of Suffolk,
State of New York, and that I/we am/are the owner in fee of the
property located at 1000 Riverhead Moriches Rd. Northampton,
(Property Address)
which is also designated as Suffolk County Tax Map Number(s) 900-194-1-3
, and that I/we have been the
owner(s) of this property continuously since 1990, and that I/we
(Date)
have authorized First Coastal Consulting Corporation to make a
(Applicant's Name)
permit application to the Central Pine Barrens Joint Planning and Policy Commission for this property. I/we make this Statement knowing that the Central Pine Barrens Joint Planning and Policy Commission will rely upon the truth of the information contained herein.

(Owner's Signature)

(2nd Owner's Signature)

Stanley Pine
(Owner's Name - Please Print)

Barry Beil
(2nd Owner's Name - Please Print)

11-3-2025
(Date)

11-3-2025
(Date)

Sworn to before me this
3rd day of November 2025

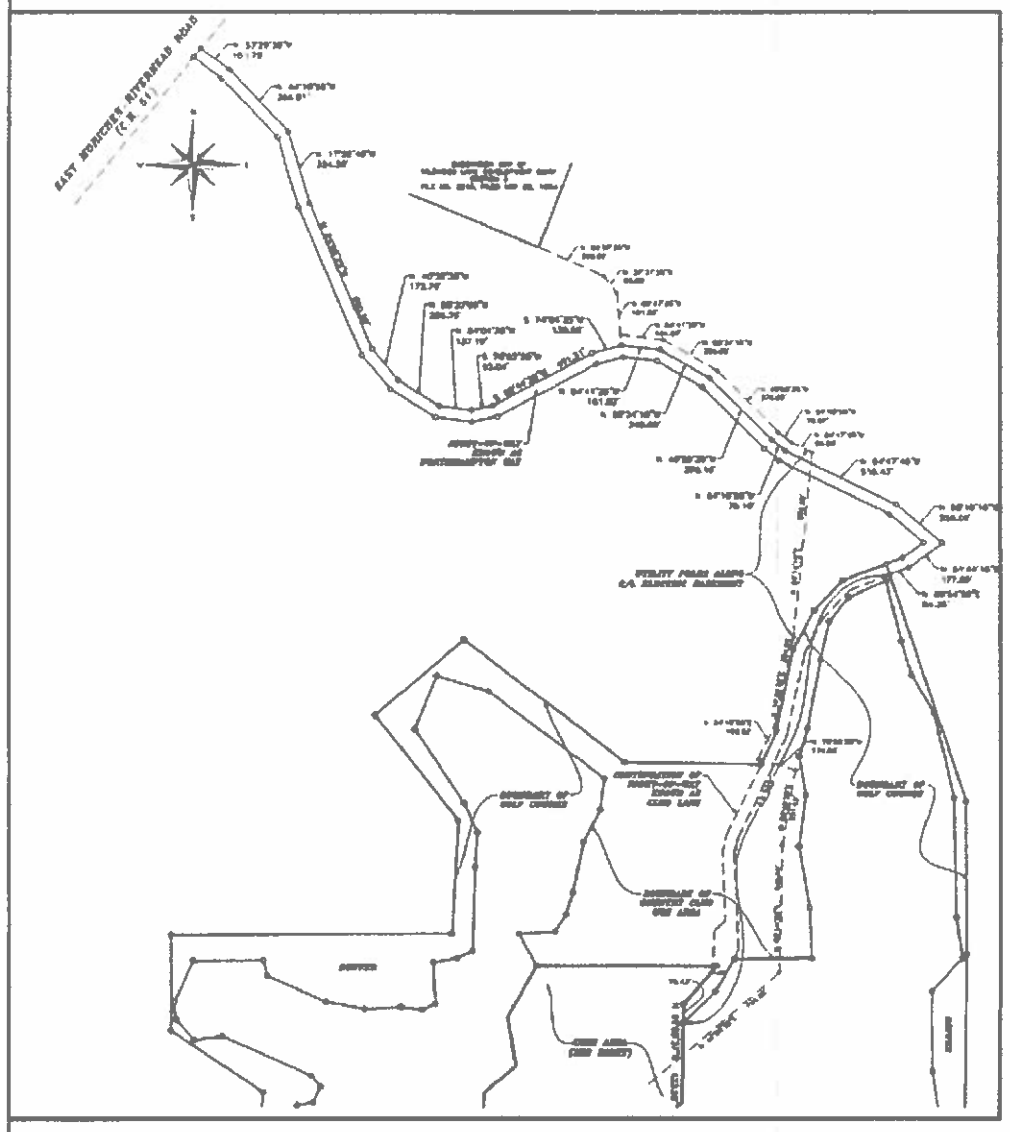
(Notary Public)

CHRISTINA P OFELDT
Registration #01OF6039019
Qualified in Suffolk County
My Commission Expires
April 24, 2026

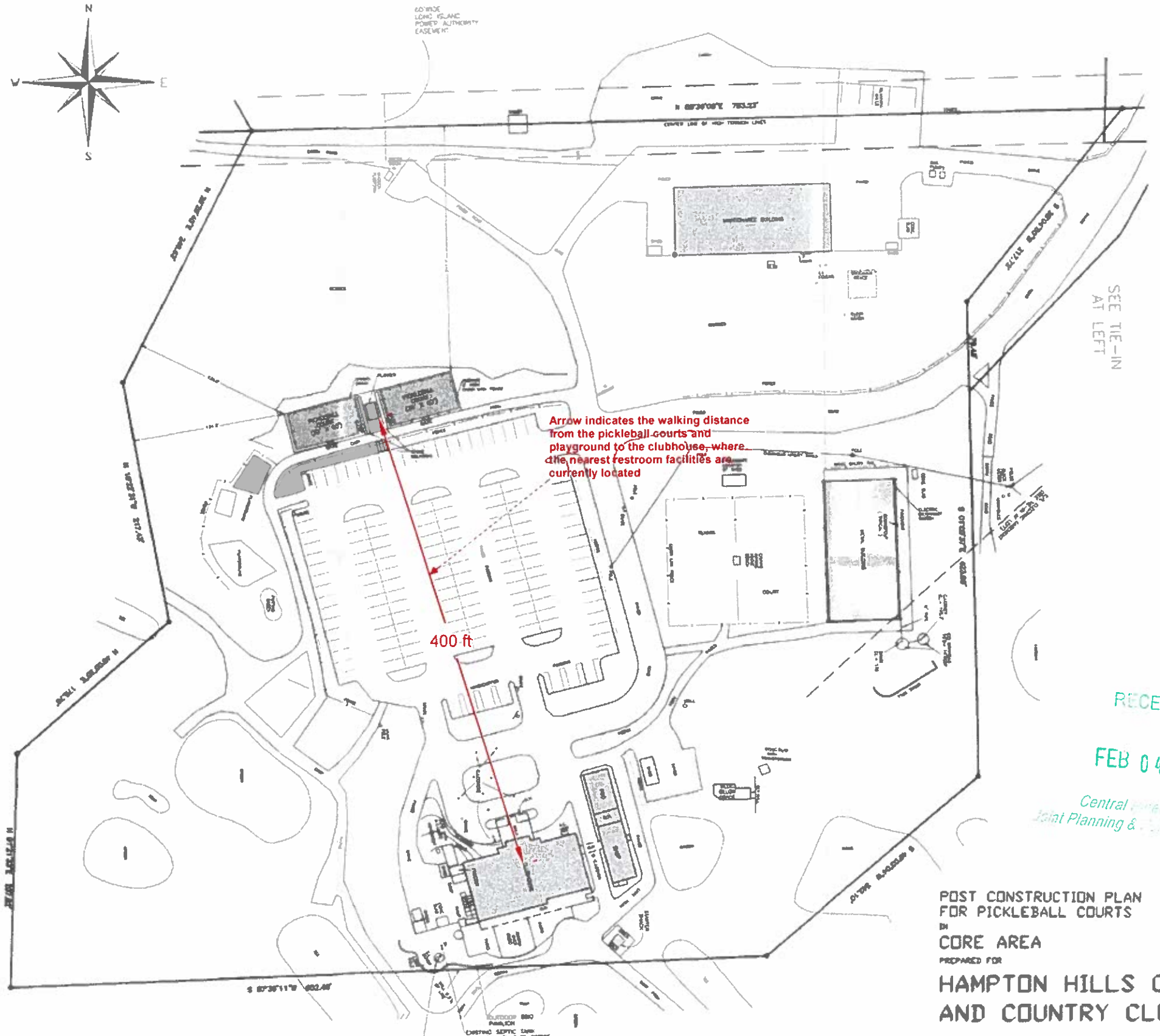
Sworn to before me this
3rd day of November, 2025

(Notary Public)

CHRISTINA P OFELDT
Registration #01OF6039019
Qualified in Suffolk County
My Commission Expires
April 24, 2026



TIE-IN DETAIL
SCALE 1"=400'



NOTE:
GOLF COURSE FEATURES, GREENS, TRAPS, TEES AND CART PATHS, SHOWN HEREON ARE LOCATED BY PHOTOGRAMMETRIC METHODS BY GEOMAPS INTERNATIONAL PHOTO DATE FEBRUARY 20, 1999 AND VERIFIED IN THE FIELD ON APRIL 16, 2001.
STRUCTURES SHOWN HEREON ARE FROM ACTUAL FIELD MEASUREMENTS TAKEN APRIL 07, 2015.

CONCRETE GENERATOR SLAB, PAVED PATHS AND TENNIS COURT SHOT MEASURED JULY 16, 2004.

PLAYGROUND FEATURES, ELEGRTIC DISCHARGE" ENTRY, CLIMBS WALL AND CLS DRIVER BY CART BARN MEASURED JUNE 12, 2019

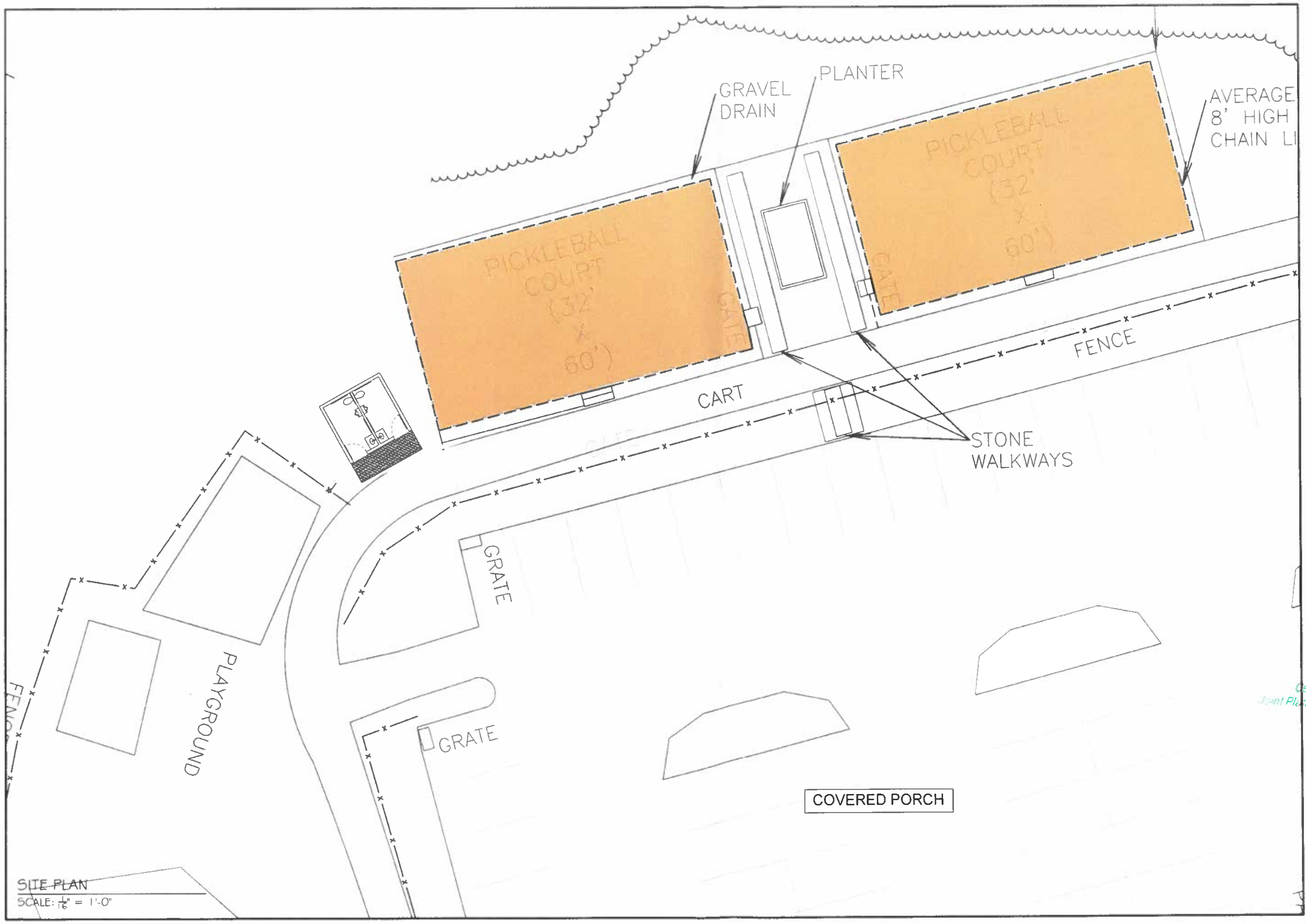
PICKLEBALL FEATURES SHOWN HEREON MEASURED AUGUST 6, 2024

PREPARED AUGUST 29, 2024

THE BAYNER GROUP, P.E. & L.S. PLLC

RECEIVED
FEB 04 2026
Central Pine Barrens Joint Planning & Policy Commission

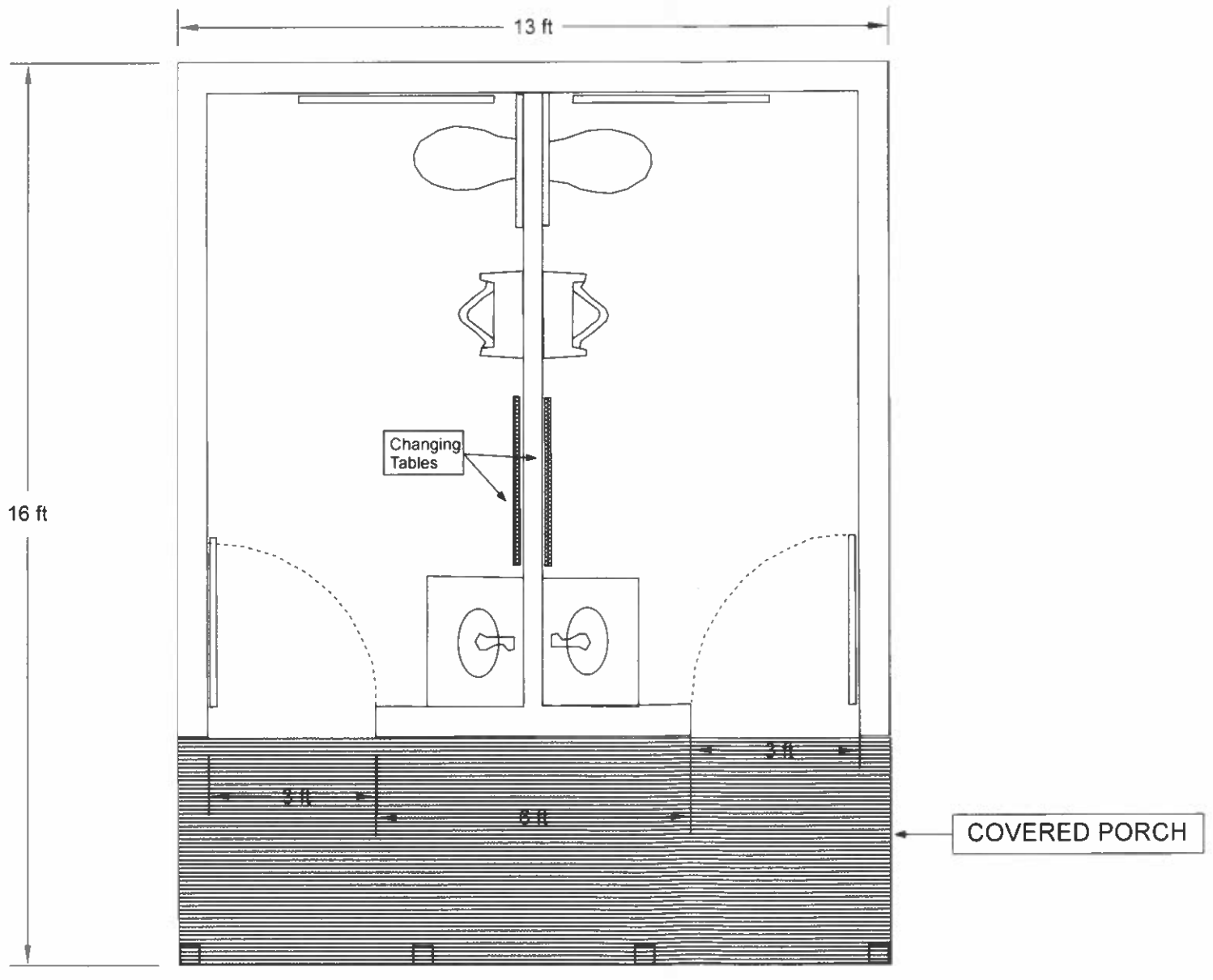
POST CONSTRUCTION PLAN
FOR PICKLEBALL COURTS
IN
CORE AREA
PREPARED FOR
HAMPTON HILLS GOLF AND COUNTRY CLUB
SITUATE
RIVERHEAD
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, N.Y.
SCALE: 1" = 50'
AREA = 12.705 ACRES
TAX MAP NO. 0900-194.00-CL00-P/C 003.000
1800 RIVERHEAD HORSEMEN'S ROAD



SITE PLAN
SCALE: 1/16" = 1'-0"

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FEB 04 2026
Central
Joint Planning

NOTES:
1. THIS DRAWING IS FOR REGULATORY REVIEW ONLY



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FEB 04 2026
Central Pine Barrens
Joint Planning & Policy Com

REVISIONS	DATE

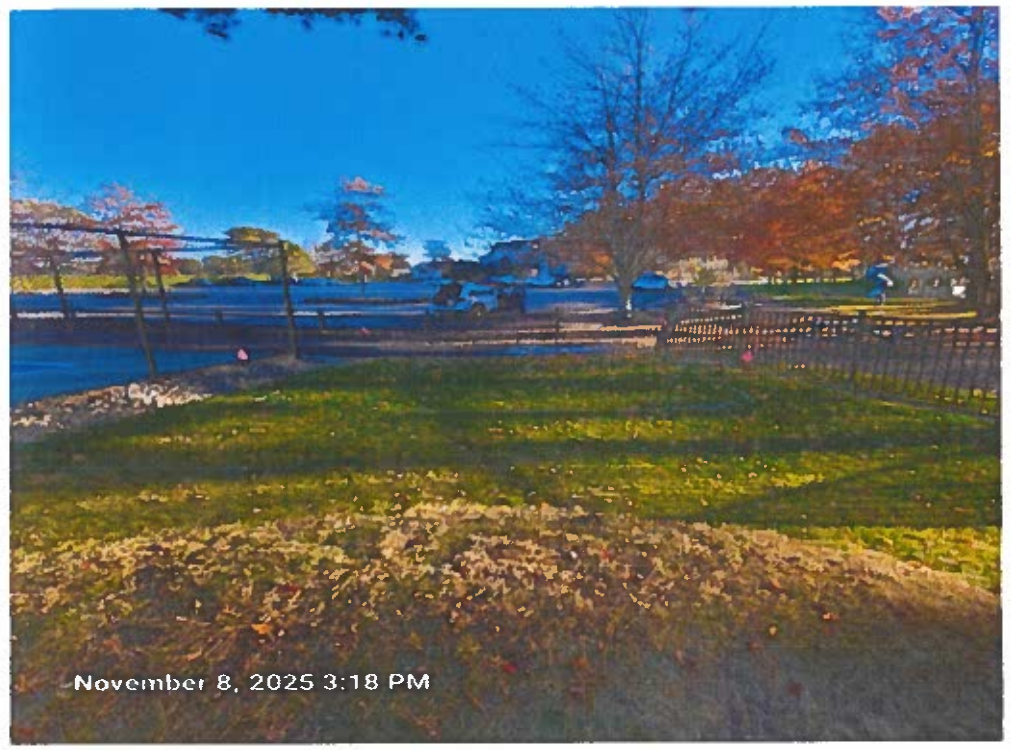
FIRST Coastal corporation
P.O. Box 1212. 4 Arthur Street
Westhampton Beach, N.Y. 11978
(631)288-2271; fax (631)288-8949

Drawing No: PHOTO SHEET | SCALE: (3/8" = 1')
Date: 1/14/2026 | Drawn By: KLH | Sheet No: 1 OF 1

HAMPTON HILLS GOLF CLUB
1000 RIVERHEAD-MORICHES RD
NORTHAMPTON, NY
SCTM # 900-194-1-3



FACING NORTH FROM CART PATH



FACING SOUTH TOWARDS PARKING LOT



FACING NORTHEAST FROM CART PATH



FACING NORTHWEST FROM CART PATH

RE

FEB 0

Central Pin
Joint Planning & Po

REVISIONS	DATE

FIRST Coastal corporation
P.O. Box 1212, 4 Arthur Street
Westhampton Beach, N.Y. 11978
(631)288-2271; fax (631)288-8949

Drawing No.: SANITATION SITE OPTION "A"
SCALE:
Date: 11/13/2025
Drawn By: JMF
Sheet No.: 1 0F 3

HAMPTON HILLS COUNTRY CLUB
1000 RIVERHEAD MORICHES RD.,
NORTHAMPTON, NY
SCTM # 0900-194-1-3

ALL PHOTOGRAPHS TAKEN 11/08/25

Town of Southampton
6 NEWTOWN ROAD
HAMPTON BAYS, NEW YORK 11946

PARKS & RECREATION DEPARTMENT
Telephone (631) 728-8585

KRISTEN M. DOULOS
Town Parks Director

DERRYL L. BAUMER JR.
Assistant Town Parks Director

GINA D'AMARO
Asst. Superintendent of Recreation

JONATHAN O. ERWIN
Parks Maintenance Supervisor

January 12, 2026

MEMO:

To: **Central Pine Barrens Joint Planning & Policy Commission**
Commission Members

From: **Kristen M. Doulos**
Town Parks Director

Subject: **Town of Southampton, Hampton West Park**
Hardship Waiver for Court Replacement and Parking Lot Expansion

The Town of Southampton is requesting a hardship waiver for redevelopment at Hampton West Park in Westhampton Beach.

The existing park was deeded to the town in 1983, with the original courts being constructed prior to that, sometime in 1978. Since then the location and size of the existing courts has remained the same with minor changes. Those changes included several resurfacings and a restriping of two original tennis courts to make basketball courts. In 2022 and 2023, at the request of community members, the town resurfaced and restriped two additional tennis courts for use as four pickleball courts.

For nearly five decades this park has served the needs of the local community with softball, soccer, tennis, basketball, and now pickleball courts. The proposed redevelopment presents a compelling need to maintain the existing infrastructure while making sure that the park meets the needs of accessibility and functionality. The existing courts are not designed to current standards for proper accessibility, and the existing parking lot is no longer able to meet the current parkdemands. For these reasons we are applying for a hardship waiver to allow for a minimal clearing of approximately 1/10 of an acre. In perpetuity the town will also revegetate approximately 4/10 of an acre to offset the proposed clearing.

If the Town is unable to improve this facility as prescribed, it would be a detriment to the community.

TOWN OF SOUTHAMPTON

Department of Land Management
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 702-1800

JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

MARIA Z. MOORE
TOWN SUPERVISOR

February 3, 2026

Central Pine Barrens Joint Policy and Planning Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: **Conformance to Hardship Waiver Criterial of ECL 57-0123(3)(b)**
Town of Southampton –Parks and Recreation Department
Hampton West Park
700 Stewart Avenue, Westhampton
SCTM No.: 900-308-4-1.3

Dear Commissioners:

The Town of Southampton is seeking a hardship exemption to allow additional clearing within the Core Preservation Area, pursuant to NYCRR ECL57-0121(10)(b) and (c), in order to rehabilitate the pre-existing Town park facility known as "Hampton West". The park is a community resource and is in need of re-construction and re-configuration of existing sports courts; formalization of the parking area for ADA and safety purposes; and construction of a comfort station with associated innovative/alternative on-site wastewater treatment system (I/A OWTS). The requested hardship is to facilitate the aforementioned site improvements. Impacts from the additional vegetation removal will be mitigated by restoring a larger, denuded area with appropriate native plant species so that there is no net loss of vegetation. The park is located within the Core Preservation Area at 700 Stewart Avenue, in the hamlet of Westhampton. Set forth below, the Town will outline how the project complies with the exemption criteria:

ECL57-0121(10)(b):

i. *The proposed development will serve an essential health or safety need of the municipalities in the Central Pine Barrens such that the public health and safety require the requested waiver, that the public benefits from the proposed use are of a character that overrides the importance of the protection of the core preservation area as established in this title, that the proposed use is required to serve existing needs of the residents, and that no feasible alternatives exist outside the core preservation area to meet the established public need and that no better alternatives exist within the county.*

Response:
As shown on the 1994 aerial photograph (attached), the park facility and associated clearing pre-dates the adoption of the Long Island Central Pine Barrens Comprehensive Land Use Plan (CLUP). Presently, Hampton West is the only park

facility, excluding school facilities that provides for active recreation for the hamlets of Westhampton and Speonk-Remsenburg. A community recreational needs assessment was completed as part of the 2003 "*Southampton Recreation Plan*". The plan determined that existing ratio of 1.85 acres of active parkland/1,000 people (inclusive of adjusted summer population) was well below the recommended 10-acres/1,000 people recommended by the National Park Service. Based on the 2003 plan, the Westhampton and Speonk-Remsenburg communities required an additional 45 to 123 acres of additional parkland to meet Level of Service recommendations outline by the National Park Service. Specifically, the plan notes that the Speonk-Remsenburg and Westhampton communities require a minimum of 7 public tennis courts and 7 public basketball courts, as well as 18 acres of devoted field games (soccer/baseball) to meet demand. Moreover, the Town of Southampton experienced 21% increase in population between 2010 and 2020 (see Suffolk Times article). While the proposed park rehabilitation does not reduce the public need for additional active recreation facilities, it enhances the park's current usability by providing safe and formalized parking areas; reconstructed courts (also a safety issue); and proper sanitary facilities that are designed with a denitrification system so as not to impact groundwater quality. Town officials such as the Parks Director and Assistant Public Parks Director have certified and submit to the Commission that there is a compelling public need to refurbish the existing park (see attached memorandum dated January 12, 2026) and loss of parkland in this location would be a detriment to the local community that has utilized the park

The Commission should note that the Parks and Recreation Department has submitted a NYS office of Parks, Recreation and Historic Preservation Environmental Protection Fund Grant for the proposed work in spring 2025, whereby the bat clearing window ends by March 1st. As part of the grant process, their office obtained several letters of support from the Village of Westhampton, not-for-profits, and surrounding residential community, which have been attached for your consideration.

ii. *The proposed development constitutes an adaptive reuse of an historic resource designated by the commission and said reuse is the minimum relief necessary to ensure the integrity and continued protection of the designated historic resource and further that the designated historic resource's integrity and continued protection cannot be maintained without the granting of a permit.*

Response.
N/A. While park pre-dates the adoption of the CLUP, it does not contain any existing historic resources.

ECL57-0121(10)(c):

i. *The granting of the permit will not be material detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or result in substantial impairment of the resources of the core preservation area.*

Response:
The proposed improvements, supported by the additional revegetation efforts and the documented need for the site enhancements, will not be materially detrimental or injurious to neighboring properties or improvements. Furthermore, the project will not increase the risk of fire, endanger public safety, or result in substantial impairment of resources within the core preservation area. The implementation of a continuous row of native evergreen plantings will establish a robust physical barrier. These actions will effectively result in providing substantial visual buffering and significant noise attenuation (reducing ambient noise by an estimated 8-12 dB) to the residential properties situated to the east and south, consistent with industry best practices for landscape sound mitigation.

The proposal is the result of a collaborative, community-driven process, which, as a result, has garnered extensive support from various community organizations, community residents and stakeholders.

ii. The waiver will not be inconsistent with the purposes, objectives of the general spirit and intent of this title.

Response:
NYCRR ECL57-0105 finds "*that within the Pine Barrens-Peconic Bay system, the federal, state, county and local governments own and* manage significant properties in the form of parks [emphasis added], *preserves, historic sites, and protected open space, where there is an interdependent and reciprocal relationship between human activities and natural processes, and where fishing, agriculture and tourism have been the dominant industries for more than three hundred years.*" The Town's Parks and Recreation Department is tasked with managing the pre-existing park facility, a charge consistent with the Long Island Pine Barrens Maritime Reserve Act's provisions for balanced resource management. As part of their management strategy, they have worked with the community to submit a grant to rehabilitate the park. This effort ensures needed recreational opportunities are addressed in a manner compatible with the CLUP's environmental goals and capitalizes on existing infrastructure rather than expanding into pristine areas. Therefore, the relief requested, which supports improvements to a dedicated recreational site, is consistent with the intent of the

iii. The waiver is the minimum relief necessary to relieve the extraordinary hardship, which may include the grading of a residential development right to other lands in the compatible growth area that may be transferred or clustered to those lands to satisfy the compelling public need.

Response:
The requested relief is the minimum necessary to accomplish the goals of revitalizing the pre-existing park. While the Town has requested a hardship exemption to clear an additional 4,356 square feet of the lot, this action will be significantly mitigated by the implementation of 17,860 square feet of native revegetation. The project also enhances site compliance by formalizing parking

areas and constructing bio-swales for the capture and recharge of stormwater runoff, ultimately bringing the property into greater alignment with relevant standards and guidelines. The clearing of additional vegetation for upgraded town park facilities with significant proposed revegetation is not in material conflict with preservation goals because it represents a balanced approach that prioritizes overall ecosystem function, public benefit, and long-term sustainability over a strict "no-touch" policy.

As outlined above, there is sufficient evidence to determine that the requested relief is the minimum necessary and that proposed project satisfies a compelling public need.

Based on the forgoing information, the Town of Southampton has demonstrated compliance with the Hardship Exemption criteria for compelling public need. However, in order to reduce potential impacts of the proposed revitalization, the Town is committed to undertaking the following mitigation measures:

- Presently, the park facility is maintained without the use of fertilizers. The Town commits to continuing this practice.
- The overall clearing at the site will be reduced upon completion of the proposed project, as the project calls for re-vegetating an area 3x the proposed clearing (17,860 square feet of proposed re-vegetation vs. 4,356 square feet of proposed clearing); thereby, reducing the degree of non-conformity.
- In order to protect the endangered northern long eared bat, the Town commits to undertaking clearing within the December 1 to February 28 window established by the New York State Department of Environmental Conservation.
- The I/A OWTS, associated with the proposed comfort station, will be located within an area of existing clearing.
- The proposed parking area is designed to direct stormwater run off into bio-swale parking islands.
- Formalization of the parking areas will prevent unintended vehicular encroachment into naturally vegetated areas.

Should you have any questions, please feel free to contact my office at 631-702-1804. Thank you.

Sincerely,

Janice Scherer,
Town Planning and
Development Administrator

JS:ctm

TOWN OF SOUTHAMPTON
PARKS & RECREATION DEPARTMENT

HAMPTON WEST PARK
SPORTS COURTS AND PARKING LOT IMPROVEMENT

LOCATED IN

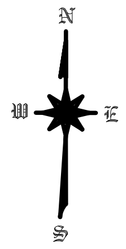
WESTHAMPTON BEACH, N.Y.

CONTRACT NO. 2025-562



PROJECT LOCATION MAP

SCALE : 1" = NTS





TOWN BOARD

MARIA Z. MOORE, SUPERVISOR

MICHAEL A. IASILLI, COUNCILPERSON

RICK MARTEL, COUNCILPERSON

CYNDI MCNAMARA, COUNCILPERSON

WILLIAM PELL IV, COUNCILPERSON

PARKS & RECREATION DEPARTMENT

KRISTEN M. DOULOS, DIRECTOR

DRAFT CONCEPT
DEC, 2025

Sheet List Table		
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1	COVER SHEET	
2	INDEX, ABBREVIATION, LEGEND, & NOTES	G-01
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4	SITE LAYOUT PLAN	C-100
5	SITE GRADING PLAN	C-101
6	SITE DRAINAGE PLAN	C-102
7	SITE DETAILS	C-201
8	EROSION CONTROL PLAN	ESC-100
9	EROSION CONTROL DETAILS	ECC-101

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.

WORK SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING 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

SUBMITTED FOR CIVIL / STRUCTURAL APPROVAL BY:
KENNETH HOLMSTROM, PE

DATE

LEGEND (EXISTING FEATURES)

- DROP INLET & PIPE (CATCH BASIN, D, 15")
- ELECTRIC PULLBOX AND SUPPLY (BURIED) (E)
- SITE LIGHTS
- CHAIN LINK FENCE
- SHRUB LINE
- EXISTING TREE
- PROPOSED ELEVATION 12.11 / EXISTING ELEVATION (12.11)
- SURVEY CONTROL POINT

LEGEND (PROPOSED FEATURES)

- BORING LOCATION (WITH BORING NUMBER) B1
- ASPHALT PAVEMENT
- RUNOFF STORAGE AREA
- STRIPING LINES – ITEM NO. 740
- DETAIL NUMBER / DRAWING NUMBER (XX / XX)
- INLET PROTECTION (SILT FENCING, HAYBALES, ETC.)
- STABILIZED CONSTRUCTION ENTRANCE
- STOCKPILING AREA
- SILT FENCING OR HAYBALES
- TEMPORARY CHAIN LINK FENCE

A B B R E V I A T I O N S

ASPH.	ASPHALT	MAX.	MAXIMUM
BG	BOTTOM GRADE	MIN.	MINIMUM
BW	BOTTOM WALL	MONO.	MONOLITHIC
CB	CATCH BASIN	MORT.	MORTARED
CCA	CHROMATED COPPER ARSENATE	N	NORTHING
		NO.	NUMBER
CONC.	CONCRETE	O.C.	ON CENTER
C.F.	CUBIC FEET	PAV'T.	PAVEMENT
C.P.	CONTROL POINT	P.I.	POINT OF INTERSECTION
C.Y.	CUBIC YARDS		
Ø	DIAMETER	PROP. H.P.	PROPOSED HIGH POINT
D.I.P.	DUCTILE IRON PIPE		
DMH	DRAINAGE MANHOLE	R.	RADIUS
DWG.	DRAWING	R.C.P.	REINFORCED CONCRETE PIPE
DWY.	DRIVEWAY		
E	EASTING	S.F.	SQUARE FEET
EA.	EACH	SMH	SEWER MANHOLE
EL.	ELEVATION	S.Y.	SQUARE YARDS
E.W.	ENTRANCE WALK	STA.	STATION
EXIST.	EXISTING	STRUCT.	STRUCTURE
EXP. JT.	EXPANSION JOINT	SW	SIDEWALK
EXT.	EXTENSION	TCB	TOP OF CATCH BASIN
FLAGST.	FLAGSTONE	TC	TOP OF CURB
FL	FLOW LINE	TW	TOP OF WALL
GR	GRADE	Z	ELEVATION
INT.	INTERSECTION		
L.F.	LINEAR FEET		

GENERAL NOTES:

1. 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.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
3. 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.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL LIMIT HIS HOURS OF OPERATION WITHIN THE PROJECT AREA TO REGULAR WORKING HOURS BETWEEN 8:00AM AND 4:30P.M. UNLESS OTHERWISE APPROVED BY THE TOWN.
7. EQUIPMENT AND MATERIALS LEFT OVER NIGHT SHALL BE SAFEGUARDED & SECURED BEHIND DESIGNATED CONTROLLED AREA AS APPROVED BY THE ENGINEER.
8. THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS BENEATH EXISTING TREES.
9. THE CONTRACTOR SHALL MODIFY THE EXISTING FENCING AS REQUIRED FOR CONSTRUCTION ACTIVITIES. FENCING TAKEN DOWN FOR CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM DAMAGE FOR THE DURATION OF THE CONTRACT AND REINSTALLED BY THE CONTRACTOR UPON COMPLETION OF WORK AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL TONE AND MARKOUT ALL EXISTING UTILITY LINES AND SUBSURFACE CONDITIONS PRIOR TO COMMENCEMENT OF ANY EXCAVATION WORK.
11. 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.
12. 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.
13. 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.
14. 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.
15. THE CONTRACTOR SHALL PROVIDE A WEEKLY CONSTRUCTION SCHEDULE AT LEAST 72 HOURS PRIOR TO THE BEGINNING OF THE UPCOMING WORK WEEK.
16. THE COSTS ASSOCIATED WITH THE REMOVAL OF NATURAL SURFACES AND ITS PROPER DISPOSAL OFF SITE SHALL BE INCLUDED UNDER ITEM 213.

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.
2. UNLESS OTHERWISE REQUIRED OR INDICATED, ALL FACILITIES OUTSIDE THE LIMIT OF REMOVAL SHALL BE PROTECTED AND MAINTAINED.
3. THE SITE IS TO BE VISITED BY THE CONTRACTOR TO DETERMINE EXISTING CONDITIONS OF THE SITE AND STRUCTURES TO BE REMOVED, PRIOR TO DEMOLITION.
4. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND ADJACENT OCCUPIED OR USED FACILITIES.
5. ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES AND PERSONS.
6. PROPERLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
7. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION OR DEMOLITION WORK.
8. CLEAN ADJACENT STRUCTURES AND DRIVEWAYS OF DUST, DIRT AND DEBRIS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
9. USE WATER SPRINKLING AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL.
10. ALL EXISTING UTILITIES TO BE RE–USED MUST BE COORDINATED WITH THE APPROPRIATE AGENCIES FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
11. SEE DWG'S ESC.101 FOR EROSION CONTROL.
12. CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCE TO SECURE SITE DURING CONSTRUCTION.

UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO THE START OF ANY WORK. THE CONTRACTOR 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.

NO.	DATE	REVISION	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 this drawing and/or related specifica tion. all alterations must be made in compliance with the New York State education law. the Professional Engineer whose seal appears hereon assumes no responsibility for any such alteration or re-use without his written consent.

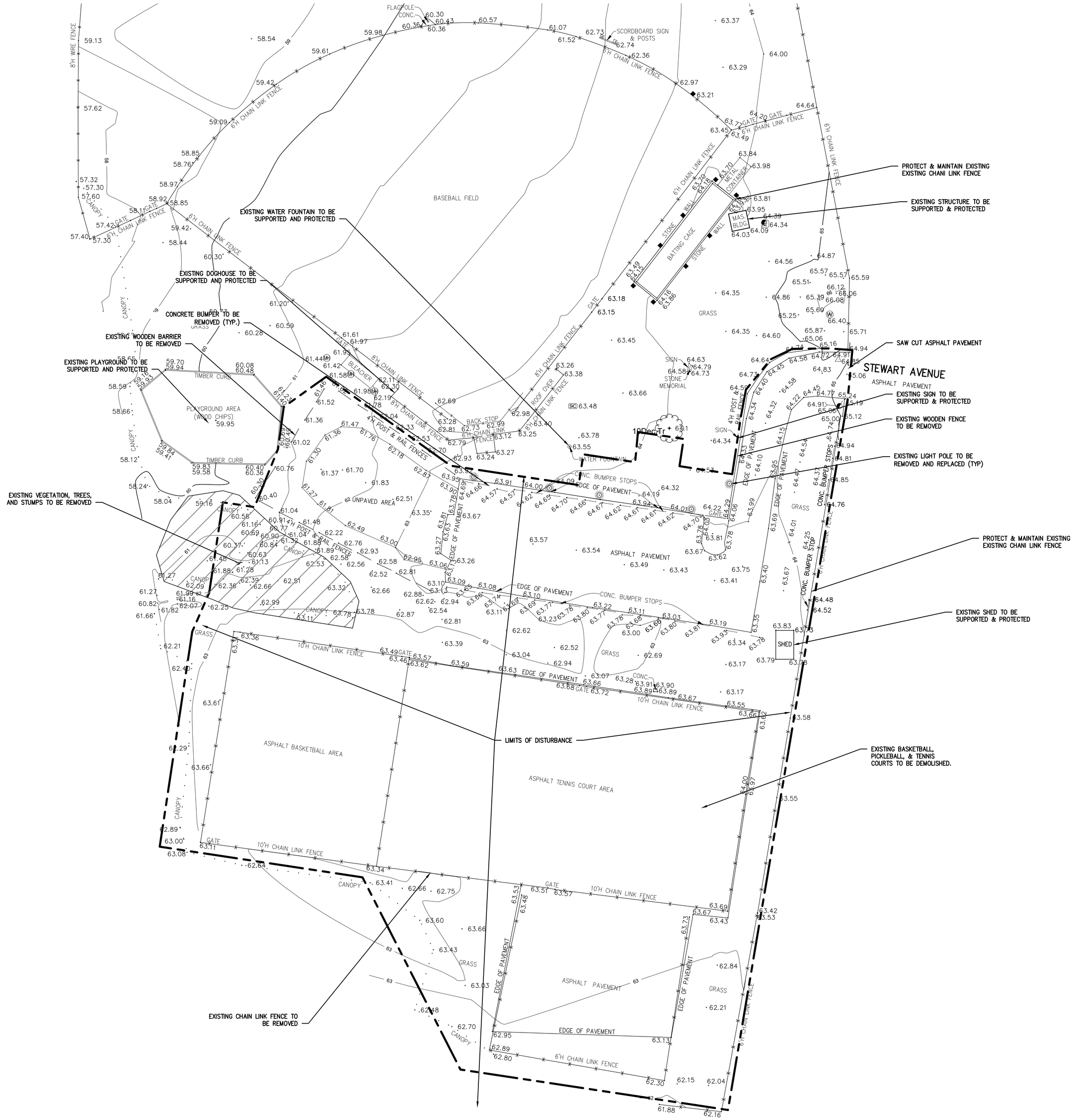
INDEX LEGEND ABBREVIATIONS AND NOTES

TOWN OF SOUTHAMPTON
HAMPTON WEST PARK

LiRo Engineers, Inc.
GISI Consulting Group Company
Mineola, N.Y. 516-746-2350 [T]

SCALE:	AS SHOWN
PLAN:	
PROFILE:	
HORIZ:	
VERT:	
DATE:	DEC 2025
DRAWING NUMBER	G–01
SHEET NUMBER	02 OF 09

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:
CS	CS	DL	25–148–0427



LEGEND

- CATCH BASIN
- DRAINAGE MANHOLE
- WATER VALVE
- HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- GUY WIRE
- PAVEMENT MARKINGS
- WATER METER
- FOUND CONCRETE MONUMENT
- DECIDUOUS TREE
- SPOT GRADE 52.16
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- PROPERTY LINE
- SAW CUT
- CONTOUR 59
- CHAIN LINK FENCE
- S — S — SEWER MAIN
- W — W — WATER MAIN
- WS — WS — WATER SERVICE
- G — G — GAS MAIN
- OHW — OHW — OVERHEAD WIRES
- E — E — ELECTRIC SERVICE
- TREE PROTECTION

REFERENCES

1. TOPOGRAPHY SURVEY:
   RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C.
   235 EAST JERICHO TURNPIKE
   MINEOLA NY 11501
   DATED: JUNE 27, 2025

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY

NOTE:
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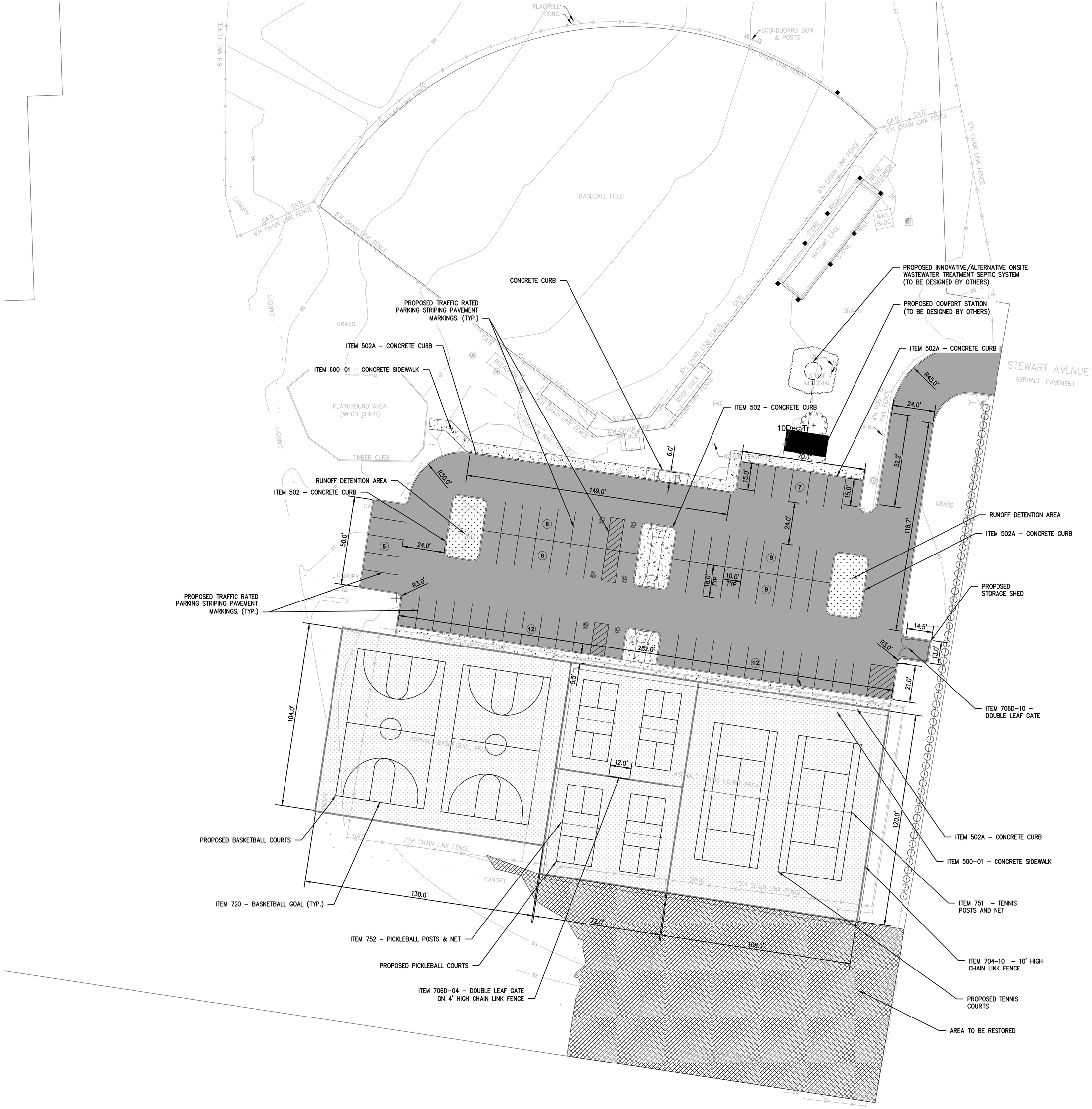
SITE DEMO PLAN

TOWN OF SOUTHAMPTON
HAMPTON WEST PARK

LiRo Engineers, Inc.
GISI Consulting Group Company
Mineola, N.Y. 516-746-2350 [T]

SCALE: AS SHOWN
PLAN:
PROFILE:
HORIZ:
VERT:
DATE: DEC 2025
DRAWING NUMBER D-100

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:	SHEET NUMBER
CS	CS	DL	25-148-0427	03 OF 09



GENERAL SITE NOTES:

1. THE ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE TOWN, OR AS SPECIFIED HEREIN, WHERE APPLICABLE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
5. ALL ON-SITE WORK SHALL CONFORM TO THE TOWN STANDARD DETAILS AND SPECIFICATIONS, WHERE APPLICABLE.

LEGEND

- PROPOSED ADA RAMP
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RUNOFF DETENTION PRACTICE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED TRAFFIC SIGN
- PROPERTY LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- SITE LIGHTING POLE

REFERENCES

1. TOPOGRAPHY SURVEY:
   RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C.
   235 EAST JERICHO TURNPIKE
   MINEOLA NY 11501
   DATED: JUNE 27, 2025

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY

NOTE:
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SITE LAYOUT PLAN

TOWN OF SOUTHAMPTON
HAMPTON WEST PARK

LiRo Engineers, Inc.
GISI Consulting Group Company
Mineola, N.Y. 516-746-2350 [T]

SCALE: AS SHOWN
PLAN:
PROFILE:
HORIZ:
VERT:
DATE: DEC 2025
DRAWING NUMBER C-100

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:	SHEET NUMBER
CS	CS	DL	25-148-0427	04 OF 09



GRADING NOTES:

1. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

LEGEND

95.65	EXISTING GRADE ELEVATION
(96.50)	PROPOSED GRADE ELEVATION
(T 96.80)	PROPOSED TOP OF CURB ELEVATION
(B 96.20)	PROPOSED BOTTOM OF CURB ELEVATION
(SW 95.47)	PROPOSED SWALE ELEVATION
	PROPOSED FLUSH GRATE CATCH BASIN
	PROPOSED CURB BOX CATCH BASIN
	PROPOSED DRAINAGE MANHOLE

REFERENCES

1. TOPOGRAPHY SURVEY:
   RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C.
   235 EAST JERICHO TURNPIKE
   MINEOLA NY 11501
   DATED: JUNE 27, 2025

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY

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SITE GRADING PLAN

TOWN OF SOUTHAMPTON
HAMPTON WEST PARK

LiRo Engineers, Inc.
GISI Consulting Group Company
Mineola, N.Y. 516-746-2350 [T]

SCALE: AS SHOWN
PLAN:
PROFILE:
HORIZ:
VERT:
DATE: DEC 2025
DRAWING NUMBER C-101

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:	SHEET NUMBER
CS	CS	DL	25-148-0427	05 OF 09



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

1. PRIOR TO THE START OF ANY NEW WORK, THE CONTRACTOR SHALL PROVIDE MARK-OUT OF ALL EXISTING UTILITIES AND BELOW GRADE FACILITIES, INCLUDING DRAINAGE PIPES AND STRUCTURES, SANITARY SYSTEM, WATER SERVICES, ELECTRIC, GAS AND TELEPHONE SERVICES, ETC.
2. THE CONTRACTOR SHALL ADVISE THE OWNER AND THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO THE START OF ANY NEW WORK.
3. ELEVATIONS AND CONTOURS SHOWN ON THIS MAP REFER TO NAVD 1988

DRAINAGE NOTES:

1. THE CONTRACTOR SHALL FOLLOW MANUFACTURE RECOMMENDATIONS FOR ALL WORK RELATED TO LEACHING GALLEYS.
2. ALL SITE DRAINAGE PIPE SHALL BE MINIMUM 12", AND SHALL BE ADS N-12 CORRUGATED POLYETHYLENE PIPE (CPP) MEETING THE STANDARDS AND INSTALLATION RECOMMENDATIONS OF ASTM F667 & F405 AND THE MANUFACTURER, UNLESS OTHERWISE SHOWN ON THE PLANS.
3. WHERE ANY PLASTIC PIPE IS USED FOR INTERCONNECTION BETWEEN DRAINAGE STRUCTURES OR AS DRAINAGE LINES IT SHALL BE PROVIDED WITH A MINIMUM OF 2' - 0" OF COVER.
4. IF 2'-0" OF COVER CANNOT BE MAINTAINED THEN THE DRAINAGE PIPE SHALL BE DUCTILE IRON PIPE (DIP), CLASS 52 CEMENT LINED.
5. NEW CONCRETE CURB REVEAL SHALL BE SIX (6) INCHES, UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE STRUCTURES SHALL MEET THE TOWN STANDARDS.
7. REFERENCE BORING LOGS FOR SUBSURFACE CONDITIONS
8. INTERCONNECTING PIPES TO SLOPE 0.5% MINIMUM. 1% TYPICAL.
9. ALL DRAINAGE STRUCTURES SHALL BE CLEANED AT THE END OF CONSTRUCTION.

REFERENCES

1. TOPOGRAPHY SURVEY:
   RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C.
   235 EAST JERICHO TURNPIKE
   MINEOLA NY 11501
   DATED: JUNE 27, 2025

NO.	DATE	REVISION	BY

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SITE DRAINAGE PLAN

TOWN OF SOUTHAMPTON
HAMPTON WEST PARK

LiRo Engineers, Inc.
GISI Consulting Group Company
Mineola, N.Y. 516-746-2350 [T]

SCALE: AS SHOWN
PLAN:
PROFILE:
HORIZ:
VERT:
DATE: DEC 2025
DRAWING NUMBER C-102

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:	SHEET NUMBER
CS	CS	DL	25-148-0427	06 OF 09



EROSION CONTROL MEASURES:

1. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES NECESSARY TO PREVENT THE TRANSPORT OF SEDIMENT TO OFF-SITE AREAS, DRAINAGE INLETS, ETC. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES AND AS DIRECTED BY THE ENGINEER. THE FOLLOWING CONDITIONS SHALL BE OBSERVED:

   A. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED. PROVIDE CONSTRUCTION FENCE AT LIMITS OF DISTURBANCE.
   B. CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
   C. THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES.
   D. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
   E. SEDIMENT SHALL BE TRAPPED ON THE SITE.
   F. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL."

2. ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY GRADING WORK ALONG THE LIMITS OF DISTURBANCES AND SHOULD BE MAINTAINED FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO OR ENTER ADJACENT PROPERTIES, WETLANDS, ROADS, STORM DRAINS, WATER COURSES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL PAVED SURFACES (ROADWAYS, PARKING FIELDS, ETC.) CLEAN FOR THE DURATION OF THE CONTRACT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PAVED SURFACES BY THE CONTRACTOR SHALL BE REMOVED IMMEDIATELY.

3. GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURES SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS. WHEN FINAL GRADING IS COMPLETE, THE CONTRACTOR SHALL COMPLETE THE WORK OF TURF ESTABLISHMENT WITHIN FOUR DAYS OR OTHERWISE STABILIZE THE AREA IF THE SEASON IS NOT APPROPRIATE FOR TURF ESTABLISHMENT. IN THIS CASE THE CONTRACTOR SHALL STABILIZE WITHIN 14 DAYS OF COMPLETING THE FINAL GRADING, WITH HAY OR STRAW MULCH, OR OTHER APPROVED OR SPECIFIED MEANS UNTIL TURF ESTABLISHMENT CAN BE COMPLETED.

4. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ETC., AS REQUIRED. CONTROLS SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREAS DRAINING TO THE INLET HAVE BEEN STABILIZED BY EITHER PAVING, SEEDING, OR SLOPE PROTECTION.

5. PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED BY THE CONTRACTOR AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS OR TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS AND CLEANING AND REPAIR OF INLET PROTECTION.

6. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION.

7. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.

8. SEDIMENT BARRIERS AND OTHER EROSION CONTROL MEASURE SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEMS CLEANED AND FLUSHED AS NECESSARY.

9. IN THE EVENT DEWATERING OPERATIONS BECOME NECESSARY, FILTRATION OF THE DISCHARGE WILL BE REQUIRED, UNLESS THE PUMP DISCHARGE IS CLEAR AND FREE OF SEDIMENT. THE LOCATION AND DESIGN OF THIS FILTRATION METHOD SHALL BE PREPARED BY THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, AND THEN REVIEWED AND APPROVED BY THE ENGINEER, PRIOR TO IT'S IMPLEMENTATION.

10. TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL MEASURES INDICATED ON THIS PLAN SHALL BE CONSIDERED AS THE MINIMUM REQUIRED.

11. INLET PROTECTION TO BE PROVIDED FOR ALL OFF-SITE DRAINAGE INLETS WITHIN 500 FEET OF SUBJECT PROPERTY. ONLY FILTER BAG DROP INLET PROTECTION MAY BE USED ON ALL EXISTING OFF-SITE DROP INLETS.

12. INLET PROTECTION IS TO BE PROVIDED AT ALL ON-SITE STORMWATER INLETS AS THE DRAINAGE STRUCTURES ARE INSTALLED. CONTRACTOR MAY USE EITHER OF THE TWO (2) DETAILED TYPES OF DROP INLET PROTECTION ON THE PROPOSED, ON-SITE DROP INLETS.

13. LOCATIONS OF STOCKPILES, CONSTRUCTION ENTRANCES, SILT FENCE, CONSTRUCTION TRAILERS, CONCRETE WASHOUTS, ETC. ARE SHOWN SCHEMATICALLY. THE CONTRACTOR IS TO FINALIZE THE LOCATIONS OF ALL EROSION CONTROL MEASURES IN THE FIELD. IT IS THE CONTRACTORS RESPONSABILITY TO ENSURE THAT ADEQUATE LEVELS OF EROSION AND SEDIMENT CONTROL ARE MET.

14. SILT FENCE IS TO BE INSTALLED AT THE PERIMETER OF ALL STOCK PILES AT THE TOE OF SLOPE. THIS SILT FENCE IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE STOCK PILE.

LEGEND

- STOCKPILE
- CONSTRUCTION ENTRANCE
- SILT FENCE
- CONSTRUCTION FENCE

REFERENCES

1. TOPOGRAPHY SURVEY:
   RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C.
   235 EAST JERICHO TURNPIKE
   MINEOLA NY 11501
   DATED: JUNE 27, 2025

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY

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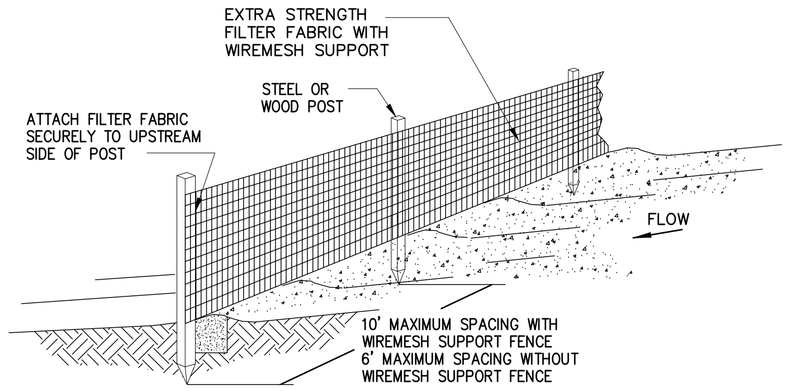
EROSION CONTROL PLAN

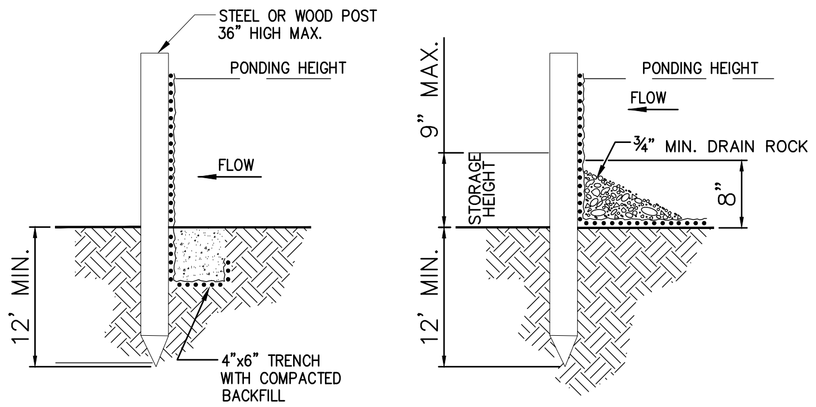
TOWN OF SOUTHAMPTON
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SCALE: AS SHOWN
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DATE: DEC 2025
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DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:	SHEET NUMBER
CS	CS	DL	25-148-0427	08 OF 09

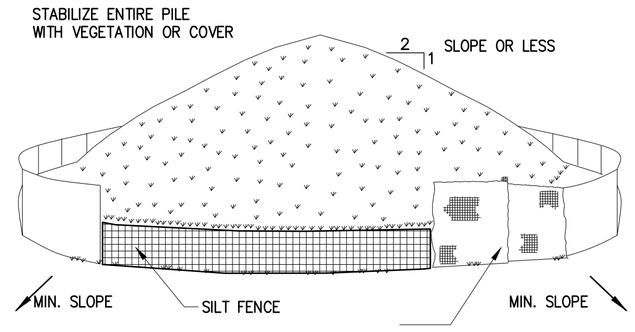




1 SILT FENCE DETAIL

SILT FENCE NOTES:

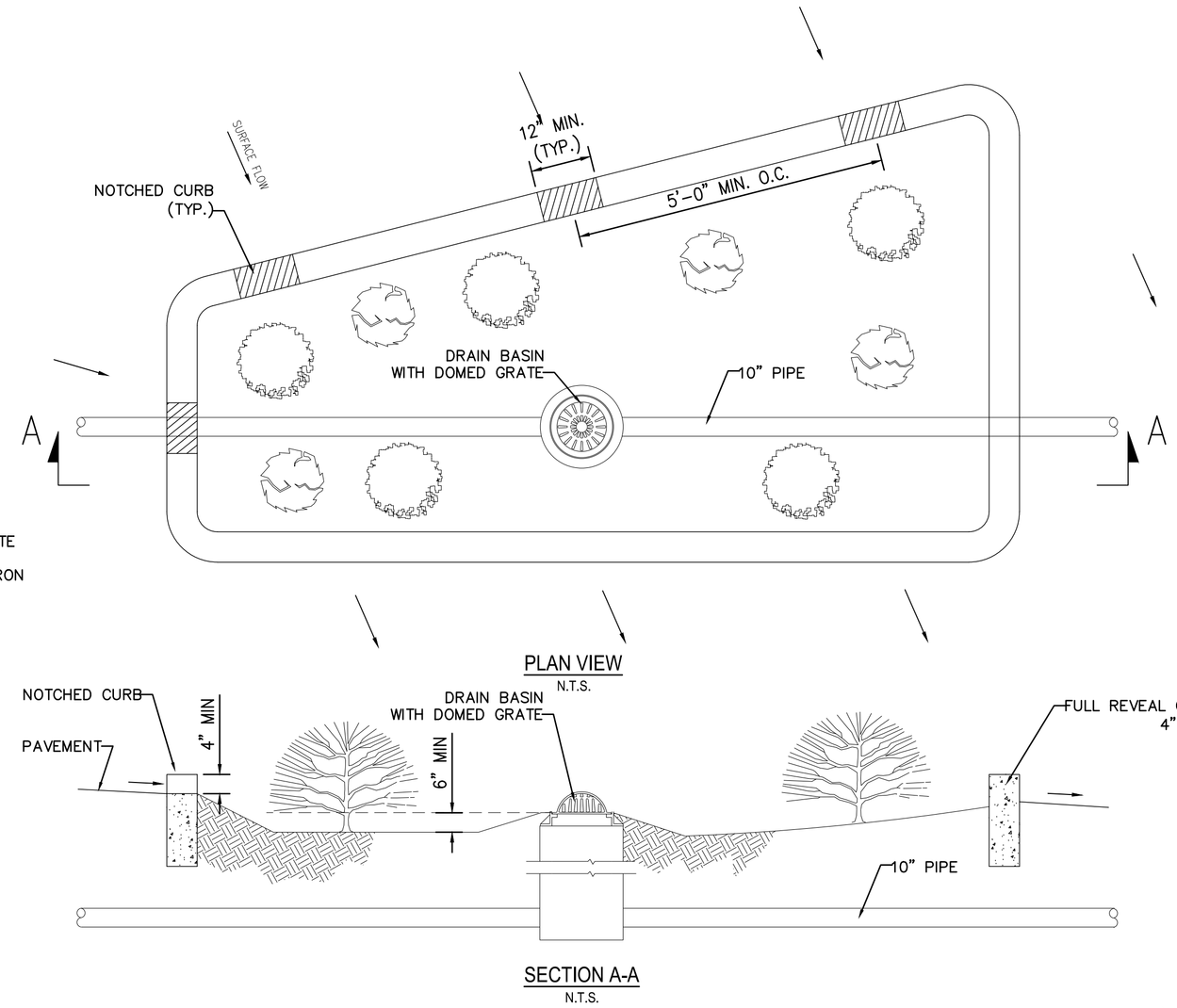
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 6" MAXIMUM RECOMMENDED STORAGE HEIGHT
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. AFTER REMOVAL OF SILT FENCE, THE AREA SHALL BE RESTORED & STABILIZED.



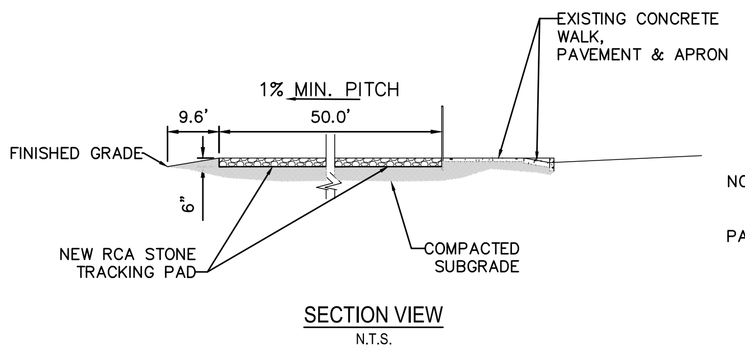
2 SOIL STOCKPILE PROTECTION

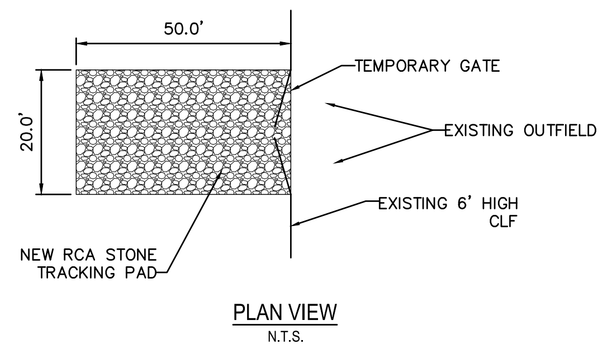
INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED. COST OF STABILIZATION TO BE INCLUDED IN VARIOUS CONTRACT ITEMS.
4. SEE DETAILS THIS SHEET FOR INSTALLATION OF SILTFENCE & HAYBALES.
5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL SOIL STOCKPILES WITH THE ENGINEER.

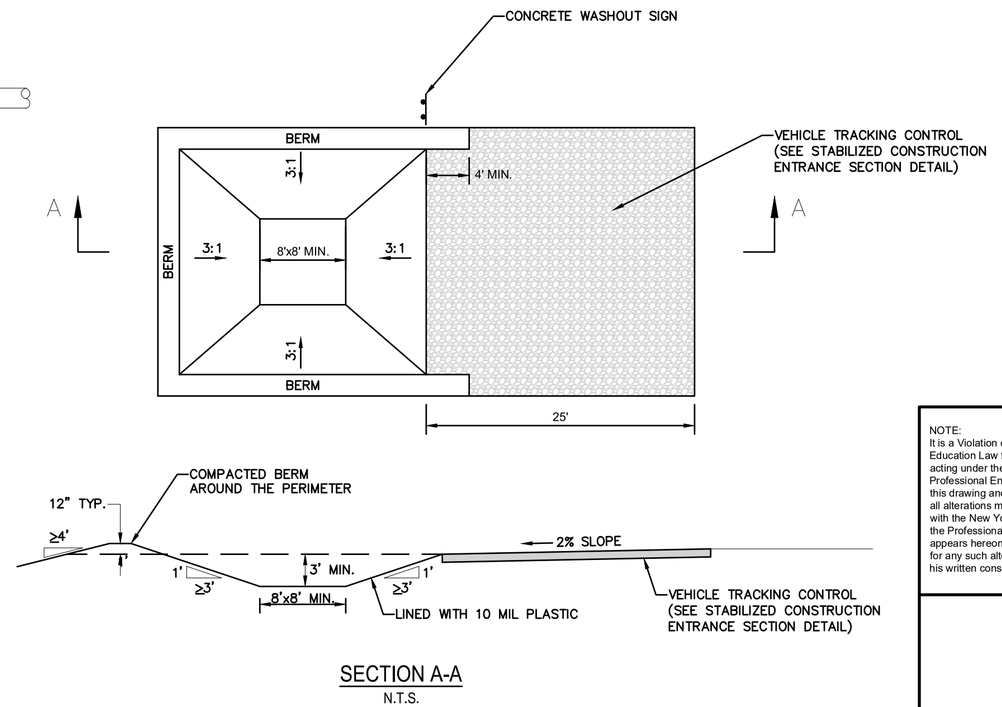


4 RUNOFF DETENTION DETAIL





3 STABILIZED CONSTRUCTION ENTRANCE



5 CONCRETE WASHOUT AREA (CWA) DETAIL

1. DURING THE COURSE OF CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES WILL BE REQUIRED TO PREVENT THE TRANSPORT OF SEDIMENT TO OFF-SITE AREAS, SWALE, DRAINAGE INLETS, RECHARGE BASINS, ETC. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES, BUT THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED.
   A. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED
   B. CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
   C. THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES.
   D. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
   E. SEDIMENT SHALL BE TRAPPED ON THE SITE.

   SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", DATED NOVEMBER 2016, LOCAL REQUIREMENTS AND AS SHOWN ON PLAN.
2. SEDIMENT BARRIERS (SILT FENCE OR APPROVED EQUAL) SHALL BE INSTALLED PRIOR TO ANY GRADING WORK ALONG THE LIMITS OF DISTURBANCES AND SHALL BE MAINTAINED FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, SWALES, RECHARGE BASINS OR ROADS.
3. GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURES SHALL BE IN ACCORDANCE WITH NYSDEC RECOMMENDATIONS AND "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", DATED NOVEMBER 2016, REQUIREMENTS.
4. RUNOFF STORAGE AREAS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ETC., AS REQUIRED.
5. PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION NOT LESS THAN EVERY 7 DAYS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS OR TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND CLEANING AND REPAIR OF INLET PROTECTION.
6. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED. ANY SEDIMENT TRACKED OFF-SITE SHALL BE IMMEDIATELY CLEARED FROM THE ROADWAY AS REQUIRED.
7. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
8. ANY DISTURBED AREAS THAT WILL NOT RECEIVE PERMANENT RESTORATION WITHIN TEN (10) DAYS AFTER FINAL GRADING, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE A TEMPORARY COVER. THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS AND IN ACCORDANCE WITH THE SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY GP-0-20-001 OR AS AMENDED. TEMPORARY STABILIZATION MEASURES MUST BE INSTALLED BY THE CONTRACTOR ON ANY EXPOSED SOILS THAT WILL NOT BE DISTURBED AGAIN WITH IN 14 CALENDAR DAYS OF THE PREVIOUS SOIL DISTURBANCE.
9. PERMANENT VEGETATION SHALL BE SEEDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH SHALL BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
10. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE COVER.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN DUST CONTROL. VEHICLES SHALL BE CLEANED, AS NECESSARY, PRIOR TO USING PUBLIC STREETS. PAVED ROADS SHALL BE SPRINKLED WITH WATER.
12. ALL UTILITIES AND CATCH BASIN INLETS MUST BE PROTECTED PRIOR TO START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION OPERATIONS FOR REVIEW AND SUBMITTAL TO THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
14. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE WHERE POSSIBLE PRIOR TO, OR IMMEDIATELY FOLLOWING SITE AND ACCESS CLEARING.
15. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE AND MAINTAINED; INCLUDING SILT AND SEDIMENT REMOVAL, UNTIL CONSTRUCTION IS COMPLETED, AREA IS STABILIZED AND THE OWNER'S REPRESENTATIVE SO DIRECTS.
16. THE CONTRACTOR SHALL CONFINE SOIL DISTURBANCE ACTIVITY TO THE AREAS CONTAINED WITHIN THE LIMITS OF THE PROJECT SITE, EXCEPT AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
17. THE PROJECT MUST BE COMPLETED WITHIN THE TIME ALLOTTED AS SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS.
18. SOIL STABILIZATION METHODS SHALL BE UNDERTAKEN COINCIDENTALLY WITH ALL MAJOR SITE IMPROVEMENTS AND CONTINUE DURING THE ENTIRE CONSTRUCTION ACTIVITY PERIOD.
19. COIR LOGS OR EQUIVALENT SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE/EXIT AT THE END OF THE WORKDAY PENDING A SIGNIFICANT RAIN EVENT.
20. CONTRACTOR IS RESPONSIBLE FOR PERFORMING DAILY SELF-INSPECTIONS AND ADHERING TO ALL SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY GP-0-20.001.
21. A TEMPORARY FENCE SHALL BE MAINTAINED TO MINIMIZE DISTURBANCE AND RESTORATION OF SOIL AND LOOSE DEBRIS FROM BEING TRACKED FROM THE LOCAL ROADS. THE TEMPORARY FENCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED. ANY SEDIMENT TRACKED OFF-SITE SHALL BE IMMEDIATELY CLEARED FROM THE ROADWAY AS REQUIRED.

NO.	DATE	REVISION	BY

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EROSION CONTROL DETAILS

TOWN OF SOUTHAMPTON
HAMPTON WEST PARK

LiRo Engineers, Inc.
GISI Consulting Group Company
Mineola, N.Y. 516-746-2350 [T]

SCALE: AS SHOWN
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DATE: DEC 2025
DRAWING NUMBER ECC-101

DESIGNED BY:	DRAFTED BY:	CHECKED BY:	PROJECT NO:	SHEET NUMBER
CS	CS	DL	25-148-0427	09 OF 09

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Hampton West Park		
Project Location (describe, and attach a general location map): 700 Stewart Avenue, Westhampton		
Brief Description of Proposed Action (include purpose or need): To revitalize and rehabilitat the pre-existing Town park facility by clearing 4,356 square feet of existing natural vegetation, in order to demolish and re-construct the existing sports courts; demolish existing asphalt courts; expand and formalize the existing parking areas; install bio-swales for the capture and recharge of runoff associated with the parking areas; construct a comfort station and associated innovative/alternative on-site wastewater treatment system (I/A OWTS); install evergreen screening and re-vegetate approximately 17,000 square feet of the parcel by planting pitch pine seedlings, followed by allowance for natural recovery and vegetative succession.		
Name of Applicant/Sponsor: Town of Southampton c/o Parks and Recreation	Telephone: 631-728-8585 E-Mail: KDoulos@southamptontownny.gov	
Address: 116 Hampton Road		
City/PO: Southampton	State: NY	Zip Code: 11968
Project Contact (if not same as sponsor; give name and title/role): Janice Scherer, Town Planning and Development Administrator	Telephone: 631-702-1800 E-Mail: JScherer@southamptontownny.gov	
Address: 116 Hampton Road		
City/PO: Southampton	State: NY	Zip Code: 11968
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Funding	January 2026
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Administrative Site Plan	Spring 2026
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☑Yes ☐No	Central Pine Barrens Joint Planning & Policy Committee	December 2025
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑Yes ☐No

If Yes, identify the plan(s):

The site is a pre-existing park located within an area targeted for open space preservation through the Town's Community Preservation Plan, as well as the area identified as a "Core Preservation Area" in the Long island Central Pine Barrens COmprehensive Land Use Plan.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Country Residence 200 (CR-200)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Westhampton School District

b. What police or other public protection forces serve the project site?
Town of Southampton

c. Which fire protection and emergency medical services serve the project site?
Westhampton Fire and Ambulance Districts

d. What parks serve the project site?
The subject premises is operated as an active recreational park by the Town of Southampton.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Recreational.

b. a. Total acreage of the site of the proposed action? 17.7 acres
b. Total acreage to be physically disturbed? <3 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? approx. 17.7 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: <20 height; 14 width; and 24 length
iii. Approximate extent of building space to be heated or cooled: 336 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
v. Dimensions of the proposed dam or impounding structure: height; length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging? Installation of the innovative/alternative on-site wastewater treatment system.
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): <500 cubic yards
- Over what duration of time? <6 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No
If yes, describe.
v. What is the total area to be dredged or excavated? <1 acres
vi. What is the maximum area to be worked at any one time? <3 acres
vii. What would be the maximum depth of excavation or dredging? <20 feet
viii. Will the excavation require blasting? ☐Yes ☑No
ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: <500 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☑No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or <3 acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Bio-swales will be constructed within the newly formalized parking area.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☑No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 am - 5 pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Sunrise to sunset
- Saturday: Sunrise to sunset
- Sunday: Sunrise to sunset
- Holidays: Sunrise to sunset

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☑No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☑No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐Yes ☑No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☑No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

_____

- Operation: _____

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

_____

- Operation: _____

_____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Recreational

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	<2 acres	<2 acres	<1 acres
• Forested	9.9 acres	Approx. 10 acres	approx. 17,000 sq. ft.
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: recreational playing fields, astroturf	Approx. 6.4	Approx. 6.4	0

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: The Town of Southampton owns and operates this facility as an active recreational park identified as "Hampton West" park.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

The subject premises is a Town owned and operated park, which serves children, elderly and people with disabilities.

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): 152224

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 152224

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >25 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: >20 feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:

i. Name of aquifer: Nassau-Suffolk SSA

m. Identify the predominant wildlife species that occupy or use the project site:
White Tailed Deer | Northern Long Eared Bat | Racoon
Turkey | Coastal Buckmoth

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): Pitch Pine - Oak Forest, Pitch Pine - Oak Heath Woodland
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: 2690.509, 2903.889 acres
- Following completion of project as proposed: 2690.509, 2903.889 acres
- Gain or loss (indicate + or -): 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): Frosted Elfin, Northern Long Eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☑ Yes ☐ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No
If Yes:
i. CEA name: Dwarf Pine Forest, SGPA, Central Suffolk Pine Barrens, Aquifer Protection Overlay District
ii. Basis for designation: Benefit to human health & protection drinking water, protect groundwater and preserve pure water quality
iii. Designating agency and date: 2/10/88, 3/19/93, 6/20/84, Suffolk County

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

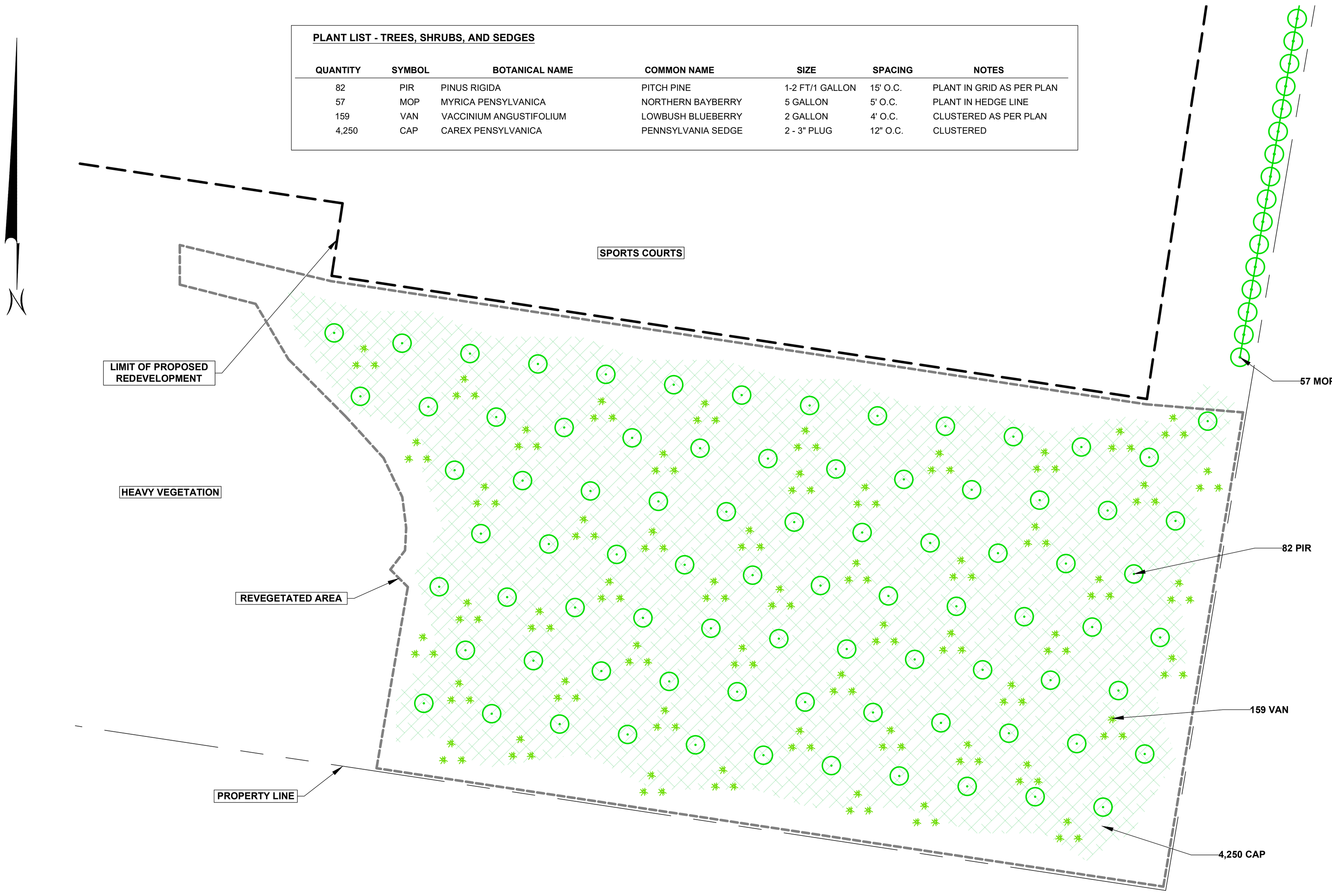
Applicant/Sponsor Name Maria Moore Date 2/3/2026

Signature _____ Title Town Supervisor

PRINT FORM

PLANT LIST - TREES, SHRUBS, AND SEDGES

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
82	PIR	PINUS RIGIDA	PITCH PINE	1-2 FT/1 GALLON	15' O.C.	PLANT IN GRID AS PER PLAN
57	MOP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GALLON	5' O.C.	PLANT IN HEDGE LINE
159	VAN	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	2 GALLON	4' O.C.	CLUSTERED AS PER PLAN
4,250	CAP	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	2 - 3" PLUG	12" O.C.	CLUSTERED



REVEGETATION PLAN

TOWN OF SOUTHAMPTON
Parks and Recreation

HAMPTON WEST PARK
700 STEWART AVENUE
WESTHAMPTON, NY 11977

DATE:	FEB 4, 2026
DRAWN BY:	DLB
SCALE:	1" = 10'-0"
REVISIONS:	

SHEET NO.

1

DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

February 18, 2026

Isabel Morris
Site Plan Reviewer
PELM Division of Planning
Brookhaven Town Hall
One Independence Hill
Farmingville, NY 11738

RE: Referral: Elite Towers at Country Farms
200 Bellport Avenue, Medford
SCTM Number 200-609-2-2.3
Compatible Growth Area of the Central Pine Barrens

Dear Ms. Morris:

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

On February 3, 2026, the Central Pine Barrens Joint Planning and Policy Commission office received your referral for the referenced project. The project site is in the Compatible Growth Area (CGA) of the Central Pine Barrens.

Existing Conditions and the Proposed Project

The 12.609 acre project site is located on the west side of Bellport Avenue in the Horse Farm zoning district in the hamlet of Medford. Surrounding land uses include a mix of medium and high density residentially developed properties. The project site is developed with a horse farm.

The applicant proposes to develop a 150 foot tall communications monopole and 2,500 square foot equipment basin enclosed with a chain link fence. Within the equipment basin there are five designated “future carrier equipment areas.”

The concept plan prepared by Jeremy K. McKeon last dated October 7, 2025 notes existing development on the property including three residential structures, two accessory structures and horse corrals.

Central Pine Barrens Status

The project appears to constitute development activity pursuant to New York State Environmental Conservation Law (ECL) Article § 57-0107(13), which states that development includes:

13. "Development" shall mean the 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 this article to involve development as defined in this subdivision:

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

(a) a change in type of use of a structure or land or, if the ordinance or rule divides uses into classes, a change from one class of use designated in an ordinance or rule to a use in another class so designated;

(b) a material increase in the intensity of use of land or environmental impacts as a result thereof;

The project must conform with the provisions of the Town Zoning Code implementing the Central Pine Barrens Comprehensive Land Use Plan (the Plan). Please advise the applicant to submit the Town for review a demonstration of conformance with the standards outlined in the Plan as implemented by the Town Code. If the project does not conform with one or more standards, the application may need to be revised to conform or the applicant must apply for a CGA Hardship Waiver from the Commission, subject to review and action.

The proposal must conform with 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: John C. Milazzo, Counsel to the Commission

Town of Brookhaven
Long Island

Daniel J. Panico, Supervisor

DATE: February 2, 2026

TO: Bruce Schaal, Town of Brookhaven, Division of Engineering
Peter E. Fountaine, Town of Brookhaven, Division of Environmental Protection
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Daniel P. Losquadro, Town of Brookhaven, Highway Department
Kerri Mass, Town of Brookhaven, Division of Traffic Safety
Judy Jakobsen, Central Pine Barrens Joint Planning & Policy Commission

FROM: Isabel Morris
Planning Division

RE: Minor Site Plan: **Elite Towers/Country Farms @ Bellport Ave, Medford**, Log # **PLNMSP1866**
New 150' Communications Tower
200 Bellport Ave., 450' +/- s/o Country Road, Medford
Suffolk County Tax Map #: 0200 60900 0200 002003, 12.69acres

Please be advised that the Planning Board of the Town of Brookhaven has received an application for the above referenced action. For your review and consideration, please find enclosed a copy of the project application, EAF, site plans and Board of Zoning Appeals determination.

The Planning Board would like to encourage your agency to make any comments or suggest mitigation measures, particularly with respect to your areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.

It is requested that any comment letter be sent directly to the applicant with a copy to this office. Your reply is kindly requested within 30 days of the date of this mailing.

Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Division.

JMT/irm

ArcGIS Web Map



2/3/2026, 11:29:14 AM

1:15,154

0 0.13 0.25 0.5 mi

0 0.23 0.45 0.9 km

Street Labels

Pine Barren Core

Pine Barren CGA

2023 Orthoimagery

Red: Red

Green: Green

Blue: Blue

Golf Course: 16,000

Park: 16,000

Waterbody: 16,000

Railroad: 4,000 - 64,000

Roads: 16,000 - 32,000

Highway

Minor Arterial

Ramp

Local

Waterbody: 100 - 750,000

Golf Course: 250 - 16,000

Parks: 250 - 16,000

SC Shoreline: 8,000 - 750,000

Michael Medina 10/7/2025 10:21:19 AM

PROJECT TEAM

PROPERTY/TOWER OWNER

NAME: COUNTRY FARMS LLC
ADDRESS: 200 BELLPORT AVE
CITY, STATE, ZIP: MEDFORD NY. 11763

CLIENT REPRESENTATIVE

COMPANY: ELITE TOWERS L.P.
ADDRESS: 1 S. DURKEE LANE
CITY, STATE, ZIP: E. PATCHOGUE, NY 11772
CONTACT: TANYA NEGRON
PHONE: (516) 410-8730
E-MAIL: TANYA.NEGRON@ELITE-TOWERS.COM

SITE ACQUISITION

COMPANY: ELITE TOWERS L.P.
ADDRESS: 1 S. DURKEE LANE
CITY, STATE, ZIP: E. PATCHOGUE, NY 11772
CONTACT: TANYA NEGRON
PHONE: (516) 410-8730
E-MAIL: TANYA.NEGRON@ELITE-TOWERS.COM

ENGINEER

COMPANY: AZIMUTH ENGINEERING P.C.
ADDRESS: 90 E. HALSEY ROAD, SUITE 382
CITY, STATE, ZIP: PARSIPPANY, NJ 07054
CONTACT: JEREMY MCKEON
PHONE: 973-970-0068
E-MAIL: JMCKEON@AZIMUTHEG.COM

APPLICANT/LESSEE

COMPANY: ELITE TOWERS L.P.
ADDRESS: 1 S. DURKEE LANE
CITY, STATE, ZIP: E. PATCHOGUE, NY 11772

CO-APPLICANT

COMPANY: NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
ADDRESS: 4 CENTEROCK ROAD
CITY, STATE, ZIP: WEST NYACK, NY 10994

CO-APPLICANT

COMPANY: YAPHANK FIRE DEPARTMENT
ADDRESS: 31 MAIN STREET
CITY, STATE, ZIP: YAPHANK, NY 10994
CONTACT: MATT QUINN, COMMISSIONER
PHONE: 631-924-3200

SHEET INDEX

SHEET NUMBER	DESCRIPTION
Z-01	TITLE SHEET
Z-02	SITE PLAN & NOTES
Z-03	BULK REQUIREMENTS
Z-03 A	EXISTING TOWERS WITHIN 5000'
Z-04	PARTIAL TAX MAP
Z-05	VICINITY PLAN
Z-06	200' & 500' PROPERTY OWNERS LIST
Z-07	COMPOUND PLAN
Z-08	ELEVATION
Z-09	CONSTRUCTION DETAILS - 1
Z-10	CONSTRUCTION DETAILS - 2
Z-11	VERIZON WIRELESS EQUIPMENT DETAILS - 1
Z-12	VERIZON WIRELESS EQUIPMENT DETAILS - 2
Z-13	VERIZON WIRELESS EQUIPMENT DETAILS - 3

SITE INFORMATION

PROPERTY/TOWER OWNER

NAME: ADDRESS: CITY, STATE, ZIP:	COUNTRY FARMS LLC 200 BELLPORT AVE MEDFORD NY. 11763
DISTRICT:	200
SECTION:	609
BLOCK:	2
LOT:	2.3
LATITUDE:	40.836482
LONGITUDE:	-72.960558
LAT./LONG. TYPE:	NAD 83
FAA1A GROUND ELEVATION =	126' AMSL
AREA OF CONSTRUCTION:	PROPOSED CONCEALMENT POLE & EQUIPMENT COMPOUND
ZONING/JURISDICTION:	TOWN OF BROOKHAVEN
ZONING DISTRICT:	HF
CURRENT USE/PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

ELITE TOWERS LP
Wireless Communications Infrastructure Experts



ELITE SITE ID: COUNTRY FARMS

200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY
SITE TYPE:
150'-0" CONCEALMENT POLE

AERIAL MAP



VICINITY MAP



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPLICABLE BUILDING CODES & STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. 2020 BUILDING CODE OF NEW YORK STATE (IBC 2018 WITH AMENDMENTS)
2. NATIONAL ELECTRICAL CODE NFPA 70-17
3. 2020 FIRE CODE OF NEW YORK STATE (IFC 2018 WITH AMENDMENTS)
4. LIGHTNING PROTECTION CODE NFPA 780-2017
5. AMERICAN CONCRETE INSTITUTE 318-14
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION 15TH EDITION
7. EIA/TIA-222 REVISION H
8. TIA 607 FOR GROUNDING
9. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS 81
10. IEEE C2 LATEST EDITION
11. TELCORDIA GR-1275 12. ANSI T1.311

PROJECT DESCRIPTION/SCOPE OF WORK

THIS PROJECT WILL BE COMPRISED OF:

ELITE TOWERS:

INSTALLATION OF NEW EQUIPMENT COMPOUND, 8'-0" HIGH CHAIN LINK FENCE, 150' CONCEALMENT TOWER, MESA CABINET, ELECTRIC METER BANK, ELECTRIC TRANSFORMER, STEEL & CONCRETE BOLLARDS

- NEW 50'-0" x 50'-0" EQUIPMENT COMPOUND WITH 8'-0" CHAIN LINK FENCE. = 1
- NEW 150' CONCEALMENT TOWER = 1
- MESA CABINET = 1
- ELECTRIC METER BANK = 1
- ELECTRIC TRANSFORMER = 1
- STEEL & CONCRETE BOLLARDS = 10

VERIZON WIRELESS:

INSTALLATION OF NEW 2'-0" DIAMETER CONCRETE PIERS, 20'-0" X 10'-0" STEEL EQUIPMENT PLATFORM, EQUIPMENT CABINET, BATTERY CABINET, TELCO CABINET, PPC CABINET, WORK LIGHTS, DISCONNECT SWITCH, CABLE BRIDGE, PANEL ANTENNAS, RRH'S & DIPLEXERS.

- NEW 20'-0" X 10'-0" EQUIPMENT PLATFORM = 1
- NEW EQUIPMENT CABINET = 2
- NEW BATTERY CABINET = 1
- NEW TELCO CABINET = 1
- NEW PPC CABINET = 1
- NEW DISCONNECT SWITCH = 1
- NEW DIPLEXERS/QUADPLEXERS = 4
- NEW CABLE BRIDGE = 1
- NEW PANEL ANTENNAS = 1 PER SECTOR, 3 TOTAL
- NEW RRH - 3 PER SECTOR, 9 TOTAL

YAPHANK FIRE DEPARTMENT:

INSTALLATION OF A NEW EQUIPMENT CABINET ON A CONCRETE PAD, DIPOLE ANTENNA ON THE NEW TOWER, AND CABLING

- NEW CABINET = 1
- NEW DIPOLE ANTENNA = 1
- NEW CABLE = 1

AZIMUTH ENGINEERING P.C.

ELITE TOWERS LP
Wireless Communications Infrastructure Experts



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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SCALE:	DRAWN BY:	CHECKED BY:
AS SHOWN	JCM	JKM

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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4	10/07/25	ADDED 500' LIST	MM	MV
3	06/02/25	ISSUED FOR REVIEW	MM	JWS
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B	02/07/24	ATTORNEY COMMENTS	JCM	JWS
A	12/28/23	REV A REVIEW	JCM	JWS

STATE OF NEW YORK
JEREMY K McKEON
No. 095374
LICENSED PROFESSIONAL ENGINEER

JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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SITE INFORMATION:
SITE NO: COUNTRY FARMS

200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY

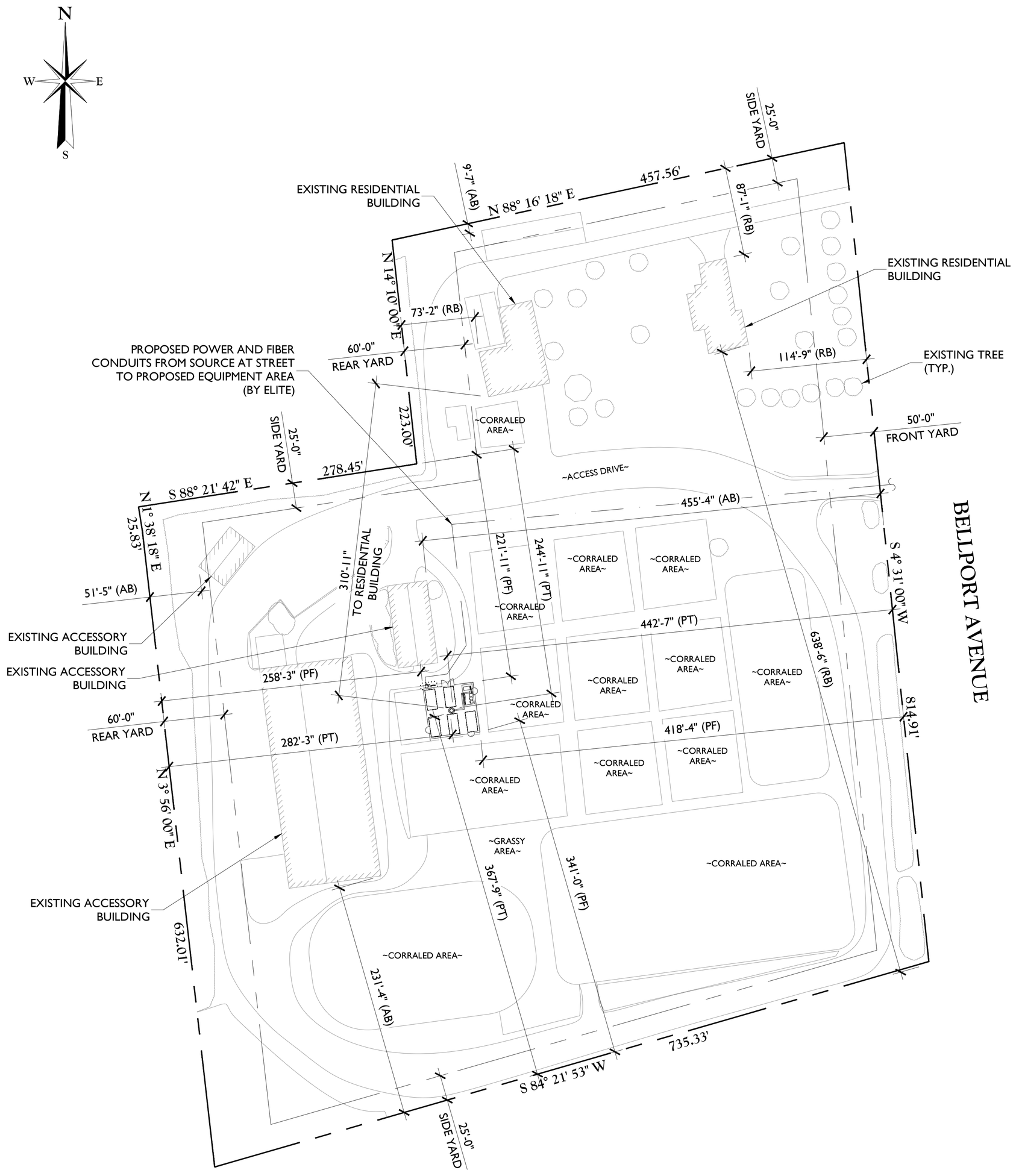
SITE TYPE:
150'-0" CONCEALMENT POLE

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SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
Z-01

Country Farms ZD-REV 4.dwg



NOTES:

1. SITE PLAN BASED ON EXISTING SITE SURVEY DATED 05/21/1990, GOOGLE IMAGERY DATED 04/04/2021 AND THE TOWN OF BROOKHAVEN GIS MAP.
2. FINAL UTILITY DESIGNS SHALL BE CONFIRMED WITH UTILITY COMPANIES.
3. THE PROPOSED USE IS FOR TELECOMMUNICATIONS AND IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY. THEREFORE, POTABLE WATER, SANITARY SEWERS AND ADDITIONAL ON-SITE PARKING ARE NOT REQUIRED.
4. THE FACILITY SHALL BE VISITED ON THE AVERAGE OF ONCE A MONTH FOR MAINTENANCE AND SHALL BE CONTINUOUSLY MONITORED FROM A REMOTE FACILITY FOR BOTH FIRE AND INTRUSION.
5. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
   A. CURRENT PREVAILING MUNICIPAL AND/OR STATE SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
   B. CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
6. CONTRACTOR SHALL CONTACT "NEW YORK UNDERGROUND PLANT LOCATION SERVICE" AT 1-800-962-7962, AND LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF WORK PRIOR TO THE START OF ANY EXCAVATION.
7. CONTRACTOR SHALL COORDINATE AND COMPLY WITH EXISTING UTILITY COMPANY REQUIREMENTS.
8. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
9. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.
10. THERE ARE NO WATER MAINS, SANITARY SEWERS, DRY WELLS, GROUND WATER RECHARGE BINS, OR DETENTION BASINS PROPOSED FOR THE PROPERTY.
11. NO SIGNALS, SIGNS OR TRAFFIC CHANNELIZATION OR PUBLIC ROAD IMPROVEMENTS ARE PROPOSED.
12. THERE ARE NO PROPERTY DEDICATIONS PROPOSED.
13. NO TEMPORARY OFFICES OR STRUCTURES ARE PROPOSED FOR THE SITE.
14. THESE DRAWINGS ARE PROVIDED FOR ZONING APPROVAL. CONSTRUCTION LEVEL DRAWINGS WILL BE DEVELOPED SUBSEQUENT TO THE APPROVAL OF THESE DRAWINGS.

UNDERGROUND SERVICE ALERT - NEW YORK 811
UTILITY NOTIFICATION CENTER OF NEW YORK
(800) 272-4480
WWW.NEWYORK-811.COM

CALL 2 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

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1 SITE PLAN

GRAPHIC SCALE (IN FEET)
64' 32' 0 64' 128'
1/64"=1'-0"

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ELITE TOWERS LP
Wireless Communications Infrastructure Experts



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AS SHOWN	JCM	JKM

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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4	10/07/25	ADDED 500' LIST	MM	MV
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2	05/27/25	ISSUED FOR REVIEW	MM	JWS
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B	02/07/24	ATTORNEY COMMENTS	JCM	JWS
A	12/28/23	REV A REVIEW	JCM	JWS

STATE OF NEW YORK · JEREMY K McKEON · No. 095374 · LICENSED PROFESSIONAL ENGINEER

JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE INFORMATION:
SITE NO: COUNTRY FARMS

200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY

SITE TYPE:
150'-0" CONCEALMENT POLE

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SHEET TITLE:
SITE PLAN & NOTES

SHEET NUMBER:
Z-02

Michael Medina 10/7/2025 10:21:21 AM
Country Farms.2D.REV 4.dwg

Michael Medina 10/7/2025 10:21:21 AM

TOWN OF BROOKHAVEN TABLE OF DIMENSIONAL REGULATIONS §85-177 ZONE: HF - HORSE FARM DISTRICT (PER § 85-367 ZONING REQUIREMENTS OF EXISTING ABUTTING A RESIDENCE 1 ONE-FAMILY ZONE MAY APPLY)*				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMMENTS
MAX HEIGHT (PRINCIPAL)	35'-0" / 2-1/2 STORIES	2-1/2 STORIES	NO CHANGE	COMPLIANT
MIN. AREA (PER HORSE FARM REQUIREMENTS)	10 ACRE	12.68 ACRES	NO CHANGE	COMPLIANT
MAX. BUILDING AREA (PRINCIPAL)	15%	6.7%	NO CHANGE	COMPLIANT
MIN. ROAD FRONTAGE (PRINCIPAL)	175'-0"	814'-9"	NO CHANGE	COMPLIANT
MIN. FRONT YARD (PRINCIPAL)	50'-0"	114'-9" (RB)	418'-4" (PF)	COMPLIANT
MIN. SIDE YARD (EACH) (PRINCIPAL)	25'-0"	87'-1" (RB)	221'-11" (PF)	COMPLIANT
MIN. SIDE YARD (TOTAL) (PRINCIPAL)	75'-0"	725'-7" (RB)	562'-11" (PF)	COMPLIANT
MIN. REAR YARD (PRINCIPAL)	60'-0"	73'-2" (RB)	258'-3" (PF)	COMPLIANT
MAX HEIGHT (ACCESSORY)	18'-0"	N/A	150'-0"	PROPOSED N/A
MIN. SETBACK FROM ANY LOT LINE (ACCESSORY)	10'-0"	9'-7" (AB)	221'-11" (PF)	EXISTING NON-COMPLIANT
MIN. SETBACK FROM STREET (ACCESSORY)	70'-0"	455'-4" (AB)	418'-4" (PF)	COMPLIANT
MAX. LOT COVERAGE (ACCESSORY)	25%	5.1%	5.105%	COMPLIANT

(RB) = RESIDENTIAL BUILDING
(AB) = ACCESSORY BUILDING
(PF) = PROPOSED COMPOUND FENCE
(PT) = PROPOSED TOWER

* = USE VARIANCE REQUIRED

TOWN OF BROOKHAVEN WIRELESS TELECOMMUNICATIONS REGULATIONS				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMMENTS
HEIGHT OF PROPOSED TOWER (§85-788)	-	N/A	150'-0"	COMPLIANT
DISTANCE TO RESIDENTIAL STRUCTURE (§85-788)	-	N/A	310'-11"	COMPLIANT
DISTANCE TO RESIDENTIAL DISTRICT (§85-788)	-	N/A	244'-11"	COMPLIANT
SURROUNDING TREE COVERAGE/FOLIAGE (§85-788)	-	EXISTING TREE BUFFER AROUND PROPERTY	NO CHANGE	COMPLIANT
TOWER SETBACK FROM LOT LINE (§85-788)	150% OF TOWER HEIGHT (225'-0")	N/A	244'-11"	COMPLIANT
SECURITY FENCING (§85-788)	8'-0" HIGH FENCE MIN.	N/A	8'-0" HIGH CHAINLINK FENCE	COMPLIANT
LANDSCAPE BUFFER (§85-788)	LANDSCAPED WITH PLANT MATERIAL BUFFER UNLESS MINIMAL VISUAL IMPACT AT LOCATION	N/A	MINIMAL VISUAL IMPACT DUE TO LOCATION	COMPLIANT
TOWER SEPARATION (§85-786)	5,000'	N/A	~ 3796.00'	NON-COMPLIANT

1 BULK REQUIREMENTS

GRAPHIC SCALE (IN FEET) NO SCALE

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ELITE TOWERS LP
Wireless Communications Infrastructure Experts



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JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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SITE INFORMATION:
SITE NO: COUNTRY FARMS

200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY

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150'-0" CONCEALMENT POLE

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SHEET TITLE:
BULK REQUIREMENTS

SHEET NUMBER: Z-03

Sites Within 5000’ Radius	Distance to Proposed Site
286 Mill Road, Medford, NY 11763	Approx 3,796 Feet



1 EXISTING CONDITIONS WITHIN 5000' RADIUS OF PROPOSED TOWER

GRAPHIC SCALE (IN FEET) NO SCALE

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Wireless Communications Infrastructure Experts

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STATE OF NEW YORK
JEREMY K McKEON
No. 095374
LICENSED PROFESSIONAL ENGINEER

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SHEET TITLE:
EXISTING TOWERS WITHIN 5000'

SHEET NUMBER:
Z-03 A

Michael Medina 10/7/2025 10:21:22 AM
Country Farms ZD REV 4.dwg

Michael Medino 10/7/2025 10:21:23 AM



1 PARTIAL TAX MAP

GRAPHIC SCALE (IN FEET) N.T.S.

AZIMUTH ENGINEERING P.C.

ELITE TOWERS LP
Wireless Communications Infrastructure Experts

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SITE NO: COUNTRY FARMS

200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY

SITE TYPE:
150'-0" CONCEALMENT POLE

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SHEET TITLE:
PARTIAL TAX MAP

SHEET NUMBER:
Z-04

Country Farms 2D REV 4.dwg

Michael Medina 10/7/2025 10:21:24 AM



LEGEND

A1 - A RESIDENCE 1

HF - HORSE FARM RESIDENCE

PRC - PLANNED RETIREMENT COMMUNITY RESIDENCE

NOTE:

AERIAL IMAGE BASED ON GOOGLE MAPS DATA 2021 & TOWN OF BROOKHAVEN, NEW YORK GIS MAP INFORMATION.

1 VICINITY PLAN

GRAPHIC SCALE (IN FEET) N.T.S.

AZIMUTH ENGINEERING P.C.

ELITE TOWERS LP
Wireless Communications Infrastructure Experts

Yaphank Fire Department

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811 Know what's below. Call before you dig.

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SCALE:	DRAWN BY:	CHECKED BY:
AS SHOWN	JCM	JKM

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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4	10/07/25	ADDED 500' LIST	MM	MV
3	06/02/25	ISSUED FOR REVIEW	MM	JWS
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1	08/24/24	ISSUED FOR PERMIT	SC	JWS
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B	02/07/24	ATTORNEY COMMENTS	JCM	JWS
A	12/28/23	REV A REVIEW	JCM	JWS

STATE OF NEW YORK
JEREMY K McKEON
No. 095374
LICENSED PROFESSIONAL ENGINEER

JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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MEDFORD, NY 11763
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SHEET TITLE:
VICINITY PLAN

SHEET NUMBER:
05 Z-05

Michael Medina 10/7/2025 10:21:24 AM

0-500' LIST

Subject Parcel:

200	BELLPORT AVE	0200-609.00-02.00-002.003	117 - Horse Farms	12.69	COUNTRY FARMS LLC	200 BELLPORT AVE	MEDFORD, NY 11763 -

PHYS HOUSE	PHYS STREET	SCTM FULL	PROPERTY TYPE	ACRES	OWNER NAME OWNER NAME 2	OWNER ADDRESS	OWNER CITY, STATE, ZIP
260	MILL RD	0200-609.00-01.00-001.000	120 - Field Crops	11.50	YAPHANK FIRE DISTRICT	31 MAIN ST	YAPHANK, NY 11980 -
244	COUNTRY RD	0200-609.00-02.00-001.002	215 - One Family Res w/ Accessory Apt	0.98	PEREIRA JOAO & ASHLEY	244 A COUNTRY RD	MEDFORD, NY 11763 -
244	COUNTRY RD	0200-609.00-02.00-001.004	210 - One Family Year-Round Residence	1.37	WILLMER LEANNE L & GAMBINO PEYTON	244 C COUNTRY RD	MEDFORD, NY 11763 -
244	COUNTRY RD	0200-609.00-02.00-001.005	210 - One Family Year-Round Residence	0.96	IPPOLITO DAVID & DIANE	244 B COUNTRY RD	MEDFORD, NY 11763 -
244	COUNTRY RD	0200-609.00-02.00-001.006	210 - One Family Year-Round Residence	1.09	PEREIRA ELISIO	244 D COUNTRY RD	MEDFORD, NY 11763 -
220	BELLPORT AVE	0200-609.00-02.00-002.006	210 - One Family Year-Round Residence	1.33	PAUCIULLO ERNEST	220 BELLPORT AVE	MEDFORD, NY 11763 -
8207824	BELLPORT AVE	0200-609.00-02.00-002.008	311 - Residential Vacant Land	0.91	SCUTERI MICHAEL	12 MILLDOWN RD	YAPHANK, NY 11980 -
8207825	BELLPORT AVE	0200-609.00-02.00-002.009	311 - Residential Vacant Land	1.15	AHMAD PAULINE & SHAMRAZ Q	4 BUCKS HILL RD	MEDFORD, NY 11763 -
222	BELLPORT AVE	0200-609.00-02.00-002.010	210 - One Family Year-Round Residence	1.33	MCCANN JAMES & MELISSA (UX)	222 BELLPORT AVE	MEDFORD, NY 11763 -
242	COUNTRY RD	0200-609.00-02.00-002.012	210 - One Family Year-Round Residence	0.92	PESCE SEAN P & RAPPOLD KELLY	242 COUNTRY RD	YAPHANK, NY 11980 -
8207822	COUNTRY RD	0200-609.00-02.00-002.013	311 - Residential Vacant Land	1.04	LIERE KEITH D	PO BOX 641	YAPHANK, NY 11980 -
211	BELLPORT AVE	0200-609.00-02.00-003.001	210 - One Family Year-Round Residence	1.48	LEAL ANA CRISTINA	211 BELLPORT AVE	YAPHANK, NY 11980 -
209	BELLPORT AVE	0200-609.00-02.00-003.002	210 - One Family Year-Round Residence	1.48	SCLAFANI ANTHONY & SUSAN	209 BELLPORT AVE	MEDFORD, NY 11763 -
219	BELLPORT AVE	0200-609.00-02.00-004.004	210 - One Family Year-Round Residence	0.99	BESTENHEIDER DWAYNE BESTENHEIDER MARYELLEN	219 BELLPORT AVE	MEDFORD, NY 11763 -
199	BELLPORT AVE	0200-609.00-02.00-019.002	210 - One Family Year-Round Residence	1.43	COOK DENNIS J & CAROLYN M	199 BELLPORT AVE	MEDFORD, NY 11763 -
201	BELLPORT AVE	0200-609.00-02.00-019.003	210 - One Family Year-Round Residence	1.43	WEINER ALAN PHILLIP	201 BELLPORT AVE	MEDFORD, NY 11763 -
203	BELLPORT AVE	0200-609.00-02.00-019.004	210 - One Family Year-Round Residence	1.47	TONYES KAREN	203 BELLPORT AVE	MEDFORD, NY 11763 -
215	BELLPORT AVE	0200-609.00-02.00-020.002	210 - One Family Year-Round Residence	0.96	MAFFEI DIANE & KENNETH	215 BELLPORT AVE	MEDFORD, NY 11763 -
217	BELLPORT AVE	0200-609.00-02.00-020.003	215 - One Family Res w/ Accessory Apt	0.96	NUNEZ MARIA	217 BELLPORT AVE	MEDFORD, NY 11763 -
224	COUNTRY RD	0200-609.00-02.00-022.000	210 - One Family Year-Round Residence	0.97	BAUDIER JARROD & BARBARA (UX)	224 A COUNTRY RD	MEDFORD, NY 11763 -
2500334M	MILL RD	0200-609.00-04.00-063.007	330 - Commercial Vacant Land	21.91	MEADOWBROOK POINTE LINKS HOMEOWNERS ASSN INC	1 DUPONT ST	PLAINVIEW, NY 11803 -
270	MILL RD	0200-634.00-01.00-003.024	853 - Sewage and Water Pollution's Control	2.92	MEADOWBROOK POINTE LINKS HOMEOWNERS ASSN INC	1 DUPONT ST	PLAINVIEW, NY 11803 -
2500335	MILL RD	0200-634.00-01.00-003.026	330 - Commercial Vacant Land	2.29	BEECHWOOD MILL POND BUILDING CORP	200 ROBBINS LN STE D1	JERICHO, NY 11753 -
2500491	AUGUSTA DR	0200-634.00-01.00-003.027	311 - Residential Vacant Land	13.75	BEECHWOOD MILL POND BUILDING CORP	200 ROBBINS LN STE D1	JERICHO, NY 11753 -
122	FIRE RD	0200-634.00-01.00-004.000	215 - One Family Res w/ Accessory Apt	5.00	SMITH EUGENE	152 LINCOLN RD	YAPHANK, NY 11980 -
224	COUNTRY RD	0200-634.00-01.00-005.001	210 - One Family Year-Round Residence	3.10	MELSON EDDIE II & LESLIE	224 C COUNTRY RD	MEDFORD, NY 11763 -
224	COUNTRY RD	0200-634.00-01.00-005.002	210 - One Family Year-Round Residence	0.92	MARCANO DOROTHY E & LYSTRA MARCANO & DOUGLAS JOHNSON	224 B COUNTRY RD	MEDFORD, NY 11763 -
188	BELLPORT AVE	0200-634.00-01.00-006.005	210 - One Family Year-Round Residence	9.50	CAROL ANN PROPERTIES LLC	60 WHITE ST	NORTH BABYLON, NY 11703 -
8208020	BELLPORT AVE	0200-634.00-01.00-007.000	311 - Residential Vacant Land	1.05	MEHLING LOUISE E % KAPURA	41 LITTLE FALLS RD	CEDAR GROVE, NJ 07009 -
191	BELLPORT AVE	0200-634.00-02.00-001.001	210 - One Family Year-Round Residence	1.00	SKALA KEITH & SUSAN	191 BELLPORT AVE	MEDFORD, NY 11763 -
185	BELLPORT AVE	0200-634.00-02.00-002.000	210 - One Family Year-Round Residence	3.04	PERRY ROY	185 BELLPORT AVE	MEDFORD, NY 11763 -
183	BELLPORT AVE	0200-634.00-02.00-003.000	210 - One Family Year-Round Residence	0.36	HUGHES ADAM N & LINDSAY NICOLE MCDONALD	183 BELLPORT RD	MEDFORD, NY 11763 - 0000
179	BELLPORT AVE	0200-634.00-02.00-004.000	210 - One Family Year-Round Residence	2.00	HOCKENBROCHT LEANNE N	179 BELLPORT RD	MEDFORD, NY 11763 - 0000
197	BELLPORT AVE	0200-634.00-02.00-040.000	210 - One Family Year-Round Residence	1.42	HINES THOMAS J & PENNY	197 BELLPORT RD	MEDFORD, NY 11763 -
195	BELLPORT AVE	0200-634.00-02.00-041.000	210 - One Family Year-Round Residence	1.40	WEIL TAMMY	195 BELLPORT RD	MEDFORD, NY 11763 -
193	AUGUSTA DR	0200-634.10-01.00-001.000	412 - Condominiums		KALOGERAS NADINE	193 AUGUSTA DR	MEDFORD, NY 11763 - 0000
194	AUGUSTA DR	0200-634.10-01.00-002.000	412 - Condominiums		ANDERSON DEAN FRANK & SANDRA LEE	194 AUGUSTA DR	MEDFORD, NY 11763 - 0000
195	AUGUSTA DR	0200-634.10-01.00-003.000	210 - One Family Year-Round Residence		DICKERSON HALINA	195 AUGUSTA DR	MEDFORD, NY 11763 - 0000
196	AUGUSTA DR	0200-634.10-01.00-004.000	412 - Condominiums		ARENA DONNA & ARENA RONALD	196 AUGUSTA DR	MEDFORD, NY 11763 -
197	SAND HILLS LN	0200-634.10-01.00-005.000	412 - Condominiums		WALDMAN JANET	197 SAND HILLS LN	MEDFORD, NY 11763 - 0000
198	SAND HILLS LN	0200-634.10-01.00-006.000	412 - Condominiums		LANDA MARTIN & MARIA L/E MARTIN & MARIA LANDA IRREVOCABLE TRUST	198 SAND HILLS LN	MEDFORD, NY 11763 - 0000
199	SAND HILLS LN	0200-634.10-01.00-007.000	412 - Condominiums		BECKER MARJORIE	199 SAND HILLS LN	MEDFORD, NY 11763 - 0000
200	SAND HILLS LN	0200-634.10-01.00-008.000	412 - Condominiums		GERSTEL BARBARA & RICHARD	200 SAND HILLS LN	MEDFORD, NY 11763 - 0000
201	SAND HILLS LN	0200-634.10-01.00-009.000	412 - Condominiums		DIGIANNO 2024 IRREVOCABLE FAMILY TRUST DIGIANNO DAWN HARE TRUSTEE	201 SAND HILLS LN	MEDFORD, NY 11763 - 0000
202	SAND HILLS LN	0200-634.10-01.00-010.000	412 - Condominiums		TUFARO LEONARD & RITA	202 SAND HILLS LN	MEDFORD, NY 11763 - 0000
203	SAND HILLS LN	0200-634.10-01.00-011.000	412 - Condominiums		ABRUZZO 2020 IRREVOCABLE FAMILY TRUST JOSEPH C ABRUZZO & ANDREA KERR-ABRUZZO TTEES	203 SAND HILLS LN	MEDFORD, NY 11763 - 0000
204	SAND HILLS LN	0200-634.10-01.00-012.000	412 - Condominiums		CELEBRE CATHERINE & CELEBRE ROBERT LOUIS	204 SAND HILLS LN	MEDFORD, NY 11763 - 0000
205	SAND HILLS LN	0200-634.10-01.00-013.000	412 - Condominiums		CIAVARELLA 2021 IRREV FAMILY TRUST THOMAS CIAVARELLA & LAUREN ALFANO TTEES	205 SAND HILLS LN	MEDFORD, NY 11763 - 0000
206	SAND HILLS LN	0200-634.10-01.00-014.000	412 - Condominiums		DAILEY FAMILY TRUST BERNARD M & MARIAN B DAILEY TRUSTEES	206 SAND HILLS LN	MEDFORD, NY 11763 -
207	SAND HILLS LN	0200-634.10-01.00-015.000	412 - Condominiums		THE GOTTFRIED FAMILY TRUST ELISE RIEGGER & MARK GOTTFRIED AS CO-TRUSTEES	207 SAND HILLS LN	MEDFORD, NY 11763 - 0000
208	SAND HILLS LN	0200-634.10-01.00-016.000	412 - Condominiums		PLATYAN FAMILY IRREVOCABLE TRUST BRIAN STEVEN PLATYAN TRUSTEE	208 SAND HILLS LN	MEDFORD, NY 11763 - 0000
209	SAND HILLS LN	0200-634.10-01.00-017.000	412 - Condominiums		KAPPS FAMILY TRUST R A MELE & C ONIELL & J KAPPS TRUSTEES	209 SAND HILLS LN	MEDFORD, NY 11763 - 0000
210	SAND HILLS LN	0200-634.10-01.00-018.000	412 - Condominiums		APPELBAUM REVOCABLE TRUST HOWARD APPELBAUM & ELLEN APPELBAUM TTEE	210 SAND HILLS LN	MEDFORD, NY 11763 - 0000
211	SAND HILLS LN	0200-634.10-01.00-019.000	412 - Condominiums		THE JOANN CERCIELLO FAMILY TRUST	211 SAND HILLS LN	MEDFORD, NY 11763 - 0000
241	SAND HILLS LN	0200-634.10-01.00-049.000	412 - Condominiums		FILANGERI EDWARD & MARYLOU	241 SAND HILLS LN	MEDFORD, NY 11763 -
242	SAND HILLS LN	0200-634.10-01.00-050.000	412 - Condominiums		MINDY MYLETT IRREVOCABLE TRUST JOSHUA S MYLETT TRUSTEE	242 SAND HILLS LN	MEDFORD, NY 11763 -
243	SAND HILLS LN	0200-634.10-01.00-051.000	412 - Condominiums		ONEILL FAMILY TRUST DEEHAN KARA FRANCES TRUSTEE	243 SAND HILLS LN	MEDFORD, NY 11763 - 0000
244	SAND HILLS LN	0200-634.10-01.00-052.000	412 - Condominiums		ROTH FAMILY TRUST JAIME ROTH AS TRUSTEE	244 SAND HILLS LN	MEDFORD, NY 11763 - 0000
245	SAND HILLS LN	0200-634.10-01.00-053.000	412 - Condominiums		THE DELIA 2022 IRREVOCABEL FAMILY TRUST DENISE LIPTON TRUSTEE	245 SAND HILLS LN	MEDFORD, NY 11763 - 0000
246	SAND HILLS LN	0200-634.10-01.00-054.000	412 - Condominiums		SPERA JAMES & HOCHMAN DEBRA	246 SAND HILLS LN	MEDFORD, NY 11763 - 0000
247	SAND HILLS LN	0200-634.10-01.00-055.000	412 - Condominiums		MANNING FAMILY TRUST ILYSE R KANTOR&JOEL B&JEFFREY I MANNING TSTEES	247 SAND HILLS LN	MEDFORD, NY 11763 - 0000
248	SAND HILLS LN	0200-634.10-01.00-056.000	412 - Condominiums		PALOMBO LORRAINE & PALOMBO RICHARD	248 SAND HILLS LN	MEDFORD, NY 11763 -
249	SAND HILLS LN	0200-634.10-01.00-057.000	412 - Condominiums		FRYZEL JOSEPH PATRICK & NANCY LINDSAY	249 SAND HILLS LN	MEDFORD, NY 11763 - 0000
250	SAND HILLS LN	0200-634.10-01.00-058.000	412 - Condominiums		MARRERO HAROLD & TAMMY	250 SAND HILLS LN	MEDFORD, NY 11763 -
251	SAND HILLS LN	0200-634.10-01.00-059.000	412 - Condominiums		LEWKOWSKY SANDRA	251 SAND HILLS LN	MEDFORD, NY 11763 - 0000
252	SAND HILLS LN	0200-634.10-01.00-060.000	412 - Condominiums		RAAD JACQUELINE	252 SAND HILLS LN	MEDFORD, NY 11763 - 0000
253	SAND HILLS LN	0200-634.10-01.00-061.000	412 - Condominiums		SANDERS SHARI	253 SAND HILLS LN	MEDFORD, NY 11763 - 0000
277	AUGUSTA DR	0200-634.10-01.00-085.000	412 - Condominiums		MCPHILLIPS GERALD F	277 AUGUSTA DR	MEDFORD, NY 11763 - 0000
278	AUGUSTA DR	0200-634.10-01.00-086.000	412 - Condominiums		VETRI PAUL	278 AUGUSTA DR	MEDFORD, NY 11763 - 0000
279	AUGUSTA DR	0200-634.10-01.00-087.000	412 - Condominiums		BASILE JEAN	279 AUGUSTA DR	MEDFORD, NY 11763 - 0000
280	AUGUSTA DR	0200-634.10-01.00-088.000	412 - Condominiums		LAMOUREUX JANET	280 AUGUSTA DR	MEDFORD, NY 11763 - 0000

1 PROPERTY OWNERS LIST

Country Farms 2D REV 4.dwg

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ELITE TOWERS LP
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AS SHOWN	JCM	JKM

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4	10/07/25	ADDED 500' LIST	MM	MV
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NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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SITE INFORMATION:
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200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY

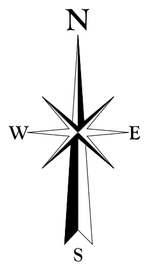
SITE TYPE:
150'-0" CONCEALMENT POLE

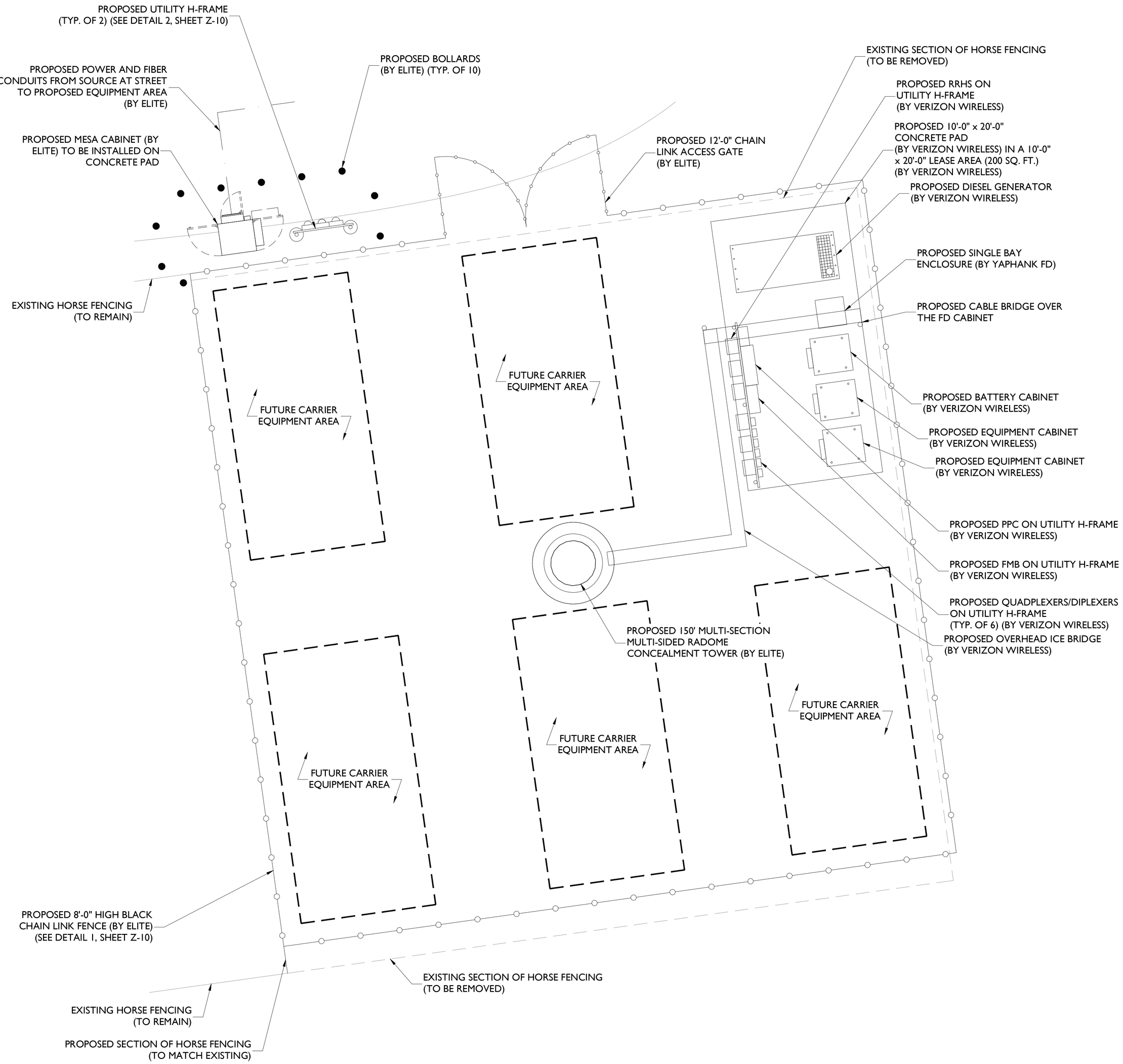
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SHEET TITLE:
200' & 500' PROPERTY OWNERS LIST

SHEET NUMBER:
Z-06

Michael Medina 10/7/2025 10:21:26 AM





1 COMPOUND PLAN

GRAPHIC SCALE (IN FEET) 4 0 4 8

SCALE : 1/4" = 1'-0" FOR 22"x34" DRAWINGS
SCALE : 1/8" = 1'-0" FOR 11"x17" DRAWINGS

AZIMUTH ENGINEERING P.C.

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AS SHOWN	JCM	JKM

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B	02/07/24	ATTORNEY COMMENTS	JCM	JWS
A	12/28/23	REV A REVIEW	JCM	JWS

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JEREMY K McKEON
No. 095374
LICENSED PROFESSIONAL ENGINEER

JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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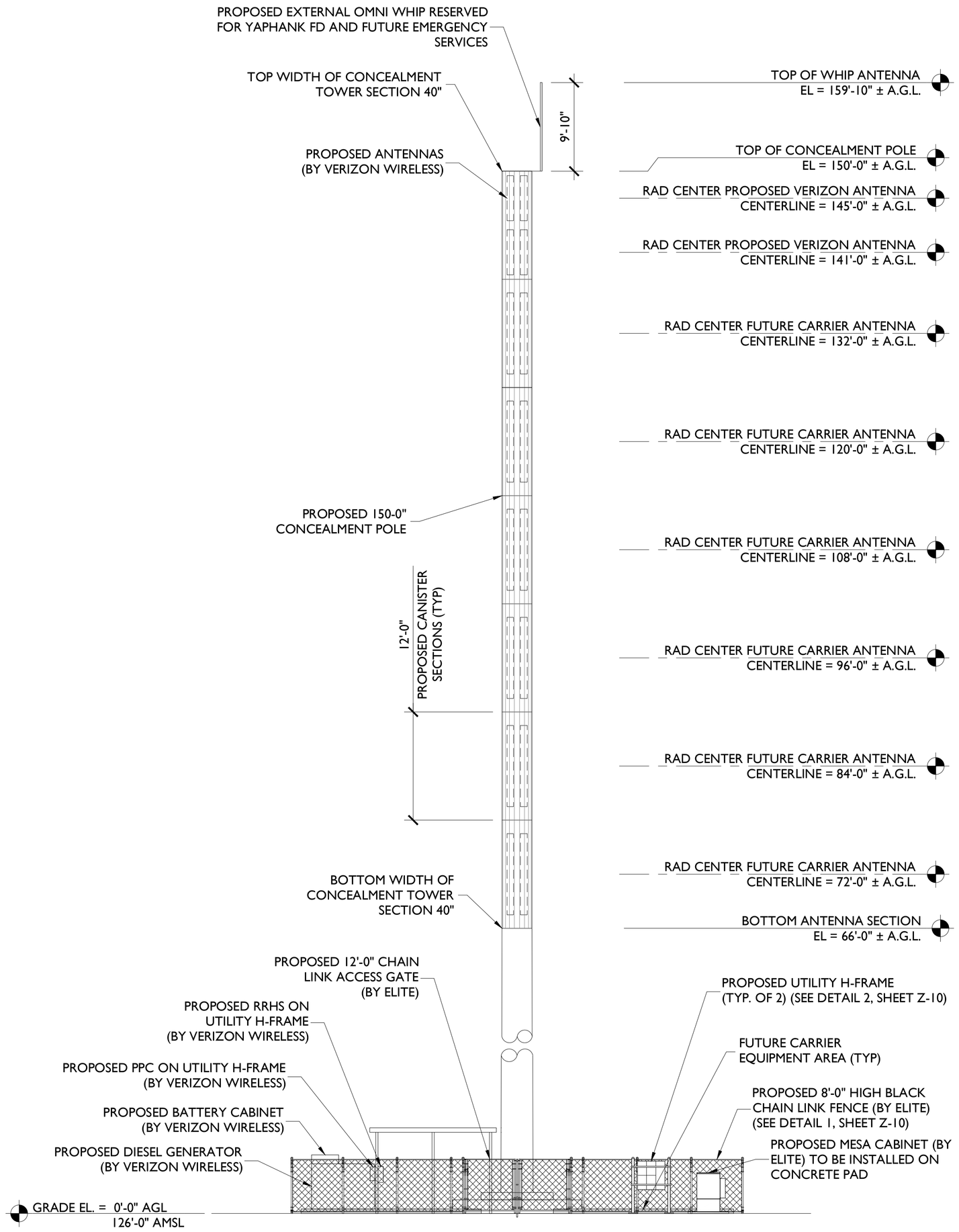
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SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER:
Z-07

Country Farms ZD-REV 4.dwg

Michael Medina 10/7/2025 10:21:26 AM



1 NORTH ELEVATION

GRAPHIC SCALE (IN FEET) 8 0 8 16

SCALE : 1/8" = 1'-0" FOR 22"x34" DRAWINGS
SCALE : 1/16" = 1'-0" FOR 11"x17" DRAWINGS

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200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY

SITE TYPE:
150'-0" CONCEALMENT POLE

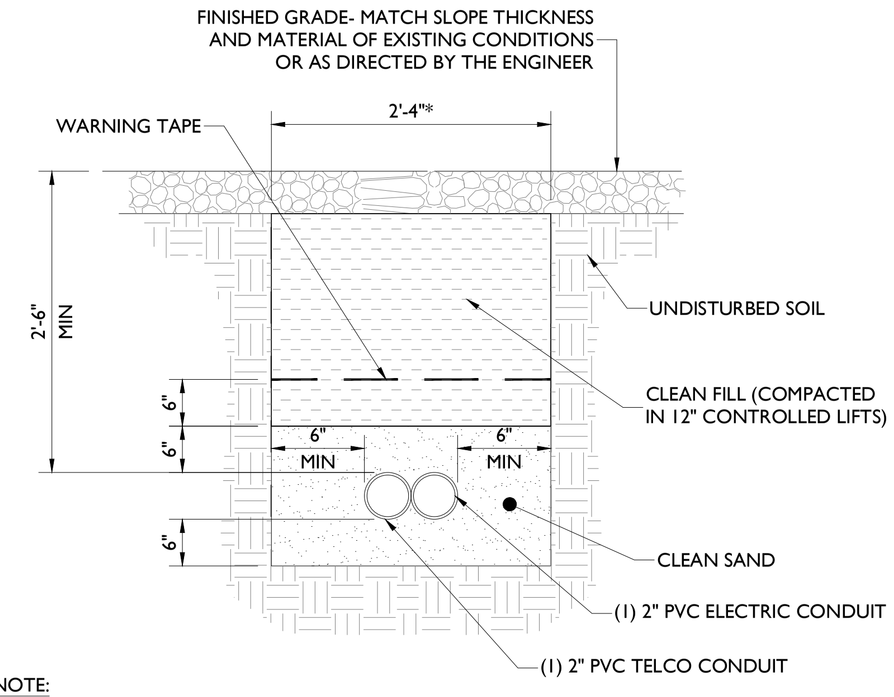
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SHEET TITLE:
ELEVATION

SHEET NUMBER:
Z-08

Country Farms_ZD_REV 4.dwg

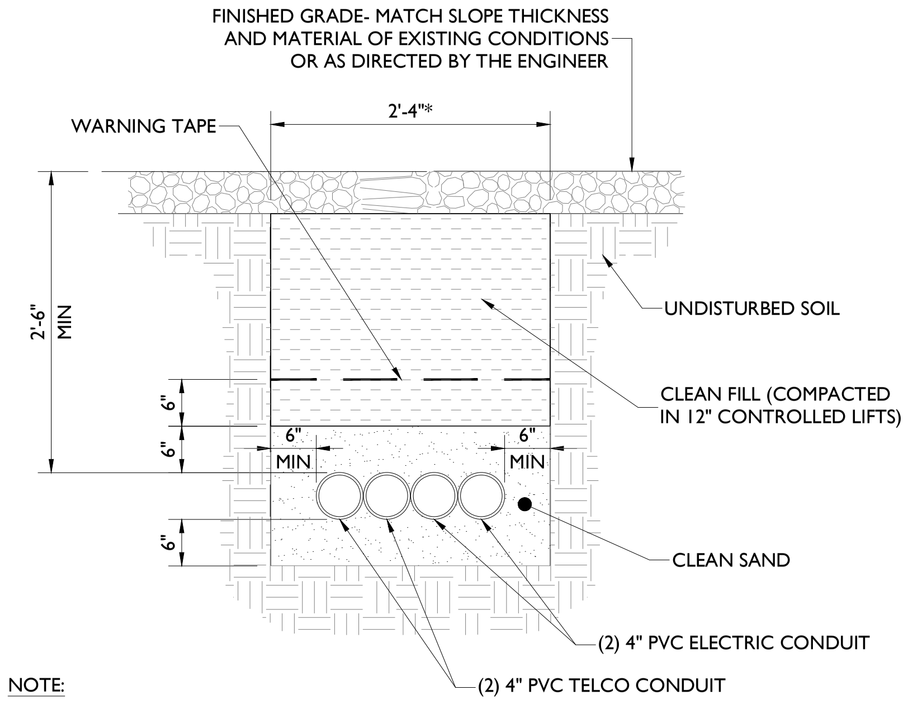
Michael Medina 10/7/2025 10:21:27 AM



NOTE:

1. MINIMUM SEPARATION PER TELCO AND UTILITY COMPANY REQUIREMENTS.

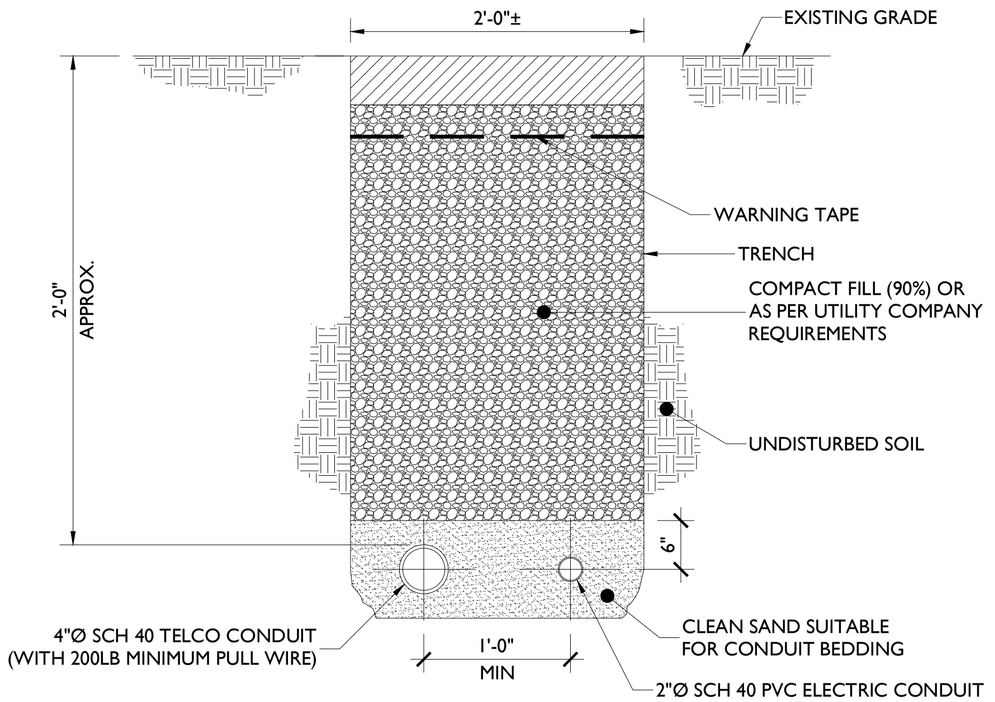
1 DEMARC TO SHELTER TRENCHING DETAIL — GRAPHIC SCALE (IN FEET) — N.T.S.



NOTE:

1. MINIMUM SEPARATION PER TELCO AND UTILITY COMPANY REQUIREMENTS.

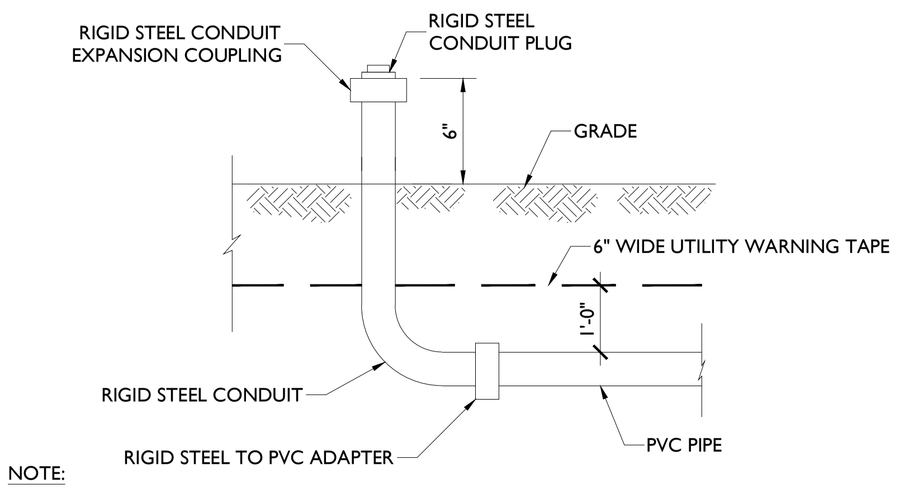
2 SOURCE TO DEMARC TRENCHING DETAIL — GRAPHIC SCALE (IN FEET) — N.T.S.



NOTE:

1. IF FREE OR ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL.
2. IF NOT, PROVIDE CLEAN, COMPATIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
3. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE, CONTRACTOR SHALL HAND DIG U/G TRENCHING.

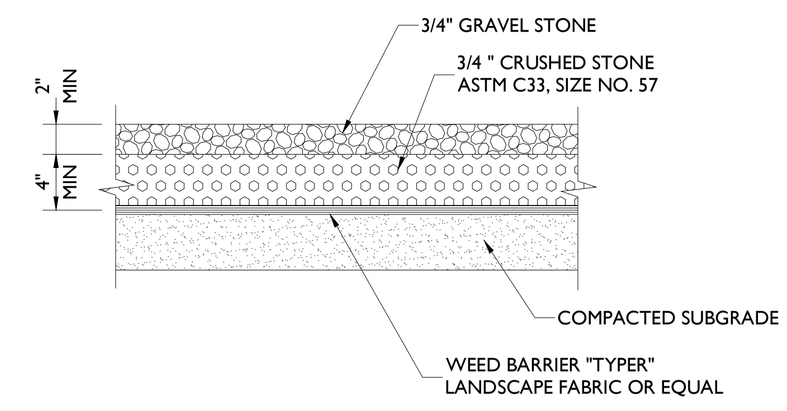
3 JOINT SERVICE TRENCH DETAIL — GRAPHIC SCALE (IN FEET) — N.T.S.



NOTE:

1. IF COMBINATION METAL AND PVC CONDUIT RUIN IS INSTALLED E.C. SHALL BOND METAL CONDUIT TO SERVICE PANEL.
2. IF PVC CONDUIT IS EXTENDED ABOVE GROUND ALL SWEEPS AND CONDUIT ABOVE GROUND TO SCH. 80

4 TYPICAL UNDERGROUND CONDUIT STUB-UP — GRAPHIC SCALE (IN FEET) — N.T.S.



5 GRAVEL COMPOUND DETAIL — GRAPHIC SCALE (IN FEET) — N.T.S.

NOTE:

1. LIGHT FIXTURE MUST BE DARK SKY COMPLIANT.
2. LIGHTS MUST BE SHIELDED DOWNWARD, NOT ILLUMINATING OR GLARING OFFSITE.
3. LIGHT WILL BE SWITCH-ENABLED NOT MOTION SENSORED. THE SWITCH WILL ALSO HAVE A TIMER TO PREVENT THE LIGHT BEING LEFT ON WHEN NOT NEEDED.

LIGHTING FIXTURE SCHEDULE					
MFG. & CAT. NO.	FIX. WATT	LAMP TYPE	NO. LAMP / WATT	FINISH	MOUNTING/HT.
RAB LIGHTING - SLIM12Y	12	LED	1	BRONZE	POST MTD. @ 11'-0" A.G.L.



6 TIMED LIGHT & OUTLET DETAIL — GRAPHIC SCALE (IN FEET) — N.T.S.

RAB

slim12y_dlf2201107-1a.ies

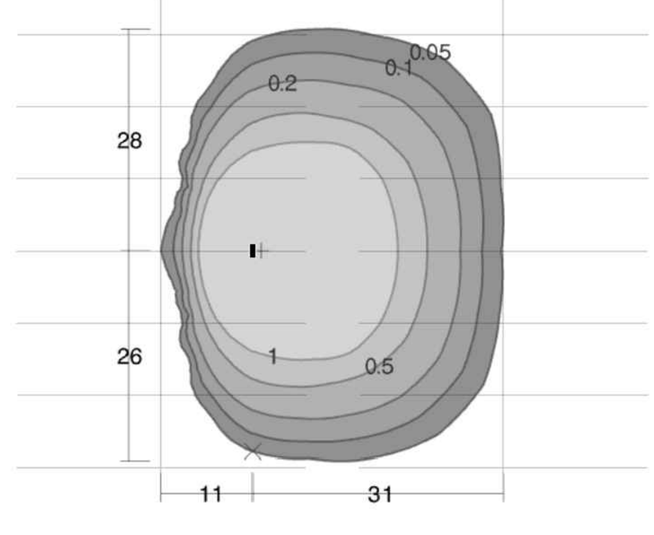
RAB LIGHTING INC.
SLIM12Y/D10
Single (Poletop, Yolk, Bollard)

2024-Jan-03
Page 1/1



Luminaire Watts	15 W
Ballast/Driver Factor	1.00
Light Loss Factor	1.00
Total Proration Factor	1.00
Luminaire Lumens	2006 lms

11 ft



Min: 0.05 fc
Max/Avg: 7.9
Avg: 1.0 fc
Avg/Min: 21
Max: 8.2 fc
Max/Min: 164

Version 1.3.0

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SCALE:	DRAWN BY:	CHECKED BY:
AS SHOWN	JCM	JKM

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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4	10/07/25	ADDED 500' LIST	MM	MV
3	06/02/25	ISSUED FOR REVIEW	MM	JWS
2	05/27/25	ISSUED FOR REVIEW	MM	JWS
1	08/24/24	ISSUED FOR PERMIT	SC	JWS
0	02/12/24	ISSUED FOR PERMIT	JCM	JWS
B	02/07/24	ATTORNEY COMMENTS	JCM	JWS
A	12/28/23	REV A REVIEW	JCM	JWS

STATE OF NEW YORK
JEREMY K McKEON
No. 095374
LICENSED PROFESSIONAL ENGINEER

JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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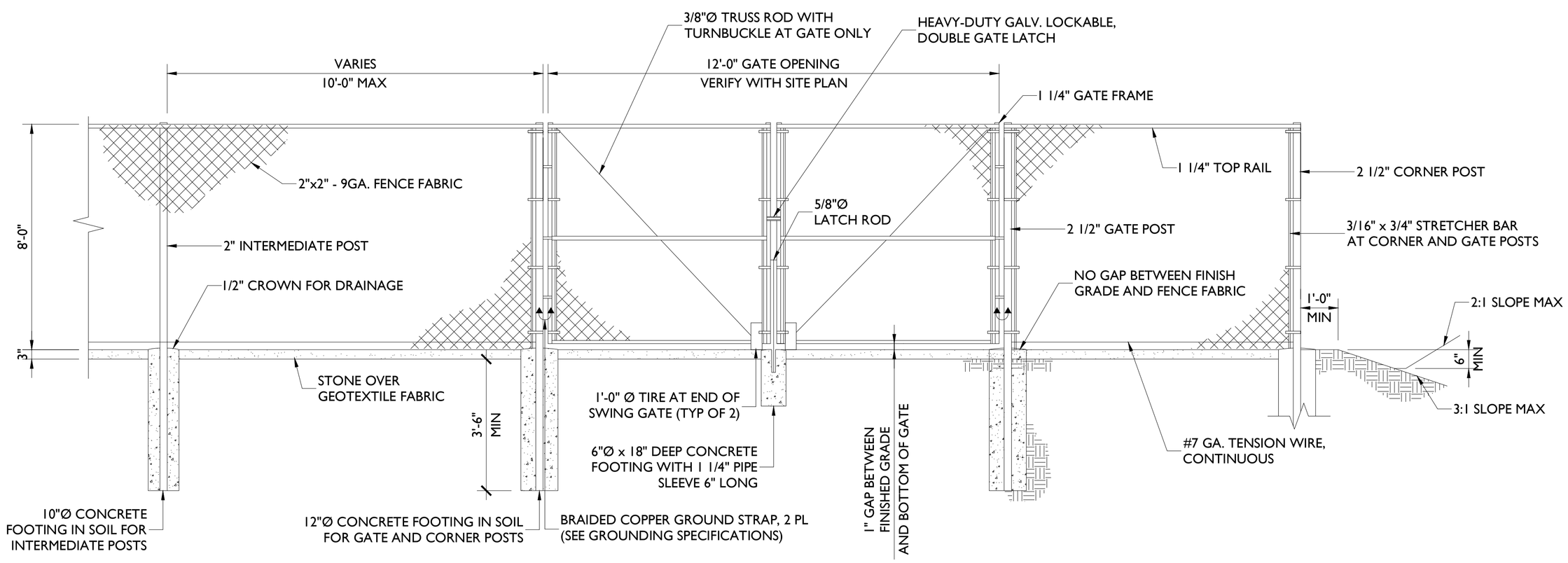
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SHEET TITLE:
CONSTRUCTION DETAILS - 1

SHEET NUMBER:
Z-09

Country Farms.ZD.REV 4.dwg

Michael Medina 10/7/2025 10:21:28 AM

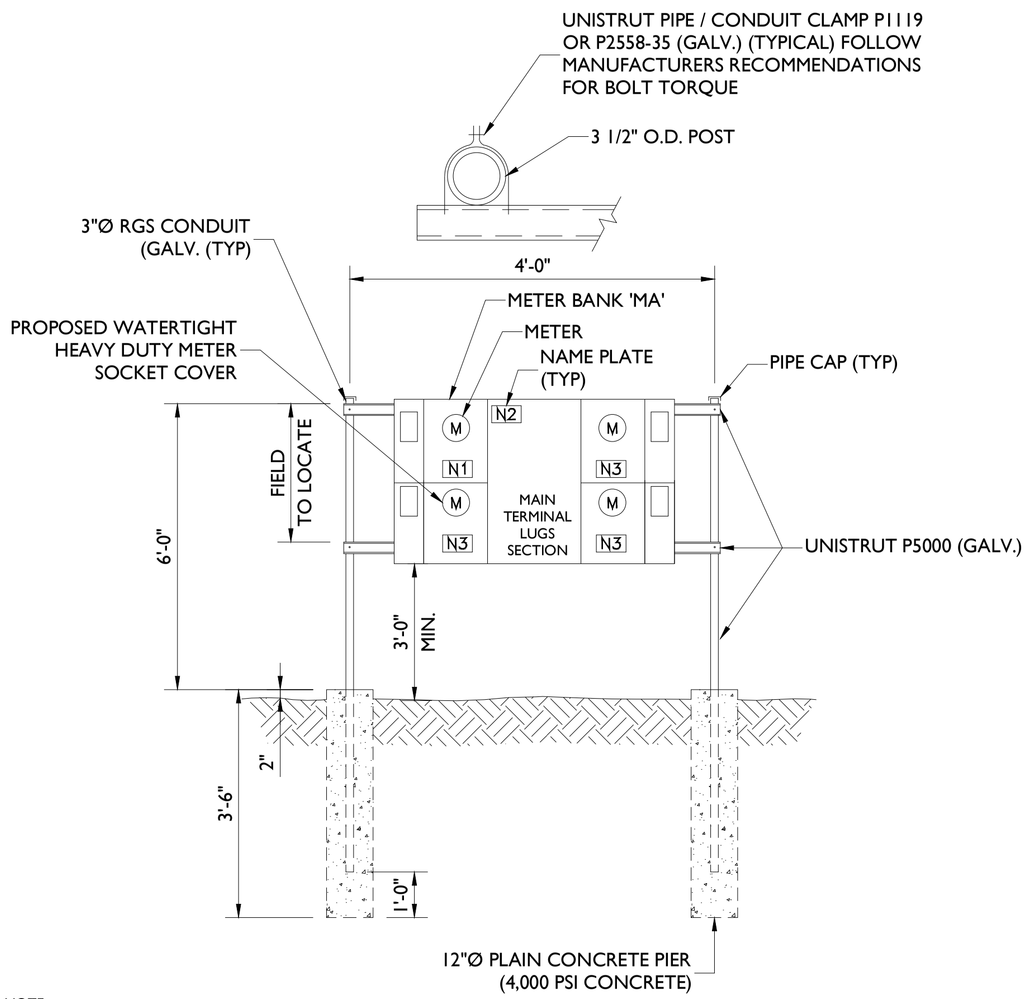


TYPICAL CHAIN LINK FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2"Ø SCHEDULE 40 FOR GATE WIDTHS UP THROUGH 4 FEET PER ASTM-F1083.
2. LINE POST: 2"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/2'Ø SCHEDULE 40 PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/2"Ø SCHEDULE 40 PER ASTM-F1083
5. FABRIC" 12-GAUGE CORE WIRE SIZE 2-INCH MESH, CONFORMING TO ASTM-A392
6. TIE WIRE: MINIMUM 11-GAUGE GALV. STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG WITH FABRIC 14-GAUGE, 4-POINT BARBS SPACED ON APPROXIMATELY 5 INCH CENTERS (BLACK)
7. TENSION WIRE: 7-GAUGE GALV, STEEL.
8. GATE LATCH: DROP DOWN LOCKABLE FORK LATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
9. HEIGHT = 8FT VERTICAL.
10. ALL FENCE COMPONENTS SHALL BE BLACK VINYL COATED INCLUDING CHAIN LINK FENCING.

1 FENCE & ACCESS GATE DETAIL

GRAPHIC SCALE (IN FEET) N.T.S.



NOTE:

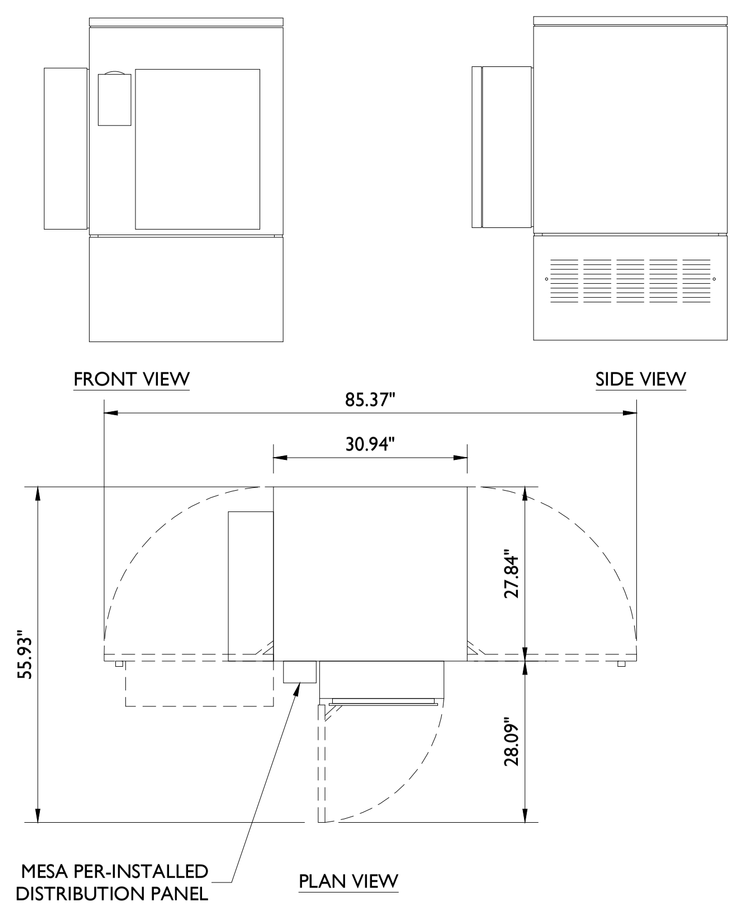
1. MOUNT METER BANK AND MAIN LUGS SECTION PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.

2 MULTI POWER METER BANK MOUNTING DETAIL

GRAPHIC SCALE (IN FEET) N.T.S.

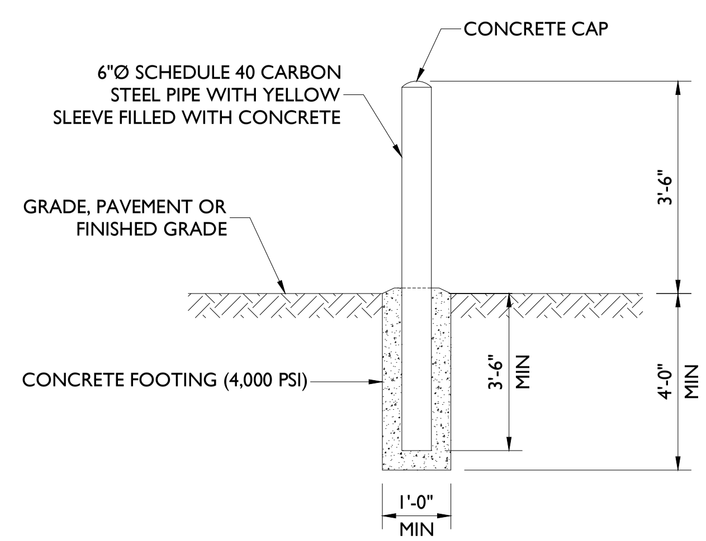
NOTE:

CABINET TO BE INSTALLED ON H-FRAME PER MANUFACTURER'S SPECIFICATIONS TO BE ELEVATED ABOVE FLOOD ELEVATION



3 MESA CABINET DETAIL

GRAPHIC SCALE (IN FEET) N.T.S.



4 BOLLARD DETAIL

GRAPHIC SCALE (IN FEET) N.T.S.

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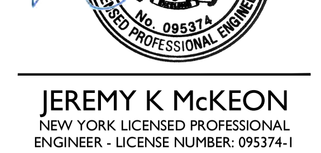


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AS SHOWN	JCM	JKM

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4	10/07/25	ADDED 500' LIST	MM	MV
3	06/02/25	ISSUED FOR REVIEW	MM	JWS
2	05/27/25	ISSUED FOR REVIEW	MM	JWS
1	08/24/24	ISSUED FOR PERMIT	SC	JWS
0	02/12/24	ISSUED FOR PERMIT	JCM	JWS
B	02/07/24	ATTORNEY COMMENTS	JCM	JWS
A	12/28/23	REV A REVIEW	JCM	JWS



JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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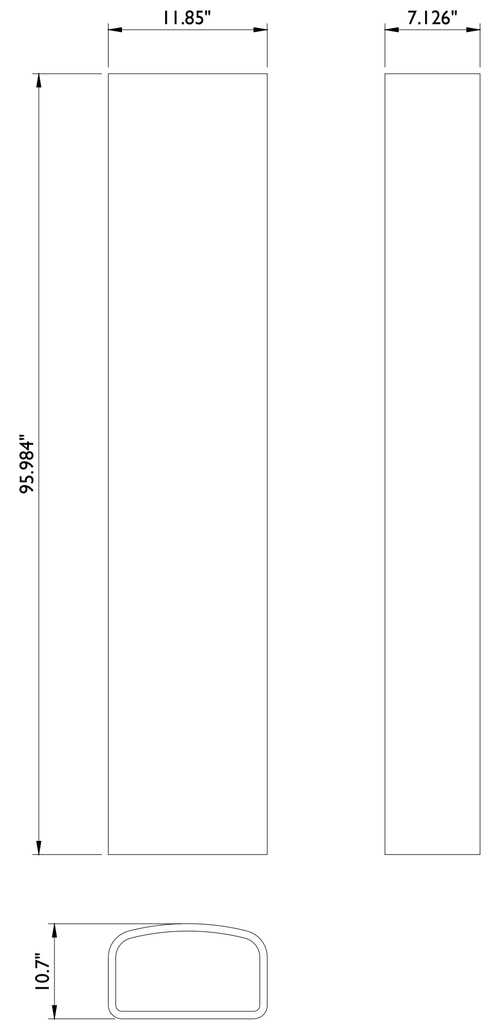
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SHEET TITLE:
CONSTRUCTION DETAILS - 2

SHEET NUMBER: Z-10

Country Farms.ZD.REV. 4.dwg

Michael Medina 10/7/2025 10:21:29 AM



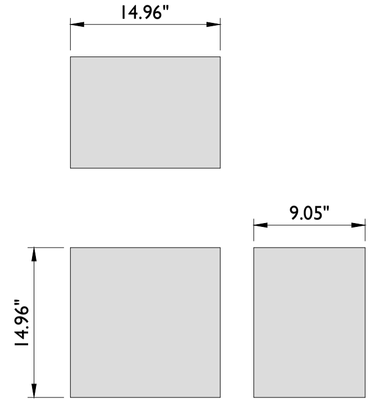
WEIGHT = 61.95 LBS
ANTENNA FACE AREA = 6 SQ. FT.
JMA WIRELESS - NHHSS-65C-R3B

NOTES:

1. DIMENSIONS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF CONSTRUCTION

1 ANTENNA DETAILS

GRAPHIC SCALE (IN FEET) N.T.S.



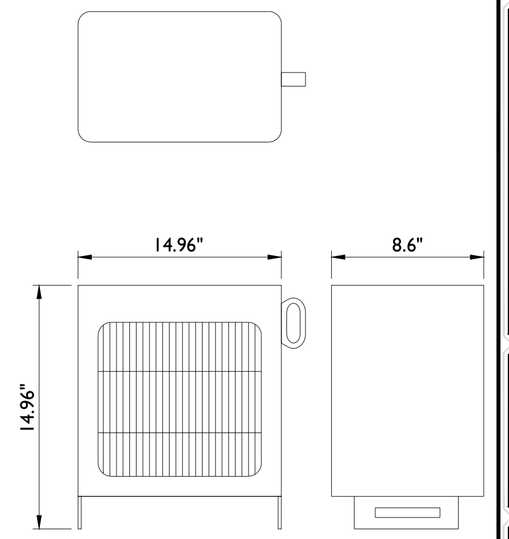
RRH - RF4461d-13A

HEIGHT: 14.96"
WIDTH: 14.96"
DEPTH: 9.05"
WEIGHT: 70.33 LBS



SAMSUNG B2/B66A RF4801d-25A

HEIGHT: 17.3"
WIDTH: 21.7"
DEPTH: 7.2"
WEIGHT: 87.9 LBS



WEIGHT = 59.52 LB

SAMSUNG - RT-8808-77A
REMOTE RADIO HEAD
NOT TO SCALE

NOTES:

1. RRH MODELS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF CONSTRUCTION.

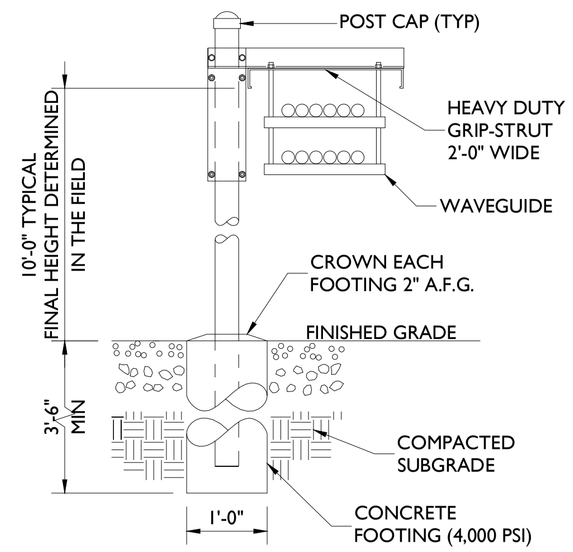
2 RRH DETAILS

GRAPHIC SCALE (IN FEET) N.T.S.

Electrical Specifications	
Model Number	BA4040-67-DIN
Nominal Gain *dBd (dBi)*	2 x 3 (5.1)
Frequency *MHz*	400-520
Tuned Bandwidth *MHz*	120
VSWR	<1.5:1
Nominal Impedance Ω	50
Downtilt°	NA
Vertical Beamwidth°	2 x 30
Horizontal Beamwidth°	Omni +/-0.5dB
Input Power *Watts*	500
Passive IM 3rd order *(2x20W) dBc*	<-150

Mechanical Specifications		
Model Number		BA4040-67-DIN
Construction & Configuration		2x4 dipoles (2 bays) Turnstile stacked Single section support
Length *inches*		118
Weight *lbs*		18
Shipping Weight *lbs*		84
Shipping Dimensions *inches*	H	17
	W	17
	L	126
Termination		7/16 DIN female on cable tail
Mounting Area		20" x 2.5" diam aluminum
Suggested Clamps (not included)		UC1142
Projected Area *ft²*	No ice	3.3
	With ice	5.9
Lateral Thrust @ 100mph *lbs*		82
Wind Gust Rating *mph*	No ice	>150
	With ice	112
Torque @100mph *ft-lbs*		268

3 FIRE DEPARTMENT ANTENNA



NOTES:

1. CABLE BRIDGE SHALL BE SITEPRO1 GRIP STRUT TRANSMISSION LINE BRIDGE KIT (PART NO. 1B24D-216T3) OR APPROVED EQUAL.
2. ALL COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
3. CONTRACTOR SHALL DETERMINE REQUIRED QUANTITY OF ALL CABLE BRIDGE COMPONENTS.
4. SNAP-IN HANGERS, SPLICE KITS, HINGE KITS, EXTENSION KITS, STIFFENERS, AND OTHERS MISCELLANEOUS HARDWARE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.
5. CABLE BRIDGE SHALL BE ROUTED TO ACCOMMODATE THE MINIMUM BENDING RADIUS OF THE COAXIAL CABLE.
6. CABLE BRIDGE COMPONENTS SHOWN ARE SCHEMATIC, CONSULT MANUFACTURER FOR EXACT AND CURRENT SPECIFICATIONS

4 CABLE BRIDGE DETAIL

GRAPHIC SCALE (IN FEET) N.T.S.

5 NOT USED

GRAPHIC SCALE (IN FEET) N.T.S.

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AS SHOWN	JCM	JKM

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4	10/07/25	ADDED 500' LIST	MM	MV
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0	02/12/24	ISSUED FOR PERMIT	JCM	JWS
B	02/07/24	ATTORNEY COMMENTS	JCM	JWS
A	12/28/23	REV A REVIEW	JCM	JWS

STATE OF NEW YORK · JEREMY K McKEON · No. 095374 · LICENSED PROFESSIONAL ENGINEER

JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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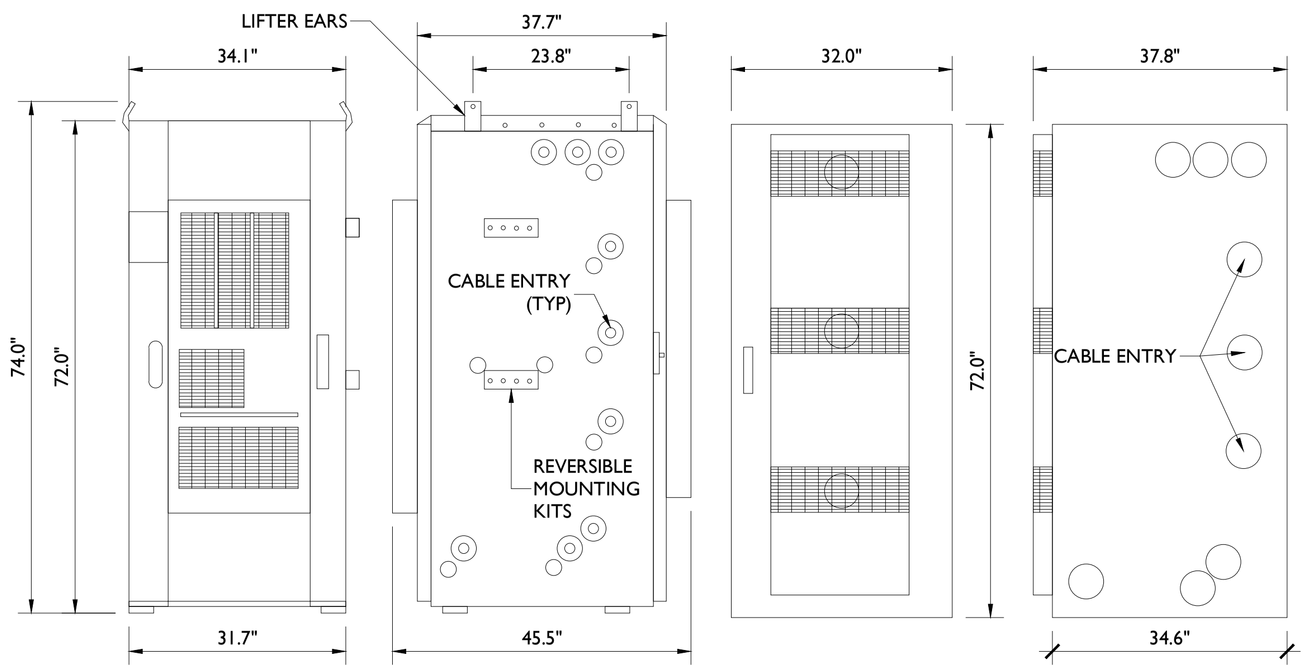
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SHEET TITLE:
VERZION WIRELESS
EQUIPMENT DETAILS - 1

SHEET NUMBER:
Z-11

Country Farms 2D.REV 4.dwg

Michael Medina 10/7/2025 10:21:29 AM



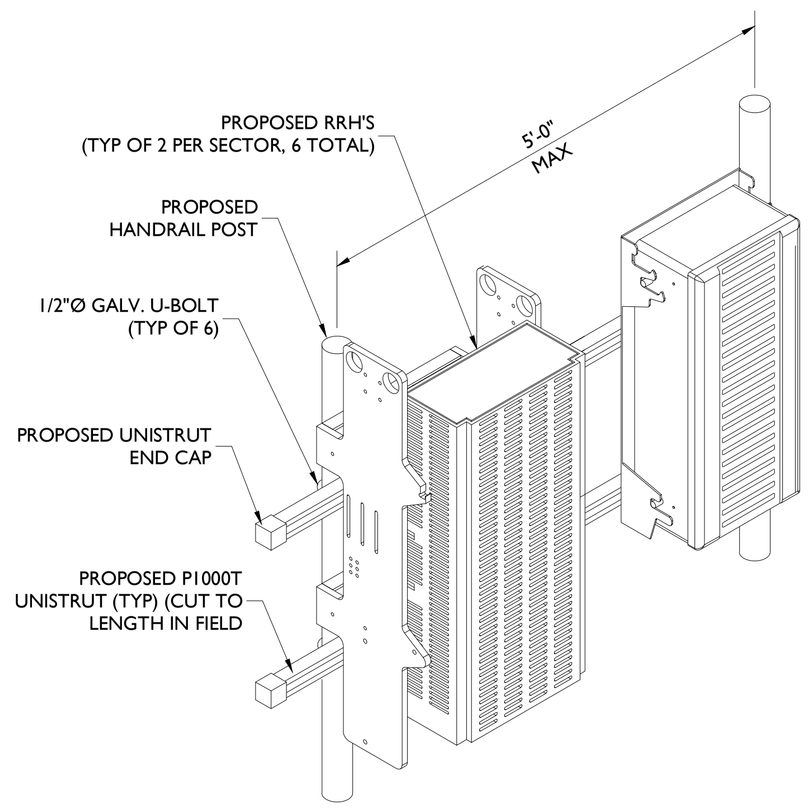
ES0F016-ECA01 (DC-AIR/DAC) POWER EQUIPMENT	
HEIGHT:	72.0"
WIDTH:	31.7"
DEPTH:	45.5"
WEIGHT:	578 LBS (RECTIFIERS & EQUIPMENT EXCLUDED)

ES0F024-ECx01 CABINET	
HEIGHT:	72.0"
WIDTH:	32.0"
DEPTH:	34.6"
WEIGHT:	APPROX. 690 LBS (RECTIFIERS & EQUIPMENT EXCLUDED)

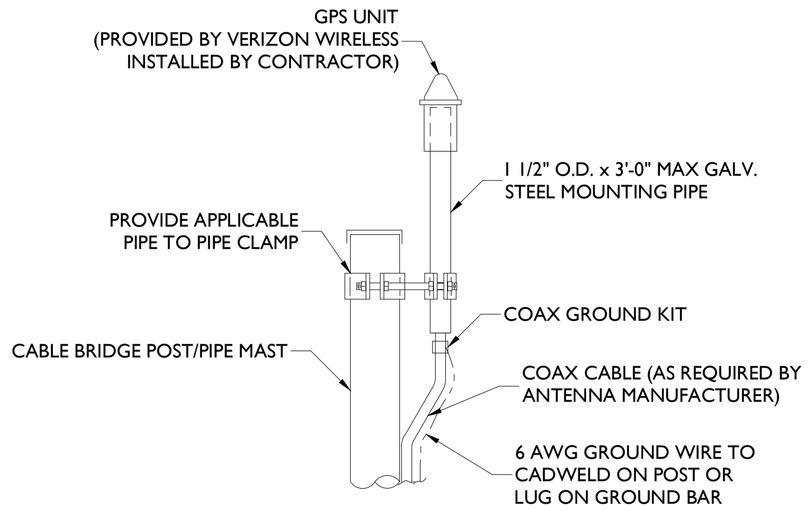
1 EQUIPMENT CABINET DETAIL — GRAPHIC SCALE (IN FEET) N.T.S.

NOTES:

1. MOUNT RRH'S AS PER MANUFACTURERS RECOMMENDATIONS.
2. CONTRACTOR TO VERIFY THAT RRH CLEARANCE REQUIREMENTS ARE MET.
3. JUMPERS & CABLES NOT SHOWN FOR CLARITY
4. RRH'S SHALL BE SPACED A MIN. OF 4" APART ON PROPOSED H-FRAME



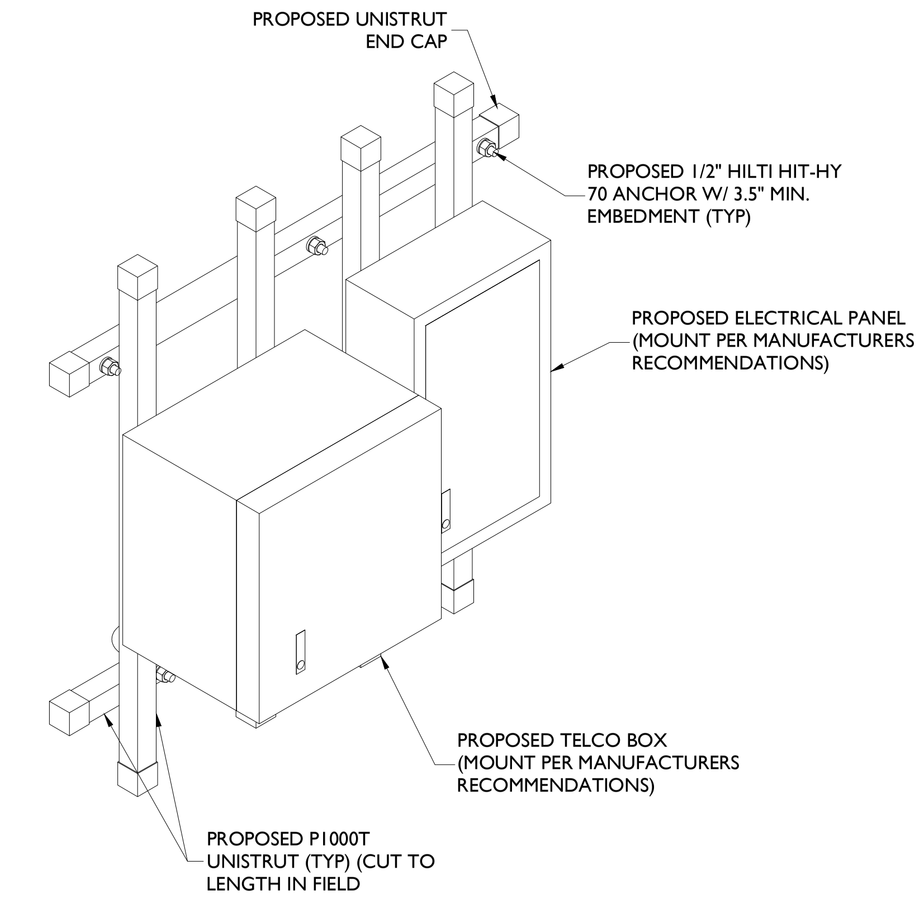
2 RRH MOUNTING DETAIL — GRAPHIC SCALE (IN FEET) N.T.S.



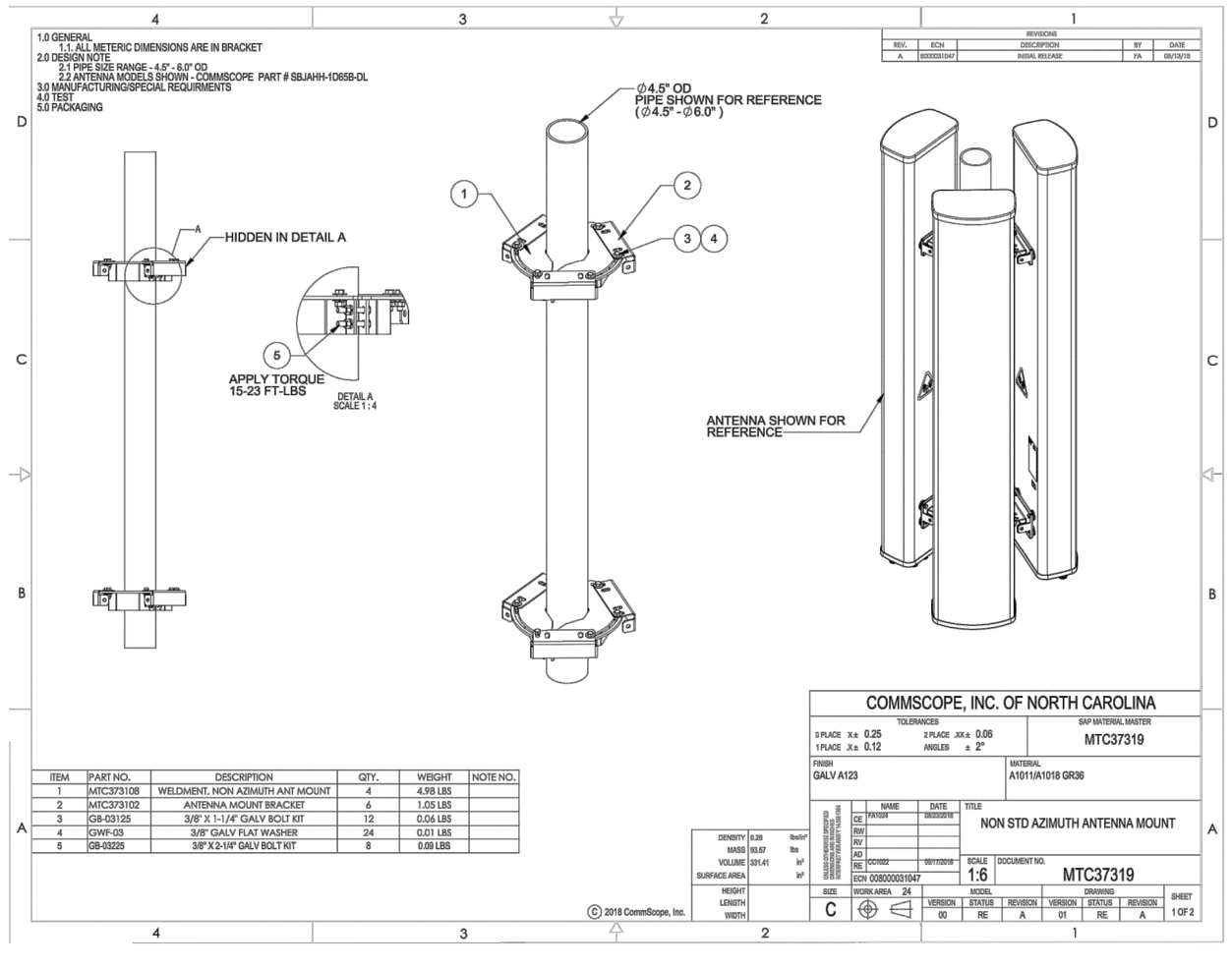
NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS UNIT.
2. ALL GPS UNIT LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS UNIT

3 GPS UNIT — GRAPHIC SCALE (IN FEET) N.T.S.



4 ELECTRIC / TELCO RACK DETAIL — GRAPHIC SCALE (IN FEET) N.T.S.

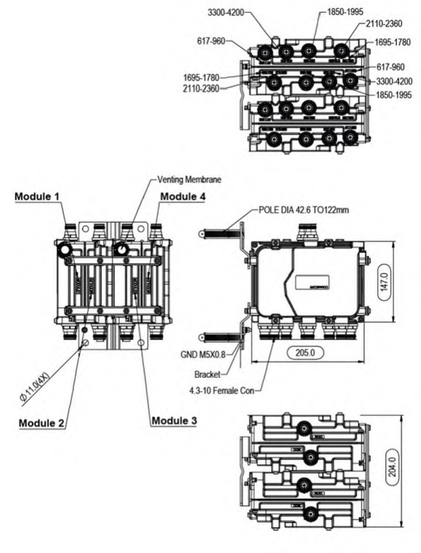


ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT	NOTE NO.
1	MTC373108	WELDMENT, NON AZIMUTH ANT MOUNT	4	4.98 LBS	
2	MTC373102	ANTENNA MOUNT BRACKET	6	1.05 LBS	
3	GB-03125	3/8" X 1-1/4" GALV BOLT KIT	12	0.06 LBS	
4	GWF-03	3/8" GALV FLAT WASHER	24	0.01 LBS	
5	GB-03025	3/8" X 2-1/2" GALV BOLT KIT	8	0.08 LBS	

5 ANTENNA MOUNT DETAIL — GRAPHIC SCALE (IN FEET) N.T.S.

NOTES:

1. GROUND EQUIPMENT AND MOUNTS PER MANUFACTURERS RECOMMENDATIONS AND VERIZON STANDARDS.
2. MOUNT EQUIPMENT PER MANUFACTURERS RACOMMENDATIONS.
3. CONFIRM REQUIRED EQUIPMENT WITH LATEST RFDS.



QUAD-PLEXER	
MANUFACTURER:	ANDREW
POWER SUPPLY:	FD9R6004/1C-3L
DIMENSIONS:	5.8"Hx8.1""Wx8.0"D
WEIGHT:	17.4 LBS

NOTES:

1. QUAD-PLEXER MODELS SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF CONSTRUCTION.

6 QUAD-PLEXER DETAIL — GRAPHIC SCALE (IN FEET) N.T.S.

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ELITE TOWERS LP Wireless Communications Infrastructure Experts

Yaphank Fire Department

verizon

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SCALE:	DRAWN BY:	CHECKED BY:
AS SHOWN	JCM	JKM

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
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4	10/07/25	ADDED 500' LIST	MM	MV
3	06/02/25	ISSUED FOR REVIEW	MM	JWS
2	05/27/25	ISSUED FOR REVIEW	MM	JWS
1	08/24/24	ISSUED FOR PERMIT	SC	JWS
0	02/12/24	ISSUED FOR PERMIT	JCM	JWS
B	02/07/24	ATTORNEY COMMENTS	JCM	JWS
A	12/28/23	REV A REVIEW	JCM	JWS

STATE OF NEW YORK JEREMY K McKEON No. 095374 LICENSED PROFESSIONAL ENGINEER

JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE INFORMATION:
SITE NO: COUNTRY FARMS

200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY

SITE TYPE:
150'-0" CONCEALMENT POLE

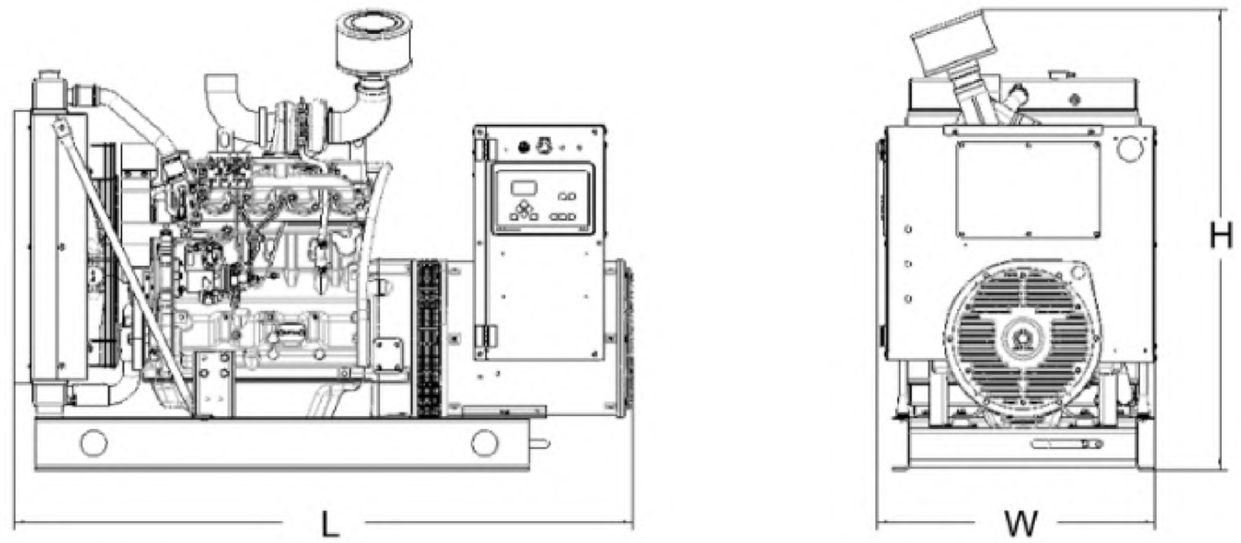
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SHEET TITLE:
VERZION WIRELESS
EQUIPMENT DETAILS - 2

SHEET NUMBER:
Z-12

Country Farms ZD REV 4.dwg

Michael Medina 10/7/2025 10:21:37 AM



Drawing above for illustration purposes only, based on standard open power 480 volt generator set. Lengths may vary with other voltages. Do not use for installation design. See website for unit specific template drawings.

System	Dimensions (L x W x H)	Weight
Open Power Unit (OPU)	1,781 x 800 x 1,321 mm (70.1 x 31.5 x 52 in)	943-1,404 kg (2,078-3,095 lb)

Weights and dimensions are based on open power units and are estimates only. Consult the factory for accurate weights and dimensions for your specific generator set.

System ratings

Voltage (L-L)	240V †	240V †	208V †	240V †	380V †	480V †	600V
Phase	1	1	3	3	3	3	3
PF	1	1	0.8	0.8	0.8	0.8	0.8
Hz	60	60	60	60	60	60	60
kW	50	50	50	50	50	50	50
kVA	50	50	62	62	62	62	62
Amps	208	208	173	150	95	75	60
skVA@30% voltage dip	127	130	129	129	112	172	138
Generator model	362CSL1604	361CSL1613	361CSL1601	361CSL1601	361CSL1601	361CSL1601	361PSL1633
Temp rise	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C
Connection	12 LEAD DOUBLE DELTA	4 LEAD	12 LEAD WYE	12 LEAD DELTA	12 LEAD WYE	12 LEAD WYE	4 LEAD WYE

Application data

Engine	
Manufacturer	John Deere
Model	4045TF280
Type	4-cycle
Arrangement	4-inline
Displacement: L (in³)	4.5 (275)
Bore: cm (in)	10.6 (4.19)
Stroke: cm (in)	12.7 (5)
Compression ratio	19:1
Rated rpm	1,800
Engine governor	mechanical droop
Maximum power: kWm (bhp)	63 (85)
Steady state frequency band	± 0.5%
Air cleaner	dry
Liquid capacity	
Total oil system: L (gal)	13 (3.4)
Engine jacket water capacity: L (gal)	8.5 (2.3)
System coolant capacity: L (gal)	18.9 (5)
Electrical	
Electric volts DC	12
Cold cranking amps under -17.8 °C (0 °F)	925
Batteries: group size	31
Batteries: quantity	1
Fuel system	
Fuel supply connection size	3/8" NPT
Fuel return connection size	3/8" NPT
Maximum fuel lift: m (ft)	1.8 (6)
Recommended fuel	diesel #2
Total fuel flow: L/hr (gal/hr)	62.5 (16.5)

Fuel consumption	
At 100% of power rating: L/hr (gal/hr)	17.4 (4.6)
At 75% of power rating: L/hr (gal/hr)	13.6 (3.6)
At 50% of power rating: L/hr (gal/hr)	9.5 (2.5)
Cooling - radiator system	
Ambient capacity of radiator: °C (°F)	50 (122)
Maximum restriction of cooling air: intake and discharge side of radiator: kPa (in. H_2O)	0.12 (0.5)
Water pump capacity: L/min (gpm)	144 (38)
Heat rejection to coolant: kW (BTUM)	36 (2,049)
Heat radiated to ambient: kW (BTUM)	8.7 (495)
Fan power: kW (hp)	1.6 (2.2)
Air requirements	
Aspirating: *m³/min (SCFM)	5.3 (187)
Air flow required for radiator cooled unit: *m³/min (SCFM)	117 (4,088)
Remote cooled applications; air flow required for dissipation of radiated generator set heat for a maximum of 25 °F rise: *m³/min (SCFM)	32 (1,117)
Exhaust system	
Gas temperature (stack): °C (°F)	579 (1,074)
Gas volume at stack temperature: m³/min (CFM)	19.2 (679)
Maximum allowable back pressure at outlet of engine, before piping: kPa (in. H_2O)	7.5 (30)
Minimum allowable back pressure: kPa (in H_2O)	N/A

* Air density = 1.184 kg/m³ (0.0739 lbm/ft³)

1 50 KW GENERATOR SPECIFICATIONS

GRAPHIC SCALE (IN FEET) N.T.S.

AZIMUTH ENGINEERING P.C.

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STATE OF NEW YORK JEREMY K McKEON No. 095374 LICENSED PROFESSIONAL ENGINEER

JEREMY K McKEON
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 095374-1

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SITE INFORMATION:
SITE NO: COUNTRY FARMS

200 BELLPORT AVENUE
MEDFORD, NY 11763
SUFFOLK COUNTY

SITE TYPE:
150'-0" CONCEALMENT POLE

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SHEET TITLE:
VERZION WIRELESS
EQUIPMENT DETAILS - 3

SHEET NUMBER: Z-13

Country Farms ZD REV 4.dwg

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Emergency Service and Wireless Communication Facility - Country Farms		
Project Location (describe, and attach a general location map): 200 Bellport Avenue, hamlet of Medford, Town of Brookhaven, Suffolk County, New York (SCTM # 0200-609.00-02.00-002.003) (see attached Site Location map)		
Brief Description of Proposed Action (include purpose or need): The Proposed Action involves the construction of an emergency service and wireless communications facility, including a concealment pole and associated equipment, located at 200 Bellport Avenue in the hamlet of Medford, Town of Brookhaven, Suffolk County, New York (the "Subject Property," see attached Site Location map). Specifically, the Proposed Action includes the installation of a 150±-foot above grade level (agl) concealment pole with the antennas of multiple wireless service providers installed within the concealment pole. A whip antenna for the Yaphank Fire Department and future emergency services would be installed upon the concealment pole, reaching a top height of 159-feet-10± inches agl. Verizon Wireless would install six antennas in three sectors (two antennas per sector) within the concealment pole at centerline heights of 147± feet agl and 141± feet agl. Space would be available within the concealment pole, below the Verizon Wireless antennas, for the antennas of up to five future carriers. The concealment pole would be installed within a 50±-foot-by-50±-foot (2,500±-square foot [sf]) ground-based fenced equipment compound situated in the center portion of the Subject Property. The equipment compound would include space for a 10±-foot-by-20±-foot concrete equipment pad for Verizon Wireless and the Yaphank Fire Department, and five designated spaces for future carriers' equipment. The equipment compound would be surrounded by an 8±-foot agl chain link fence with a 12±-foot-wide access gate. The proposed facility also includes underground utility connections from Bellport Avenue to the equipment compound. A MESA cabinet and a utility H-frame would be installed outside the fenced equipment compound area and would be surrounded by bollards.		
Name of Applicant/Sponsor: See Attachment	Telephone: See Attachment E-Mail: See Attachment	
Address: See Attachment		
City/PO: See Attachment	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): Gregory Alvarez, Esq. - Amato Law Group, PLLC	Telephone: 516-227-6363 E-Mail: galvarez@amatofirm.com	
Address: 666 Old Country Road, Suite 901		
City/PO: Garden City	State: New York	Zip Code: 11530
Property Owner (if not same as sponsor): Country Farms LLC	Telephone: See Project Contact above E-Mail: See Project Contact above	
Address: 200 Bellport Avenue		
City/PO: Medford	State: New York	Zip Code: 11763

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Town of Brookhaven Town Board (acting as Planning Board) - Site Plan Approval	
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Town of Brookhaven Board of Zoning Appeals - Special Permit, Use Variance, Area Variance	
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

The Long Island Comprehensive Special Groundwater Protection Area Plan
Central Pine Barrens Comprehensive Land Use Plan

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Horse Farm Residence (HF) District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No *

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Longwood Central School District

b. What police or other public protection forces serve the project site?
Suffolk County Police Department

c. Which fire protection and emergency medical services serve the project site?
Yaphank Fire Department

d. What parks serve the project site?
N/A - The proposed wireless communications facility would be unmanned and would not generate a demand for or utilize parks.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Public Utility - wireless communications facility

b. a. Total acreage of the site of the proposed action? 12.68± acres (overall Subject Property)
b. Total acreage to be physically disturbed? 0.10± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.06± acres (equipment compound lease area)

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 4± months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

* The Proposed Action is subject to the Town of Brookhaven's special permit requirements for Wireless Communications Towers and Antennas set forth at §85-788 of the Town Code. The Proposed Action also requires a use variance due to its location within the HF District.

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 2 (proposed concealment pole and equipment compound)

ii. Dimensions (in feet) of largest proposed structure: 150±* height; 50±** width; and 50±** length

iii. Approximate extent of building space to be heated or cooled: N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

To be determined upon design of concealment pole foundation.

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

*Refers to the top height of the proposed concealment pole from grade level. The Yaphank Fire Department whip antenna atop the concealment pole would reach a top height of 159-feet-10± inches agl.

**Refers to the length and width of the proposed fenced equipment compound.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No

If Yes: (unmanned facility - no potable water demand)

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes: (unmanned facility - no liquid waste generation)

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Proposed diesel-powered emergency backup generator.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

The unmanned facility would generate approximately one trip per month per carrier to inspect and maintain equipment.

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

A minimal increase in electricity usage associated with the operation of the proposed wireless communications facility is anticipated.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Via connection to existing grid (i.e. LIPA c/o PSEG Long Island)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 a.m. to 6:00 p.m. *
- Saturday: None
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: 24 hours per day **
- Saturday: 24 hours per day **
- Sunday: 24 hours per day **
- Holidays: 24 hours per day **

*Represents permitted construction hours per Town of Brookhaven noise regulations at Chapter 50 of the Town Code.

**Remotely monitored, unmanned wireless communications facility.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Ambient noise levels may be temporarily exceeded during construction activities, which would not be undertaken during sensitive overnight hours in accordance with the Town of Brookhaven noise regulations at Chapter 50 of the Town Code.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Work lights would be installed within the equipment compound. All equipment lighting would be downward facing and shielded to prevent spillover onto nearby properties and adjoining roadways. The light fixtures would be switch-enabled with a timer to prevent lights being left on when not in use.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The Subject Property is a horse farm with areas designated for equestrian sports and the boarding of horses. The surrounding area is generally residential land with another horse farm to the south of the Subject Property.

b. Land uses and covertypes on the project site. *

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

*Approximately 212 square feet of new impervious surfaces (i.e., 0.005± acre) would be created at the 12.68±-acre Subject Property (i.e., less than 0.1 percent of the overall Subject Property) for the Verizon Wireless equipment pad, MESA cabinet pad and bollards. The proposed gravel surfaced equipment compound would be installed within an existing horse corral that contains a dirt surface under existing conditions. No natural areas would be disturbed and existing lawn areas disturbed for utility trenching would be replaced in-kind.

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 1,550± feet below grade surface (bgs)

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Plymouth loamy coarse sand (PlA)	15± %
Riverhead sandy loam (RdA)	85± %
	%

d. What is the average depth to the water table on the project site? Average: 83± feet bgs

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban species may utilize the subject property (e.g., American Robin, Song Sparrow, Mourning Dove, House Sparrow, Northern Cardinal, and Eastern Gray Squirrel).

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No *

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☑ Yes ☐ No
If Yes, provide county plus district name/number: Suffolk County Agricultural District 3**

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No
If Yes:
i. CEA name: Special Groundwater Protection Area, Central Suffolk Pine Barrens
ii. Basis for designation: Protect groundwater, Benefit to human health & protect drinking water
iii. Designating agency and date: Long Island Regional Planning on 3-19-1993, Suffolk County on 2-10-1988

*According to the NYSDEC EAF Mapper database, there are non-site-specific records for the NYS and federally Endangered species Northern Long-eared Bat (Myotis septentrionalis) in the vicinity of the Subject Property. As the primary threat to this species on Long Island is disturbance to summer roosts due to tree removal, the current NYSDEC and USFWS protections for Northern Long-eared Bat include seasonal and other restrictions on tree removal. As the Proposed Project would occur within developed portions of the Subject Property and does not include tree removal, no significant adverse impacts to Northern Long-eared Bat are anticipated.

**The 12.68±-acre Subject Property is within Suffolk County Agricultural District 3. The Proposed Action would occur within a 0.06±-acre (i.e., less than one percent) portion of the Subject Property. Existing horse farm operations would continue throughout the remainder of the Subject Property.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge. Revised June 19, 2025

Applicant/Sponsor Name Elite Towers, LP, Yaphank Fire Department, and New York SMSA Limited Partnership d/b/a Verizon Wireless Date July 12, 2024

Signature _____ Title Senior Environmental Planner

William Sklar, AICP
VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., as Environmental Consultant to the Co-Applicants

PRINT FORM

Proposed Emergency Service and Wireless Communication Facility – Country Farms
200 Bellport Avenue, Medford
Town of Brookhaven, Suffolk County
Part 1 – Environmental Assessment Form

Attachment

Page 1, Item A – Applicant/Sponsor Information

The Co-Applicants for the Proposed Action are Elite Towers, LP, Yaphank Fire Department, and New York SMSA Limited Partnership d/b/a Verizon Wireless.

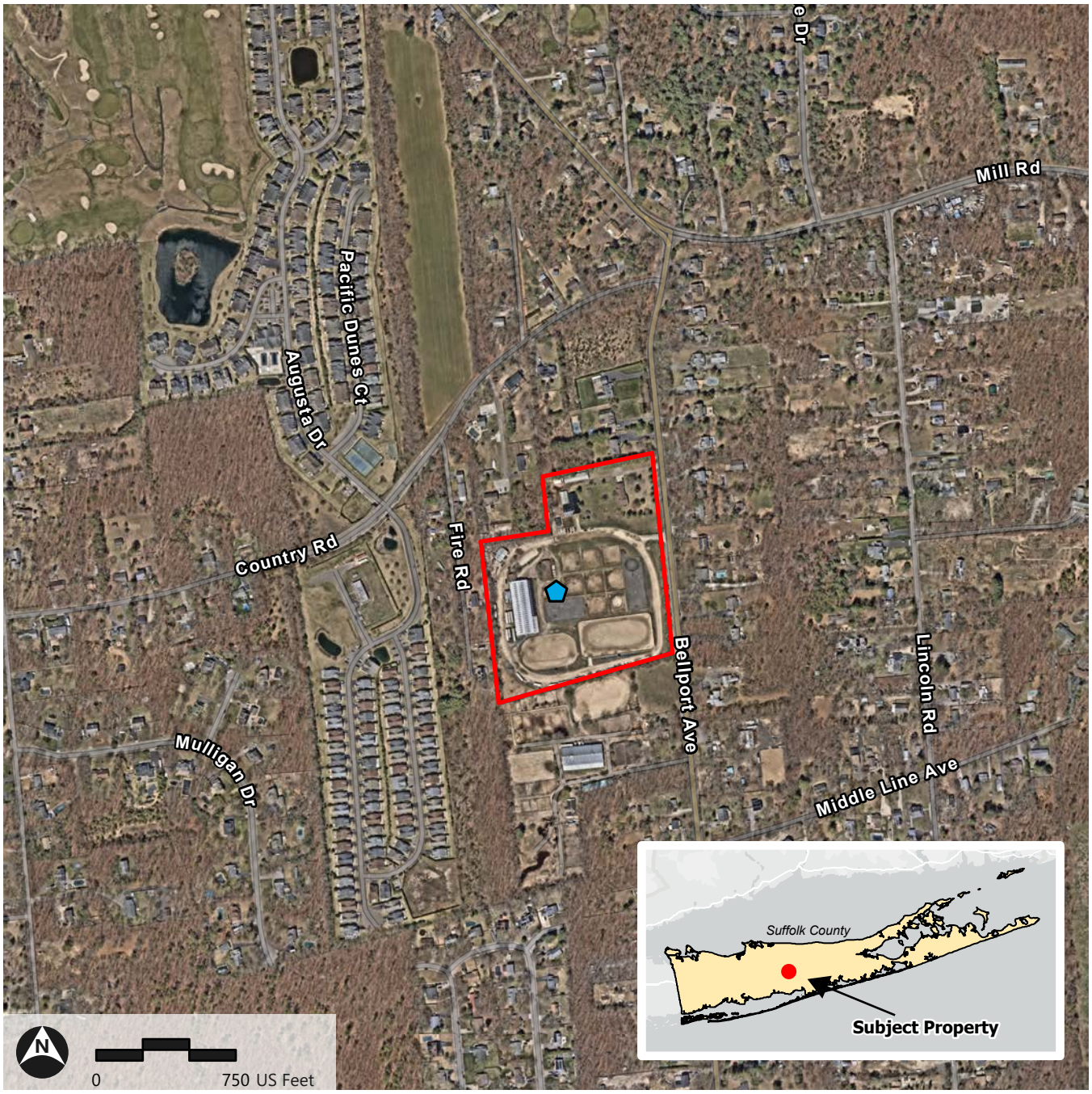
Elite Towers LP
1 South Durkee Lane
East Patchogue, NY 11772
(631) 242-0403
tanya.negron@elite-towers.com

Yaphank Fire Department
31 Main Street
Yaphank, NY 10994
Matt Quinn, Commissioner
(631) 924-3200

New York SMSA Limited Partnership d/b/a Verizon Wireless
c/o Kerry Foster, Esq.
Amato Law Group, PLLC
666 Old Country Road, Suite 901
Garden City, NY 11530
(516) 227-6363
kfoster@amatofirm.com

Figure 1: Site Location

Proposed Emergency Service and Wireless Communications Facility - Country Farms
200 Bellport Avenue, Hamlet of Medford, Town of Brookhaven, Suffolk County



Proposed Concealment Pole Location

Subject Property (boundaries are approximate)

Source: NearMap Aerial Imagery (2025), Suffolk GIS

Path: \\vhb.com\gis\proj\Hauppauge\22388.00 Elite Country Farms\Project\Elite Towers\Elite Towers.aprx (WSklar, 6/19/2025)

Print Form

Town of
Brookhaven
Long Island, New York

One Independence Hill, Farmingville, NY 11738

Land Use Application

Form PL-01 rev E 1/1/2019

Please check the appropriate application request:

1. TOWN BOARD:

- ☐ 1a. AMENDMENT OF RESTRICTIVE COVENANT (TBR)
- ☐ 1b. CHANGE OF ZONE (CZ)
- ☐ 1c. PLANNED DEVELOPMENT DISTRICT (PDD)(CZ)
- ☐ 1d. SPECIAL PERMIT (CZ)

Case Number:

Application Date:

Town Use Only

2. PLANNING BOARD:

- ☐ 2a. AMEND RESTRICTIVE COVENANT (Relief of Covenant) PBR
- ☐ 2b. FINAL SUBDIVISION - FS
- ☐ 2c. LAND DIVISION - LD
- ☐ 2d. PLANNING BOARD VARIANCE
- ☐ 2e. PRELIMINARY FINAL SUBDIVISION - FS
- ☐ 2f. PRELIMINARY SUBDIVISION - PS
- ☐ 2g. ROAD IMPROVEMENT/RESUBDIVISION - RI
- ☐ 2h. SINGLE FAMILY RESIDENCE - SF
- ☒ 2i. SITE PLAN- SP
- ☐ 2j. SPECIAL PERMIT - SP
- ☐ 2k. 278 CLUSTER TREATMENT (Submitted w/PS, FS, PF, LD or RI)
- ☐ 2l. OTHER:

Application is hereby made to the Town of Brookhaven for the application type requested.

By application submittal, the applicant does hereby authorize employees or agents of the Town of Brookhaven to enter and inspect the project site as necessary in conjunction with this application.

3. PLANNING DIVISION:

- ☐ 3a. CHANGE OF USE - CU
  (including facade and minor additions up to 500 sf)
- ☐ 3b. FIRE/AMBULANCE, ETC. - OM
- ☐ 3c. TEST HOLE - TH
- ☐ 3d. TREE CLEARING - TC
- ☐ 3e. REVEGETATION PLAN- RV

I. GENERAL APPLICATION:

A. PROPERTY LOCATION:

Suffolk County Tax Map (SCTM) Property Number: (Use "Scope of Work" section below to list any additional SCTM #'s)

DISTRICT	SECTION	BLOCK	LOT
0200	609	002	003 2.3

Name of Application: Elite Towers/Country Farms Application for Concealed Monopole

Located at #: 200 , on the ○ N ○ E ○ S ◉ W side of: Bellport Avenue, aka Bellport Station Road

Distance: +/- 710 , ○ N ○ E ◉ S ○ W of: Country Road

Hamlet: Medford Post Office: Medford

Ambulance District: Medford School District: Longwood CSD

Fire District: Medford ***Total Proposed S.F. of Building(s):** 0

Property Size (Acres): 12.68 OR Square Feet: 552,340

Disturbed Property Size (Acres): 0.057 OR Square Feet: 2,500

Present Zoning/Use of Site: HF Horse Farm District Proposed Zoning/Use of Site: No change

Name of Subdivision: N/A

Subdivision Lot Number: N/A

◉ Yes ○ No Does the property in question conform to the lot area requirement?

Scope of Proposed Work: *(Please list all SCTM #'s associated with application)*

Applicant Elite Towers, LP proposes to construct, maintain and operate a public utility telecommunications facility consisting of a 150' concealment monopole and a 50'x50' equipment compound, along with associated appurtenances hereto, as depicted in greater detail on the accompanying drawings. Co-Applicant New York SMSA Limited Partnership d/b/a Verizon Wireless seeks to install its equipment on the monopole and within the equipment compound, also as depicted on the accompanying drawings.

B. PROPERTY OWNER/ENTITY CONSENT: *(separate sheets may be used for multiple owners)*

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name: Country Farms LLC / Robert Caparano

Firm Name:

Address: 200 Bellport Ave

Hamlet: Med Ford State: NY Zip: 11763 Tel#: 631-345-9585

E-mail: bob@country-farms.com Fax#: 631-345-9587

If corporation, name of responsible officer: Robert Caparano Title President / Owner

IN WITNESS WHEREOF I have hereto set my hand onto this [ ] day of [ ], [ ]

Sign By Owner/Officer

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 12 day of July in the year 2024 before me, the undersigned, personally appeared Robert C Caparano personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

GRACE BROOKS NOTARY PUBLIC STATE OF NEW YORK

GRACE A BROOKS STATE OF NEW YORK NOTARY PUBLIC Qualified in SUFFOLK County 01BR6408695 MY COMMISSION EXPIRES 09/08/2024

C. APPLICANT/CONTRACT VENDEE/LESSEE

(If same as owner, state in name field below)

Name: Brooke Dolan Firm Name: Elite Towers

Street Address: 1 South Durkee Lane

City: East Patchogue State: NY Zip: 11772 Tel#: 6312420403

E-mail: tanya.negron@elite-towers.com Fax#:

D. PLAN PREPARER

Name: Joanne Slaman Firm Name: Azimuth Engineering Group

Street Address: 90 East Halsey Road, Suite 382

City: Parsippany State: NJ Zip: 07054 Tel#: 8622079167

E-mail: jslaman@azimutheg.com Fax#:

E. ATTORNEY/AGENT (If applicable):

Name: Gregory Alvarez Firm Name: Amato Law Group, PLLC

Street Address: 666 Old Country Road, Suite 901

City: Garden City State: NY Zip: 11530 Tel#: 5162276363

E-Mail: galvarez@amatofirm.com Fax#: 5162276367

F. Removal of Excess Materials

Engineers Certification:

The site plan or subdivision submitted to the Board depicts an excess of 0 **cubic yards, proposed to be removed from the premises.**

Name: Phone Number

E-mail: License Number:

Signature: Date:

Town of
Brookhaven
Long Island, New York

Land Use Application

Form PL-01 rev E 6/2/15

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

Application Date:

A. APPLICANT

Name: ELITE TOWERS Address: 1 SOUTH DURLEE LANE

City: EAST PATCHOGUE State: NY Zip: 11772 Tel#: 631-242-0403

E-Mail BP.DOLAN@ELITE-TOWERS.COM Fax#:

◯Yes ◯No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County,officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name: Address:

City: State: Zip:

Title: Department:

Relationship to Public Officer/Employee and Title if other than Self:

◯Yes ◯No 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,

◯Yes ◯No 2. The actual applicant,

◯Yes ◯No 3. An Officer, Director, Partner, or Employee of the applicant, or ,

◯Yes ◯No 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

BROOKE P. DOLAN

Print Name: Signature:

On the 12 day of July, in the year 2024, before me, the undersigned, a Notary Public in and for said State, appeared Brooke Patton Dolan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and they by his/her/their signature(s), on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Notary Public:

GRACE A BROOKS
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in SUFFOLK County
01BR6408695
MY COMMISSION EXPIRES 09/08/2024

III. A. PROJECT DATA

( ) Yes (•) No 1. Is the property within 500' of the boundary of any village or town? Village/Town

( ) Yes (•) No 2. Within 500' of any existing or proposed County or State Parkway, Thruway, Expressway or highway?

( ) Yes (•) No 3. Within 500' of any existing or proposed boundary of any County, State or Federal owned land?

( ) Yes (•) No 4. Within 500' of any existing or proposed place of public assembly?

( ) Yes (•) No 5. Within 100' of any freshwater or tidal wetland system?

( ) Yes (•) No 6. Within Carmans River Watershed area?

( ) Yes (•) No 7. Within a designated Historic District or Historic District Transition Zone?

( ) Yes (•) No 8. Are there any existing covenants or restrictions affecting the premises for which the approval is sought? If **Yes**, please attach a copy certified by the Suffolk County Clerk.

( ) Yes (•) No 9. Are there covenants or conditions being offered which would affect the use or development of this property?

(•) Yes ( ) No 10. Is the property improved with any structures or signs? If **Yes**, attach a copy of any Certificate of Occupancy(s), Certificates of Existing Use(s), and/or Certificate of Zoning Compliance(s) for all of the existing structures and/or signs.

( ) Yes (•) No 11. Is the property located within the New York State Hydrogeologic Sensitive Zone?

(•) Yes ( ) No 12. Is the property located within the New York State designated Central Pine Barrens area?

( ) Yes (•) No 13. Is there any Pine Barrens Credits being purchased?

( ) Yes (•) NO 14. Does the owner/applicant own or have any interest in any contiguous property? If **Yes**, list the SCTM numbers below:

( ) Yes (•) No 15. Have you applied for Health Department approval for sanitary waste for the proposed use?

( ) Yes (•) No 16. Do any Special Districts or utilities service the site? If **Yes**, please explain below:

( ) Yes (•) No 17. Will there be any use, manufacture, or disposal of any hazardous materials, and/or ground water resources be utilized in any other way other than for normal potable consumption , and/or any air, noise or light emissions occur. If **Yes**, please explain below:

(•) Yes ( ) No 18. Is the property located on an improved road?

(•) Yes ( ) No 19. Is the road Town maintained?

( ) Yes (•) No 20. Does the proposed property disturb more than one acre of land? If **Yes**, please prepare a Stormwater Pollution Prevention Plan.

( ) Yes (•) No 21. Is the property located within a designated Zoning Overlay District?

( ) Yes (•) No 22. Was the property subject to a public hearing on a change of zone application within the last 12 months?

III. B. PROJECT DATA: ECONOMIC IMPACTS

Completed for all commercial/industrial projects and residential projects greater than 10 Units
(If not applicable, check here and go to Section IV) ☐ N/A

1. Does project involved Local, State or Federal funding?	○ Yes ◉ No
2. **If single phase project:**	
Anticipated period of construction months. (including demolition).	3-6
3. **If multi-phased**:	
a. Total number of phases anticipated.	3
b. Expected date of commencement Phase 1. (including demolition)	Subject to Zoning
c. Approximate completion date of final phase. (month/year)	Subject to Zoning
d. Is Phase 1 functionally dependent on subsequent phases?	○ Yes ◉ No
4. Number of jobs generated during construction. (full time equivalent)	approx. 5
5. Number of jobs generated after completion. (full time equivalent)	N/A
6. Number of jobs eliminated by this project.	N/A
7. What are the current tax revenues generated by the project site?	N/A
8. What tax revenues will project generate after completion?	N/A
9. What is the estimated cost of construction?	$250,000
10. How many schoolchildren is the project expected to generate? ☒ N/A	
11. What is the estimated cost of educating the school-age children generated by the completion of this project? ☒ N/A	

IV. SPECIAL USE PERMITS & VARIANCES:

A1. If the proposed project requires a **Special Permit,** please **check** the appropriate **Board** and describe the Special Permit request in the space below:

☐ Town Board ☐ Planning Board ☒ Zoning Board of Appeals

New communications tower and antennas pursuant to Section 85-788.A.

B1. If he proposed project requires **Variances, or Waivers,** please **check** the appropriate **Board,** state the nature of the request and the reason in the space below:

☐ Town Board ☐ Planning Board ☒ Zoning Board of Appeals

It is anticipated, subject to Town review, that a use variance will be required for the new communications tower and antennas.

2. VARIANCES/WAIVERS REQUESTED: Please check the type of variance/waiver request and specify the size proposed:
[Note: Upon application review, additional variance/waiver request(s) may be added by Town Application Examiners.]

☐	Lot Area		☐	1st Story Sq. Ft.	
☐	Lot Width		☐	2nd Story Sq. Ft.	
☐	Front Yard Setback		☐	Special Permit Criteria	
☐	Rear Yard Setback		☐	Other	
☐	Side Yard Setback	Minimum		Total	

3. List the structure(s) requiring variance/waiver(s): Specify whether each structure is **PROPOSED** or **EXISTING:**

New communications tower and antennas	☒	☐
	☐	☐
	☐	☐

C1. If he proposed project requires an **Amendment to a Restrictive Covenant,** please **check** the appropriate **Board** and describe: A) Existing covenant for which relief is sought; B) Description of requested relief; and, C) Reason for requested relief, in the space below:

☐ Town Board ☐ Planning Board ☐ Zoning Board of Appeals

2. Percentage of current covenant area affected: ____ %. Proposed percentage of covenant area affected: ____ %.

3. Percentage of current buffer area affected: ____ %. Proposed percentage of buffer area affected: ____ %.

V. SUBDIVISION/LAND DIVISION:

A1. Complete for all subdivision/land division/road improvements

Deed(s) recorded in the Suffolk County Clerk's Office: Number of Lots: ____

Date:	Liber:	Page:

◯ Yes ◯ No 2. Are there encumbrances or liens against this land other than mortgages?

◯ Yes ◯ No 3. Will the final plat be filed in sections, or will it cover the entire preliminary layout?

◯ Yes ◯ No 4. Are all the public open spaces shown on the layout to be dedicated for public purposes?

____ 5. How many acres are to be dedicated for public park or playground purposes?

Reset Form

TOWN OF BROOKHAVEN
TRANSACTIONAL DISCLOSURE FORM
(Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.
Note: It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name Elite Towers LP Address 1 South Durkee Lane

City East Patchogue State NY Zip 11772

Telephone 631-242-0403 Email Tanya.Negron@elite-towers.com Fax _____

This form is for:

☐ An individual ☒ A partnership
☐ A corporation ☐ An association

Nature of Application:

☐ Property Assessment Grievance for non-residential parcel ☒ Variance
☐ Amendment ☐ Change of Zone
☐ Approval of Plat ☐ Exemption from Plat or Official Map
☒ License or Permit affecting real property ☐ Bidding on contract(s)

Affected parcel (address) 200 Bellport Ave, Medford, NY 11763

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes ____ No X

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For <u>individual</u>:

Interested Party:

Name _____ Address _____

City _____ State ____ Zip _____

For <u>corporation</u>:

Interested Party:

Name_____Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For <u>partnership</u> or <u>association</u>:

Interested Party:

Name_____Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Print Name Brooke P. Dolan Date 7-10-24

Signature _____

TOWN OF BROOKHAVEN
TRANSACTIONAL DISCLOSURE FORM
(Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

***Note*: It is required that a copy of this form be sent to the Director of the Board of Ethics.**

Name ROBERT C. SPARANO Address 200 Bellport Ave

City Medford State NY Zip 11763

Telephone 631-345-9585 Email [redacted] Fax 631-345-9587

bob@country-farms.com

This form is for:

- ☑ An individual
- ☒ A corporation
- ☐ A partnership
- ☐ An association

Nature of Application:

- ☐ Property Assessment Grievance for non-residential parcel
- ☐ Amendment
- ☐ Approval of Plat
- ☒ License or Permit affecting real property
- ☒ Variance
- ☐ Change of Zone
- ☐ Exemption from Plat or Official Map
- ☐ Bidding on contract(s)

Affected parcel (address) 200 Bellport Avenue, Bellport, NY 11763

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes ____ No X

If Yes, complete the appropriate section below.

If No, sign and date at end of form.

Please complete the following relevant section below:

For <u>individual</u>:

Interested Party:

Name_____Address _____

City _____ State ____ Zip _____

Effective 5/15/2018

For <u>corporation</u>:

Interested Party:

Name_____Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For <u>partnership</u> or <u>association</u>:

Interested Party:

Name_____Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Print Name ROBERT CEPARANO Date 7/12/24

Signature _____

Town of Brookhaven
Long Island

OFFICE OF THE BOARD OF ZONING APPEALS
Howard M. Bergson, Chairman

December 24, 2025

Re: Country Farms, LLC, c/o Robert Ceparano. Location: West side Bellport Ave. 800' North of Middle Line Rd., Medford. Applicant requests use variance for proposed 150 ft. high comminications tower (monopole) located in Horse Farm Residence District. (0200 60900 0200 002003)

At a public hearing of the Town of Brookhaven Board of Zoning Appeals held **December 17, 2025** application No. **6 (originally of 10/22/25)** was duly considered and action taken as follows:

Granted, as presented; Type II action.

If this is a notice of approval, it is necessary for you to bring this letter with you to the Building Dept. in order to obtain the required building permit and/or certificate of occupancy or compliance within **3 years**. You must comply with Section 85-59 of the Town Code. Failure to do so will render this approval **null and void**.

Please contact our office if you have any questions.

Sincerely,

Howard M. Bergson

Howard M. Bergson
Chairman

cc: Gregory R. Alvarez, Esq.

Town of Brookhaven
Long Island

OFFICE OF THE BOARD OF ZONING APPEALS
Howard M. Bergson, Chairman

December 24, 2025

Re: Country Farms, LLC, c/o Robert Ceparano. Location: West side Bellport Ave. 800' North of Middle Line Rd., Medford. Applicant requests permission for said tower to be located 3,796 ft. from existing towers (5,000 linear ft. separation distances between towers required).

At a public hearing of the Town of Brookhaven Board of Zoning Appeals held **December 17, 2025** application No. **7 (originally of 10/22/25)** was duly considered and action taken as follows:

Withdrawn.

If this is a notice of approval, it is necessary for you to bring this letter with you to the Building Dept. in order to obtain the required building permit and/or certificate of occupancy or compliance within **3 years**. You must comply with Section 85-59 of the Town Code. Failure to do so will render this approval **null and void**.

Please contact our office if you have any questions.

Sincerely,

Howard M. Bergson

Howard M. Bergson
Chairman

cc: Gregory R. Alvarez, Esq.

DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

February 18, 2026

Greg Bergman
Town of Riverhead Planning Department
4 West Second Street
Riverhead, New York 11901

RE: SEQRA Draft Scope for the Draft EIS for Duffy MX Motocross Track
2822 River Road, Calverton, NY
SCTM Number 600-136-1-4
Central Pine Barrens Compatible Growth Area

Dear Mr. Bergman,

On January 29, 2026, the Central Pine Barrens Commission office received the Draft Scoping document dated January 13, 2026 for the referenced project. The project is classified as a Type I Action pursuant to the SEQRA regulations.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Existing Conditions and Proposed Project

The 15 acre project site is located in the Compatible Growth Area (CGA) of the Central Pine Barrens, in the Calverton Industrial (CI) zoning district. The site is currently cleared to 97% (14.56 acres) and developed with single-family residence and driveway. An agricultural use may have been present on the site in the past.

The proposal consists of mining approximately 120,000 cubic yards of sand and gravel across 12.3 acres for the development of an outdoor motocross race track with site improvements. Proposed parking lots contain 277 spaces including 178 spaces for visitor parking and pit area and 99 spaces for member parking and pit area.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the Act), embodied in New York State Environmental Conservation Law (ECL) §57-0107(13). Therefore, the proposal must conform to the standards for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan), as implemented by the Town Zoning Code.

Presently, the proposal appears to lack conformance with one or more standards including the open space standard to set aside a minimum of 40% of the site as natural open space. If the proposal is not revised to conform, please advise the applicant to apply to the Commission for a CGA Hardship Waiver. If a waiver is necessary, physical disturbance on the site may not occur until the Commission grants a hardship. See §57-0121.3(a) of the Act, which states:

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

3. (a) Subsequent to the adoption of the land use plan, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, no application for development within the Central Pine Barrens area shall be approved by any municipality or county or agency thereof or the commission, and no state approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of such land use plan;

Comments on the Draft Scope

Land Use, Neighborhood Character, Natural Resources, Open Space

- The project site is adjacent on its west side to a 70 acre parcel of natural open space owned by New York State. Residential uses and small farms that pre-date the proposed use are adjacent to the project site on its south side and on the opposite side of River Road. A land use analysis should be performed of the proposed use and consistency with existing surrounding land uses including natural open space, wildlife habitat and residential uses. Existing surrounding uses and the proposed use may not be compatible or consistent and may create conflict with one or more natural resources and public health, safety and welfare including adverse impacts that could reduce the quality of natural open space and wildlife habitat in proximity to the project site.

- Noise and lighting generated by the project may also adversely affect the quality of natural habitat on the adjacent State property and open space surrounding Peconic River. It may be appropriate to have the Applicant measure and identify existing and proposed levels of noise and lighting and minimize impacts on surrounding natural resources and residential uses.

- It may be appropriate to have the Applicant analyze potential adverse impacts expected during the construction phase of the project on neighborhood character and surrounding land uses during the estimated eight months of trucking sand and gravel offsite.

- River Road is the boundary between the Core to the south and CGA to the north. In the immediate area, the Core contains a significant amount of natural open space including the headwaters of Peconic River and habitat for pine barrens flora and fauna. The DEIS should evaluate the potential adverse impacts on the resources of the Central Pine Barrens at the present time and if the project is developed.

Endangered Species

- Standard 5.3.3.7.1 of the Plan requires protection of endangered species. The Draft Scope mentions that Tiger Salamanders (ETS), a New York State-listed Endangered species, have been sighted in nearby wetland habitats. A recent study published by BNL biologists found that this species, particularly the females, are documented to travel up to a mile or more in the upland habitat in proximity to wetland habitat. Identify measures to

ensure this species and its habitat are protected as well as any other listed and regulated species and habitat(s).

- Survey the project site for the presence and absence of Endangered Tigers Salamanders. Confirm the survey is performed during the correct time of year and seasonal periods to determine if this species utilizes the project site.

- Coordinate with NYSDEC to identify applicable regulations and protection requirements for listed species and their habitats.

Water Resources

A thorough analysis should be performed to determine the nearest elevation to groundwater on the project site or depth to groundwater to ensure that groundwater will not be intercepted intentionally or accidentally during the mining activity that would expose groundwater and cause potential contamination from inputs, evaporation and other potential adverse conditions on groundwater
. The goals and objectives of the Act to protect the pine barrens ecosystem and water resources warrant this analysis partly due to the proximity to Peconic River surface waters, wetlands and woodland communities.

Soil Resources

- Removal of 120,000 cubic yards of natural soil material from the site in the Central Pine Barens is an adverse impact on the resources of the Central Pine Barrens. Natural soil material particularly agricultural soils are important natural resources in the region. Soils provide natural drainage and recharge, minimize erosion, reduce stormwater runoff and contain natural seed material and habitat for hibernating turtles and other wildlife including a multitude of invertebrate species including beneficial insects. Excavating the site to an extent that causes a significant amount of material to be removed should require the review of a New York State DEC-mining permit and should be avoided if possible.

- Provide information on the net loss of soil material, where it will be transported to, if it will be sold and any other relevant information.

- Evaluate the option of keeping the soil on the site to act as a natural buffer and noise barrier to adjacent uses. This will also reduce truck trips and retain the natural soil material on site.

Alternatives Analysis

The No Action alternative is the only alternative mentioned in the Draft Scope. This is not adequate or sufficient to compare potential adverse impacts of the proposal with potential adverse impacts under at least one more alternative projects. An alternatives analysis should performed for the project site with reasonable alternatives that may cause less adverse impacts on the project site and surrounding area. The No Action alternative does not sufficiently and adequately address alternative projects that cause fewer impacts. See the SEQRA regulations for

options including an alternative land use(s) permitted in the current zoning district, a reduced scale project or alternative technology.

Other SEQRA Comments

Although not binding, comments are provided that relate to SEQRA impacts including construction impacts and traffic analysis.

- Construction impacts should be examined including all aspects of site work and preparation for construction of the project. Evaluate the number of truck trips during the construction phase where for eight months trucks will utilize local roads affecting residential and other land uses and open space to remove 120,000 cubic yards of soil from the project site and other activities to develop the site for the motocross use. This should be clearly evaluated in the DEIS, and mitigation should be identified, provided and funded by the applicant. Local road and infrastructure repairs due to impacts from construction traffic should be absorbed by the project sponsor and same for the potential need for a traffic signal at the nearest intersection(s).

- Collect existing traffic data during peak and seasonal periods and evaluate it against projected trips. Determine if the increase in traffic warrants construction of a traffic signal at the presently unsignalized intersection of River Road and Edwards Avenue. Sight distance is limited turning northbound at this intersection and should be considered for construction and project related vehicular movements. The DEIS should consider mitigation where necessary.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. If you have any questions, please contact me at (631) 563-0307.

Sincerely,

Julie Hargrave
Pine Barrens Manager

cc: John C. Milazzo, Counsel

Duffy Motocross, Riverhead Town



2/10/2026, 4:28:14 PM

1:6,412

Tax Parcels

2023 Orthoimagery

Red: Red

Green: Green

Blue: Blue

Waterbody: 8,000

Buildings: 0 - 8,000

Railroad: 4,000 - 64,000

Roads: 8,000

Highway

Minor Arterial

Local

Ramp

Airport Area

Waterbody: 100 - 750,000

SC Shoreline: 0 - 8,000

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

TOWN OF RIVERHEAD TOWN BOARD

4 W. 2nd Street, Riverhead, New York, 11901
(631) 727-3200, EXT. 264, FAX (631) 727-9101

Jerry Halpin, Town Supervisor *Joann Waski,, Councilman* *Denise Merrifield, Councilwoman*
Bob Kern, Councilman *Kenneth Rothwell, Councilman*

January 29, 2026

RE: **SEQRA Draft Scope Distribution**
Duffy MX Motocross Track – Special Permit & Site Plan Applications
2822 River Road, Calverton, NY
SCTM No. 600-136-1-4

Dear Sir or Madam:

You are receiving a copy of this letter because your agency or department has been identified as an involved agency for the SEQRA review of the above noted project.

The Riverhead Town Board, by Resolution No. 2025-878, adopted on October 21, 2025, issued a positive declaration for a Special Permit and Site Plan application seeking to establish an outdoor motocross race track at the above referenced property. The application proposes to mine approximately 120,000 cubic yards of earthen material from the purposes of creating noise attenuation for site operation, as well as perform related site improvements including drainage, parking, landscaping, and lighting.

On January 15, 2026, the applicant submitted the attached Draft Scope for the Draft Environmental Impact Statement for the proposed project, prepared by Nelson, Pope & Voorhis, dated January 13, 2026.

The Town Board will be scheduling a public scoping session for the purposes of receiving public comment on the Draft Scope. The public scoping session will be held at Riverhead Town Hall, 4 W. 2nd Street, Riverhead, New York, 11901, on Wednesday, February 18, 2026, at or about 6:00 o'clock p.m. Zoom information for the meeting will be posted on the Town of Riverhead's website on the Planning Department's page (https://www.townofriverheadny.gov/192/Planning), under the "Environmental Review for Current Projects" tab.

Please allow this letter to serve as formal distribution of the draft scope, as well as an invitation to submit comments on the contents of the draft scope, which will be used for the preparation of a final scope, which will be issued by the Town Board at a later date.

Very truly yours,

Greg Bergman,
Senior Planner, Town of Riverhead Planning Department
bergman@townofriverheadny.gov

A copy of this letter has been sent to the following Departments and Agencies:

1. Riverhead Planning Board
2. Andrew Smith, Riverhead Chief Fire Marshal (via inter-office mail)
3. Mike Zaleski, Town of Riverhead Highway Department Superintendent-Elect (via inter-office mail)
4. Frank Mancini, Town of Riverhead Water District Superintendent (via inter-office mail)
5. Suffolk County Planning Commission (via email, sent to Plannin.uqpi9cmyw7vq0oku@u.box.com)
6. Suffolk County Department of Health Services (via email, sent to SEQRA@suffolkcountyny.gov)
7. Suffolk County Central Pine Barrens Commission (via email, sent to Julie.hargrave@scwa.com)
8. New York State Department of Environmental Conservation (via email, sent to dep.r1@dec.ny.gov)
9. New York State Office of Parks, Recreation, and Historic Preservation (via online CRIS system)

DRAFT SCOPE FOR THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT OF

DUFFY MX MOTOCROSS TRACK

Special Permit and Site Plan Application
2822 River Road, Calverton, Town of Riverhead
Suffolk County, New York
January 13, 2026

1.0 Introduction

This document, prepared by Nelson, Pope & Voorhis, is the Draft Scope for the Draft Environmental Impact Statement (DEIS) for the proposed "Duffy MX Motocross Track." This project includes a proposed motocross facility which will consist of a motocross track, two parking lots with proposed pit areas, drainage collection system, drainage leaching fields, landscaping and vegetative screening including a vegetated berm, outdoor parking lot lighting, bleachers, and noise attenuating fence. The property is currently developed with a two-story home, attached garage, and two decks which will be remain onsite.

The subject 15.00± acre property is located at 2822 River Road in the Hamlet of Calverton, Town of Riverhead, Suffolk County, New York. See attached **Location Map** and **Aerial Photograph**. The site is located on the north side of River Road, 2,600± feet west of the intersection of River Road and Edwards Avenue and 5,000± feet east of the intersection of River Road and Connecticut Avenue. The Suffolk County Tax Map number is 0600-136.00-01.00-004.000. The property is also located within the Calverton Industrial (CI) Zoning District, Suffolk County Central Pine Barrens Compatible Growth Area (CGA), Central Suffolk (North) Special Groundwater Protection Area (SGPA), New York State County Agricultural District 7, New York State Wild, Scenic and Recreational River (WSRR) Area, and a New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) archaeologically sensitive area.

A set of site plans, site development and special permit application, and Environmental Assessment Form (EAF) Part 1 dated June 17, 2025 were submitted to the Town for review. The Riverhead Town Board reviewed these materials and by Resolution No. 2025-509, dated June 3, 2024, classified the Proposed Action as a Type 1 action pursuant to SEQRA, and requested and eventually assumed Lead Agency status for the purposes of coordinated review. The Full Environmental Assessment Form (FEAF), Part 1 was reviewed by the Town, and a Full EAF Part 2 and 3/Determination of Significance were subsequently prepared. The Full EAF Part 2 and 3 identified the potential for significant environmental effects if not properly addressed or mitigated and a Positive Declaration was adopted by Resolution 2025-878 dated October 21, 2025, thereby requiring that a DEIS be prepared pursuant to 6 NYCRR Part 617 (SEQR). The

potential impacts identified by the Town and primary issues to be considered are contained in the Positive Declaration and are reflected in this Draft Scope.

The Draft Scope includes a brief project description, project location, and purpose and objectives of the Proposed Action and includes a DEIS outline identifying topics and issues of concern, potential relevant environmental impacts, level of detail and analyses needed, project alternatives to be considered, available resources, required analyses, and preliminary or possible mitigation measures. The Draft Scope has been prepared by environmental consultants, Nelson Pope Voorhis (NPV) on behalf of the applicant, Duffy MX Inc. The Draft Scope was prepared in accordance with the standards and requirements of 6 NYCRR Part 617 State Environmental Quality Review (SEQR) §617.8 "Scoping" and §617.9(b) "Environmental impact statement content."

The SEQRA process is intended to provide the input and analyses necessary to ensure a "hard look" and assist the lead agency and other involved agencies in assessing environmental impacts in their decision-making processes. The document will be concise but thorough, well documented, accurate and consistent. Figures and tables will be presented as applicable in support of the discussions and analyses contained in the document. Technical information will be summarized in the body of the DEIS and attached in their entirety in an appendix.

2.0 Brief Description of the Proposed Project

The proposed project specifically involves the construction of a 3,960 linear foot (LF) motocross track on a 15-acre site (14.56 acres or 97 percent of which was previously cleared) in the Calverton Industrial (CI) Zoning District. "Other motorized raceway, outdoor (excluding automobiles)" is a Special Permit use in the CI District. The motocross track will be utilized for practices and events and will be built within a proposed basin with vegetated berms and *Acoustiblock* noise mitigating fence to attenuate noise emitted by the bikes. Two parking lots and pit areas are proposed as detailed in **Table 1** below.

TABLE 1
PROPOSED PARKING

Visitor Parking Lot and Pit Area	Number of Spaces	Member Parking Lot and Pit Area	Number of Spaces	Total
10'x20' Standard Spaces	159	10'x20' Standard Spaces	83	242
ADA Handicap Spaces	6	ADA Handicap Spaces	4	10
10'x40' Truck Spaces	8	10'x40' Truck Spaces	6	14
10'x50' Truck Spaces	5	10'x50' Truck Spaces	6	11
Total	**178**	**Total**	**99**	**277**

The proposed parking surface will be constructed of a stone blend except for the ADA accessible handicapped stalls which will be asphalt. In addition, a service drive is proposed around the

perimeter of the track. Evergreen vegetation is proposed around the perimeter of the subject property where natural vegetation is not present to provide a buffer and screening between neighboring properties. Landscaped islands will also be provided in and around the parking lots including a vegetated berm along the south side of the track. Automatic underground sprinkler systems with rain sensors will be provided for all proposed plantings and landscape areas. Outdoor lighting will also be provided within the parking areas. Stormwater will be collected via a system of catch basins and leaching fields. Portable restrooms will be provided onsite as well as outdoor lighting, bleachers, and a handicap accessible viewing area. The existing two-story single-family residence is proposed to remain in the southeast corner of the property.

In order to develop the site as proposed, the following agency permits and approvals are required:

TABLE 2
REVIEWS, PERMITS, AND APPROVALS REQUIRED

Agency or Entity Having Jurisdiction	Permit/Approval Required
Town of Riverhead Town Board	Special Permit Approval and Chapter 229, Soil Excavation and Exportation Permit
Town of Riverhead Planning Board	Site Plan Approval
Riverhead Water District and Suffolk County Department of Health Services	Water Connection
Riverhead Town Fire Marshal	Review
Suffolk County Planning Commission	General Municipal Law Section 239m Review
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan (SWPPP) and SPDES Stormwater Permit; WSRR Permit
Central Pine Barrens Commission	Hardship Waiver
New York State Office of Parks, Recreation and Historic Preservation	Cultural Resource Investigation (Archaeological Sensitivity) Review
LIPA/PSEG Long Island	Electrical Connection

3.0 Potential Significant Adverse Environmental Impacts

3.1 Potential Impacts to be Considered

The following list of potential adverse impacts was identified in the Town Board's Positive Declaration adopted pursuant to Resolution 2025-878 dated October 21, 2025 based on the EAF Parts 1, 2 and 3. These topics along with applicable SEQRA DEIS content requirements as outlined in 6 NYCRR Part 617.9 (b) of SEQR will be the focus of the DEIS scope and content as outlined in this Draft Scope.

Impact on Land

- The project proposes to excavate approximately 120,000 cubic yards of sand and gravel from the site, which will help minimize noise from the proposed racetrack. Excavation is reported to take approximately eight (8) months, followed by construction of parking areas and related structures. Sand mining is not permitted in any zoning use district within the Town of Riverhead.

Impact on Agricultural Resources

- The project proposes the excavation of approximately 120,000 cubic yards of material from the site, consisting mainly of RdB soils (Riverhead Sandy Loam - 3 to 8% slopes), which are considered prime agricultural soils, which is well suited to all crops commonly grown in Suffolk County, per the 1975 USDA Soil Survey of Suffolk County, New York. Excavation and sale of material would irreversibly convert agricultural land to non-agricultural uses, more than 2.5 acres within Suffolk County Agricultural District 7.

Impact on Historic Archeological Resources

- The subject property is located within a potentially archaeologically sensitive area, pursuant to the New York State Office of Parks, Recreation, and Historic Preservation Office's Cultural Resources Information System (CRIS). Proposed excavation on the project site could disturb potentially sensitive archaeological areas.

Impact on Critical Environmental Areas

- The subject property is located within the Suffolk County Central Pine Barrens Compatible Growth Area (CGA), and does not conform with standards for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (CLUP), as implemented by the Town of Riverhead Zoning Code, including but not limited to open space standards to set aside a minimum of 40% of the site as natural open space. Pine Barrens has advised that a CGA Hardship Waiver is required if the project is not revised to conform.

Impact on Noise, Odor, and Light

- The project has the potential to create noise levels which exceed thresholds established under Riverhead Town Code Chapter 251, both from excavation and exportation of material, as well as operation of the motocross track. The project site is located within 1,500 feet of a Day Care center licensed by the New York State Office of Child and Family Services.

3.2 Other Potential Impacts

In addition to the above identified topics of potential concern, the following additional topics will be examined in the DEIS.

Comments from New York State Department of Environmental Conservation (NYSDEC)

- The proposed development should be evaluated to determine whether it requires a Mined Land Reclamation (MLR) permit, based on the criteria established by NYSDEC; and if so, an

assessment of the project's compliance with the requirements for that permit should be provided.

- A segment of the Peconic River south of the project site is classified as a WSRR "Recreational River." The project therefore requires a WSRR permit from NYSDEC. An assessment of the project's compliance with the requirements for that permit should be provided.
- Although there do not appear to be any wetlands present on the subject property, wetlands are present east and west of the site. The edge of the nearest wetlands should be delineated to determine if any proposed work will be within 100 feet of the wetland boundary. Any regulated activity within 100 feet of these wetlands will require a NYSDEC Freshwater Wetlands Permit. Commercial activities should be avoided within 100 feet of any regulated wetland.
- Endangered Tiger Salamanders have been sighted in nearby wetlands; and, therefore, the project should be designed to avoid creating any openings (i.e., grates, excavated pits with steeply sloped sides) that would cause entrapment of this species.
- The subject property is adjacent to a State Superfund Site (Calverton NWIRP – Site Code 152136) and is within the PFAS plume associated with this former Navy site. Therefore, the NYSDEC Division of Materials Management will need to be kept informed, especially if the project involves any activities that could impact groundwater flow.

<u>Comment from Suffolk County Department of Health Services (SCDHS)</u>

- An assessment should be undertaken regarding the need for the project to obtain a commercial wastewater permit from SCDHS.

<u>Comment from Suffolk County Department of Economic Development and Planning</u>

- The environmental review should include information on the project's potential impacts to the groundwater, vegetation, community impacts, clearance limitations pursuant to the Suffolk County Pine Barrens Comprehensive Land Use Plan, stormwater runoff, and impacts to existing roadways from anticipated truck trips.

4.0 Draft Environmental Impact Statement Organization and Content

The DEIS will include a project description, location, project background, need, objectives and benefits, list of required permits and approvals, inventory of existing environmental conditions, assessment of potential impacts, plans to prevent, avoid or suitably mitigate identified potential impacts, identification of possible alternatives, and based upon the information and analyses provided, assist in the determination of impacts and the appropriateness of moving forward with the proposed project. The Final Scope will also identify those topics or issues that were determined to be irrelevant and any potential impacts that were found to be insignificant. The DEIS will include text, tables, figures, maps and supporting information to constitute a thorough analysis with supporting documentation. The scope of the proposed DEIS is as follows:

The DEIS must conform to the basic content requirements contained in Title 6, New York Code of Rules & Regulations (6 NYCRR) Part 617.9 (b)(3). The outline of the DEIS will include the following

sections which specifically cover the potential impact areas of concern identified by the Town in the Part 3 EAF and outlined in **Section 3.0** above.

COVER
INSIDE COVER SHEET
TABLE OF CONTENTS
EXECUTIVE SUMMARY

1.0 DESCRIPTION OF THE PROPOSED PROJECT

1.1 Project Background, Need, Objectives and Benefits

1.1.1 Project Background *(Provide brief description of the site and application history. Describe proposed project in the context of other projects and land uses on adjacent and nearby sites. Discuss special permit, site plan and any requested variances or waivers.)*

1.1.2 Public Need and Municipality Objectives *(Justify proposed project in terms of public need and Town planning and zoning)*

1.1.3 Objectives of the Project Sponsor (*Provide discussion of the applicant's goals in pursuing proposed project.)*

1.1.4 Benefits of the Project *(Provide discussion of the benefits to accrue from the proposed project.)*

1.2 Location and Site Conditions *(Using appropriate mapping and/or tables, describe location of site and property setting in terms of size and configuration, existing on-site improvements, adjacent streets, community, tax map designation, adjacent/nearby significant properties, districts, services, zoning, special districts; include location map and aerial photograph.)*

1.3 Project Design and Layout

1.3.1 Overall Site Layout (*Brief description of the site plan, services, utilities, access points, parking, internal traffic flow, table of site coverage quantities in square feet or acres, buffers/setbacks, conformance to applicable dimensional /bulk zoning requirements.)*

1.3.2 Clearing, Grading and Drainage (*Delineate and describe limits of disturbance, clearing and grading, volumes of soil excavated, cut/filled, removed from site, and maximum depths of cut/fill; discuss presence of agricultural topsoil, removal and disposal; describe proposed drainage system.*)

1.3.3 Parking, Vehicle Access and Road System (*Describe/discuss vehicle access, internal roadway and parking layout, traffic circulation, types, numbers and adequacy of on-site parking, conformance with design requirements for fire/emergency access and parking*.)

1.3.4 Sanitary Disposal and Water Supply Systems (*Describe provisions for water supply and sanitary waste disposal.)*

1.3.5 Site Lighting, Landscaping and Amenities *(Describe the type, amount and location of lighting, landscaping and amenities and features proposed.)*

1.4 Construction Schedule and Operations *(Brief description of anticipated construction schedule and processes, worker parking, construction hours, heavy construction vehicle routes, erosion, dust and sedimentation controls, etc.)*

1.5 Permits and Approvals Required *(Brief discussion of the required, permits, reviews and approvals and the agencies responsible.)*

2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Topography

2.1.1 Existing Conditions *(Using appropriate mapping and/or tables, describe current topographic character of site.)*

2.1.2 Anticipated Impacts *(Discuss changes in site topography due to proposed excavation of a depressed area designed for noise mitigation and needed track specifications; discuss provisions for the export of material based on calculations by project engineer and describe impacts; discuss potential impacts from topographic alteration; evaluate proposed development to determine whether it requires a NYSDEC Mined Land Reclamation (MLR) permit and, as applicable, assess project's compliance with requirements for that permit; describe erosion control measures incorporated into project.)*

2.1.3 Proposed Mitigation

2.2 Agricultural Soils

2.2.1 Existing Conditions *(Using appropriate mapping and/or tables, identify the site as part of Suffolk County Agricultural District 7, describe on-site soils based on Suffolk County Soil Survey and other available sources; discuss characteristics and limitations/constraints of each soil type which may affect the project; quantify coverage of each soil type; describe test hole information (if available) and soil suitability for agriculture and proposed development.)*

2.2.2 Anticipated Impacts *(Delineate limits of disturbance for proposed development; discuss details of the proposed grading/excavation program, involving estimated removal of 120,000 cubic yards of soil from site; indicate any plans for retention and reuse of some soil onsite; assess impact associated with proposed removal of prime agricultural soil from site.)*

2.2.3 Proposed Mitigation

2.3 Water Resources

2.3.1 Existing Conditions *(Using available mapping, preliminarily identify and describe the nearest wetlands or surface waters in vicinity of site; delineate boundary of nearest NYSDEC-regulated freshwater wetlands and 100-foot buffer area based on field survey; delineate Wild, Scenic and Recreational Rivers (WSRR) corridor for Peconic River in vicinity of subject property; describe groundwater conditions at and in vicinity of subject property, including depth to groundwater, flow characteristics (direction of flow) based on water table map, and PFAS plume associated with adjacent State Superfund Site; identify existing available source of drinking water for the site and availability of any public water service in the area; describe provisions for wastewater disposal for existing residence on subject property; indicate that the property is within the Central Suffolk SGPA).*

2.3.2 Anticipated Impacts *(Assess project's impact on NYSDEC-regulated freshwater wetlands and 100-foot buffer area, if any; assess project's compliance with requirements for WSRR permit from NYSDEC; determine whether project involves any activities that could impact groundwater flow, particularly as it relates to the PFAS contamination plume from adjacent*

Superfund Site; describe provisions for wastewater disposal for proposed motocross facility; evaluate potential stormwater impacts; discuss whether project will be required to obtain a commercial wastewater permit from SCDHS and, if so, evaluate the requirements pertaining to such permit; identify any impacts to wetlands, surface waters (e.g., the Peconic River) and/or groundwater including the Central Suffolk SGPA and Central Pine Barrens CGA.)

2.3.3 Proposed Mitigation

2.4 Ecology

2.4.1 Existing Conditions *(Indicate the amount of existing clearing onsite and remaining vegetation onsite using total acres and percent of lot area; describe/list and map the vegetation species found on-site and the pattern of this vegetation; describe habitats on site and quality of each; describe observed and expected wildlife species; conduct field inspections by staff biologist; contact NY Natural Heritage Program for site file information; describe potential habitat value of site for endangered Tiger Salamanders and any other rare threatened or endangered wildlife and vegetation; indicate that the property is within the Central Pine Barrens CGA.)*

2.4.2 Anticipated Impacts *(Discuss changes in vegetation pattern and habitats on-site resulting from proposed development; discuss clearing and impacts regarding changes habitat on site and in surrounding area; discuss impact on expected and identified wildlife species; discuss significance of any information obtained from NY Natural Heritage Program; discuss reduction or degradation of habitat used by Tiger Salamanders, and any other rare, threatened or endangered plant and wildlife species, if applicable; discuss any impacts to the Central Pine Barrens CGA and include information and analysis for any Hardship Exemption that may be necessary.)*

2.4.3 Proposed Mitigation

3.0 HUMAN ENVIRONMENTAL RESOURCES

3.1 Land use, Zoning and Plans

3.1.1 Existing Conditions *(Using appropriate mapping and/or tables, describe current land use and zoning of subject property and adjacent properties, and pattern of land use and zoning in site vicinity; discuss existing zoning and permitted uses; discuss applicable land use and comprehensive plans, including Suffolk County Pine Barrens Comprehensive Land Use Plan; identify adjacent or nearby lots that have been preserved or had their development rights purchased or transferred.)*

3.1.2 Anticipated Impacts *(Discuss compatibility of project with surrounding land use and zoning patterns; discuss conformance with site zoning and consistency with applicable land use and comprehensive plans; analyze and discuss consistency with Special permit standards; identify adjacent or nearby lots that have been preserved or had their development rights purchased or transferred and for this reason will not be developed in the future, and the purpose for that transfer e.g., agriculture, open space, pine barrens, etc.)*

3.1.3 Proposed Mitigation

3.2 Noise

3.2.1 Existing Conditions *(Summarize existing ambient noise conditions, including monitoring of ambient sound/noise levels during weekday peak traffic times.; identify sensitive noise receptors located nearby and identify Town noise standards)*

3.2.2 Anticipated Impacts *(Based on noise study prepared by a sound study specialist, summarize impact assessment of anticipated noise/sound levels from construction and operation of proposed motocross facility; discuss available mitigations and the level to which proposed and recommended mitigations will reduce sound levels; determine consistency and compliance of proposed project with Town noise standards.)*

3.2.3 Proposed Mitigation

3.3 Transportation

3.3.1 Existing Conditions *(Summarize existing roadway characteristics and access to the subject property.)*

3.3.2 Anticipated Impacts *(N+P traffic engineers will summarize potential traffic impacts associated with the export of an estimated 120,000 cubic yards of excavation material during site preparation.)*

3.3.3 Proposed Mitigation

3.4 Cultural Resources

3.4.1 Existing Conditions *(Review NYS Office of Parks, Recreation and Historic Preservation's Cultural Resources Information System (CRIS), summarize historic and archeological resources present on or adjacent to the subject property.)*

3.4.2 Anticipated Impacts *(Summarize potential project-related impacts to any historic and archaeological resources present on the subject property.)*

3.4.3 Proposed Mitigation

4.0 OTHER REQUIRED SECTIONS

4.1 Cumulative Impacts *(Describe other pending projects in the vicinity; determine potential for cumulative impacts due to implementation of proposed project in combination with others and discuss/analyze impacts.)*

4.2 Adverse Environmental Impacts that Cannot be Avoided *(Summarize adverse environmental impacts that cannot be completely mitigated, as discussed in the preceding sections of the DEIS.)*

4.3 Irreversible and Irretrievable Commitment of Resources *(Briefly describe those natural and human resources that will be committed to an/or consumed by the proposed project.)*

4.4 Growth-Inducing Aspects *(Briefly describe those aspects of the proposed project that will or may trigger or contribute to future growth in the area.)*

4.5 Effects on the Use and Conservation of Energy *(Briefly describe those aspects of proposed project that would contribute to an increase in energy, and discuss potential options for energy conservation as appropriate.)*

4.6 Disadvantaged Communities Assessment (Identify and provide map of any Disadvantaged Communities (DACs) in and around the project site as required by the New York State Climate Leadership and Community Protection Act (Climate Act),

discuss its purpose, requirements, and determine applicability based on the proposed action and required permits and approvals. If applicable, assess any disproportionate impacts and requirements.)

5.0 ALTERNATIVES CONSIDERED

5.1 No Action Alternative

6.0 REFERENCES

FIGURES

APPENDICES

5.0 Extent and Quality of Information Existing and Needed

The DEIS will be prepared in conformance with the lead agency-approved Final Scope of work and the standards and specifications outlined in SEQRA Section 617.9, "Preparation and Content of Environmental Impact Statements." The DEIS is intended to provide important and relevant qualitative and quantitative information and analyses to assist the lead agency (The Town Board of the Town of Riverhead) and other involved agencies in the SEQRA decision-making process including the ultimate preparation of SEQRA Findings and the issuance of decisions on necessary permits and approvals. The DEIS will be concise but thorough, analytical but not encyclopedic, well documented, accurate, and consistent with the requisite standards, content requirements and specifications of SEQRA. Separate supplemental studies for traffic, cultural and archaeological resources, fiscal and economic analyses and any other aspects of the DEIS will be prepared by qualified professionals and will be appended and referenced accordingly. Technical information may be summarized in the body of the document and supplemental support materials will be attached in a separate appendix.

Information sources for the DEIS include, but are not limited to the following: Soil Survey of Suffolk County, NY; Natural Resources Conservation Service website and database; LIDAR and USGS topographic maps; Suffolk County Groundwater Management Zone Map; Suffolk County Groundwater Contour Map; USGS Depth to Groundwater database; Town of Riverhead Comprehensive Plan, Long Island Special Groundwater Protection Area (SGPA) Plan, Central Pine Barrens, Comprehensive Land Use Plan (CLUP), FEMA Flood Insurance Rate Map; Information and mapping available from NYSDEC pertaining to WSRR areas and requirements; Official Town Zoning Map; County Agricultural Districts map and other related information; Applicable Town Code regulations including Zoning and Land Use (Chapter 301), and Noise, Public Nuisances and Property Maintenance (Chapter 251); , GIS generated maps and figures; site plans, drainage plans, lighting plans, landscaping plans, and other CAD drawings; noise impact analysis results including ambient and future projected conditions with mitigation, cultural resources analysis results, and traffic input prepared by others; SEQRA full Environmental Assessment Forms Parts 1, 2 and 3/Determination of Significance and the Town's official SEQRA Positive Declaration for this project; NYSDEC's Environmental Mapper and Spills and Site Remediation databases, and information available on New York State's Climate Act and Disadvantaged Communities requirements; Suffolk County Water Authority water district monitoring data; NYS Office of Parks Recreation and Historic Preservation's Cultural Resources Information System (CRIS); February 2024 TRACKER Archeology, Inc Phase I Archeological Investigation report for the site, South Shore Estuary Reserve Comprehensive Management Plan and Maps; Suffolk County Sanitary Code; NY Natural Heritage Program survey information; NYSDEC

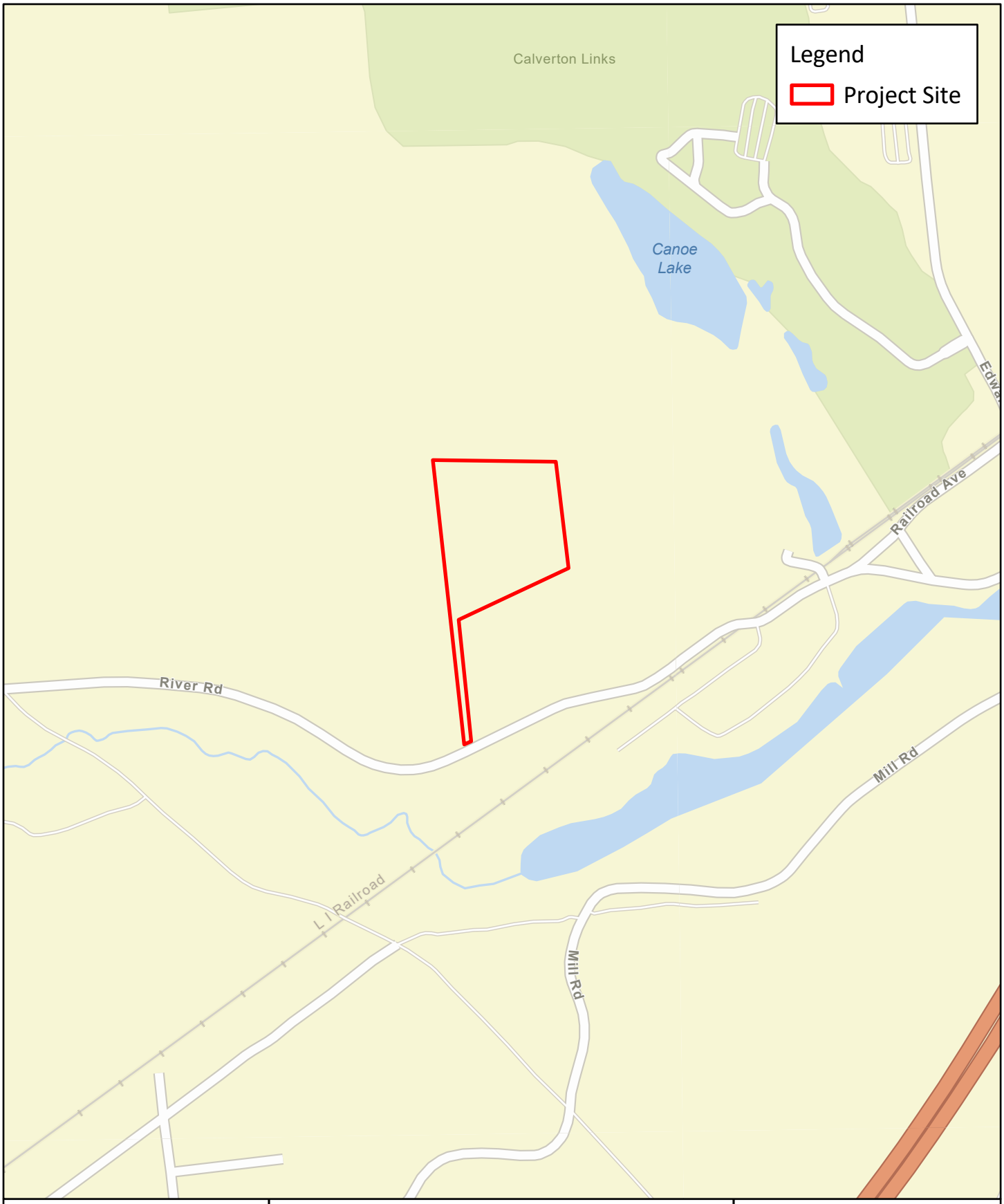
Ecological Communities publication (Edinger *et al.*, 2013); Breeding Bird Survey; construction traffic impact study by Nelson & Pope; Institute of Transportation Engineers ("ITE") publication entitled *Trip Generation*, 11th Edition; traffic and parking counts; *Highway Capacity Manual*; various available published fiscal and economic data and analysis report; input from consultations with service providers; site and area inspections; and other sources as needed and available.

6.0 Issues Deemed Not Relevant, Not Environmentally Significant or Adequately Addressed in Prior Environmental Review

This DEIS Draft Scope addresses those impacts identified by the Town in its Determination of Significance/Positive Declaration and other involved or interested agencies during the Town's initial project coordination and contains the required content as set forth by SEQRA. The intent of the DEIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project and identify where possible ways to avoid or mitigate impacts to the maximum extent practicable. The Draft Scope is expected to be the subject of a public scoping session and written scoping process in conformance with SEQRA Part 617.8, which will conclude with the issuance of a Final Scope by the lead agency (Town of Riverhead Town Board). Issues identified during the scoping process that are deemed not relevant to the preparation of the DEIS will be indicated in the Final Scope.

◆ ◆ ◆ ◆ ◆

This document is intended to fulfill the lead agency requirements for issuance of a Draft Scope for a DEIS in accordance with 6 NYCRR Part 617.8. The document assists the lead agency in evaluating the DEIS for content and adequacy for public review and assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project and allow the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the proposed project.



NPV

FIGURE 1
LOCATION

Sources: ESRI WMS
Scale: 1 inch equals 800 feet

Duffy MX Motocross Track
Calverton, New York



NPV

FIGURE 2
AERIAL

Sources: NYS Ortho Imagery 2023
Scale: 1 inch equals 200 feet

N

Duffy MX Motocross Track
Calverton, New York

DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

February 18, 2026

Clare Shea
Assistant Town Planning Director
Southampton Town Planning Board
116 Hampton Road
Southampton, NY 11968

RE: Northwell Eastport Development, Old Country Road, Eastport
SCTM Numbers 900-325-1-2.1 and 2.2
Central Pine Barrens Compatible Growth Area

Dear Ms. Shea:

On January 20, 2026, the Central Pine Barrens Commission office received a referral of the subject proposal. The project site is in the Central Pine Barrens Compatible Growth Area.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Existing Conditions and the Proposed Project

The project site contains 44.1 acres of property in two parcels situated on the north side of Old Country Road in Eastport. Approximately 39.4 acres is in the CR 200 zoning district and 4.7 acres is in the CR 60 zoning district. A portion of the project site is a Receiving Area for Pine Barrens Credits.

Three maps were provided including:

- A Standard yield map identifies 10 lots with a road and recharge basin area. No open space is provided.

- The map titled "CR 200/R 20 RRAD Proposed Subdivision Map YM3.00" identifies 46 lots, a road and recharge basin and park area. No open space appears to be provided.

- The map titled "CR 40/R 20 RRAD Proposed Subdivision Map Lot 2.1 Open Space Clustered YM 4.00" identifies 46 lots, 2.4 acres of park area in two separate areas, a 1.95 acre recharge basin and 10.30 acres of open space.

Central Pine Barrens

The proposal constitutes development activity pursuant to the definitions in the New York State Environmental Conservation Law Article 57 §57-0107(13). Therefore, it must conform with the standards of the Central Pine Barrens Comprehensive Land Use Plan (the Plan). If the proposal does not conform, it must be revised to conform, or the applicant must seek a hardship waiver.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Please submit a demonstration of conformance with the Plan and ensure conformance prior to implementation, pursuant to ECL §57-0123.3(a) of the Environmental Conservation Law, which states:

> No application for development within the Central Pine Barrens area shall be approved by any municipality or county or agency thereof or the commission, and no state approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of such land use plan

Please provide a map and information demonstrating a project that conforms with the standard outlined in the Plan. A preliminary review of the referral indicates the proposal does not conform with one more standards including the minimum amount of unfragmented open space required.

Information should be provided including:

- Provide the amount of open space required under the standard yield and provide information on if and how the open space provided conforms or does not conform. Under the standard yield, no more than 12.388 acres of natural vegetation may be cleared. An area of 31.759 acres of open space is required.

- Acreage of the project site in a Receiving Area and area not in the designated Receiving Area.

- Where additional lots are added as a receiving area site, identify the number of lots per credit, the number of Pine Barrens Credits to be retired for the project and how the yield and open space calculations change based on the additional receiving area capacity.

If the application exceeds one or more standards, it must be revised to conform or the applicant must receive a hardship waiver from the Commission to proceed with the Project as proposed, subject to review and discretionary action.

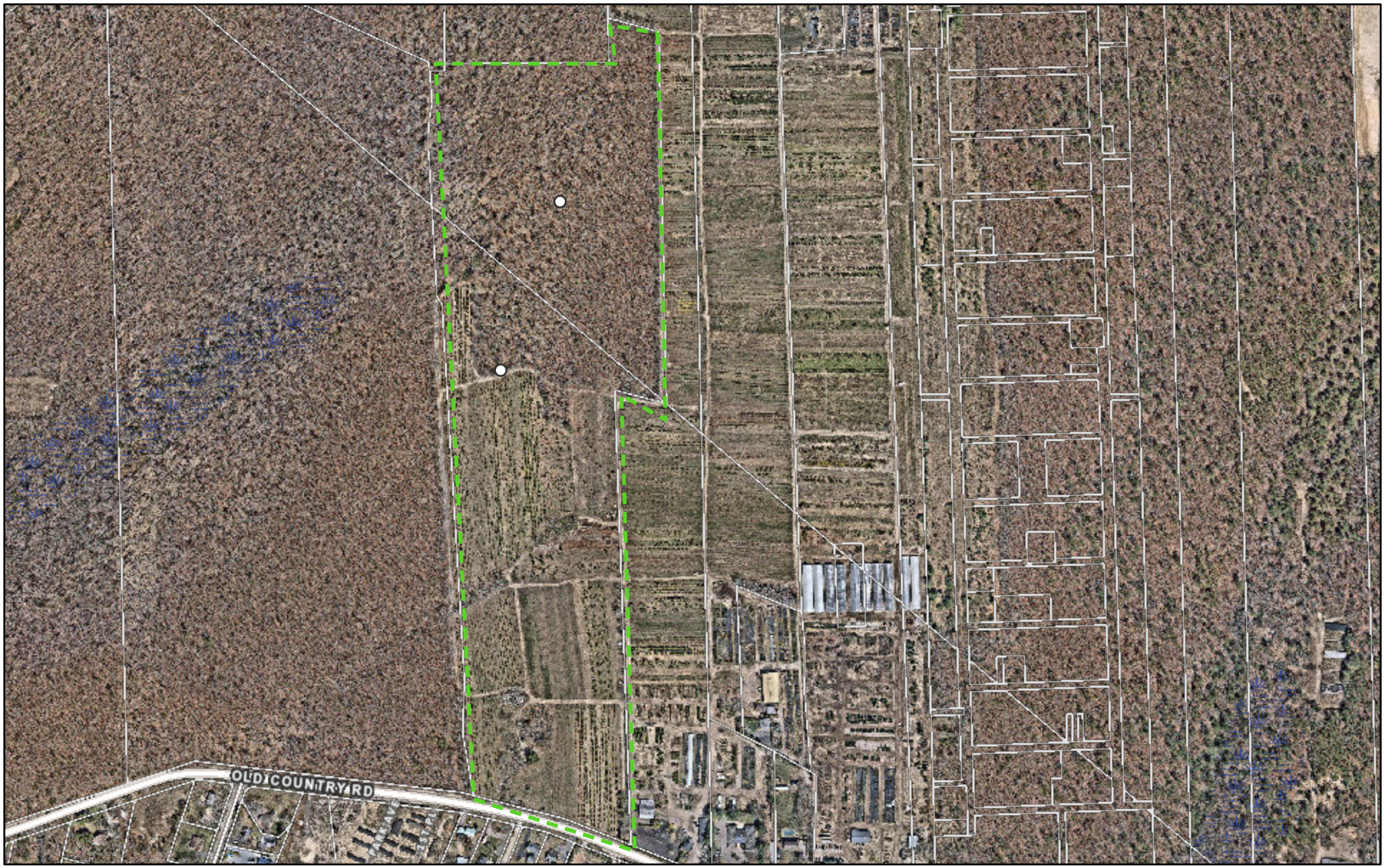
The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Pine Barrens Manager

cc: John C. Milazzo, Commission Counsel

Northwell Eastport Development



1/27/2026

1:5,987

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Tax Parcels

State Routes

State Routes

Highway Ramp

County Route

Collector Roads

Streets

Streets

Trustee Maintained Roads

Potential Trustee Roads

Access / Private Roads

Access

Private

Town of Southampton
116 Hampton Road
Southampton, NY 11968

PLANNING BOARD

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631 287-5706 fax

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Kate Fullam

1/13/2026

Ms. Judy Jacobsen, Director
Central Pine Barrens Joint Planning and Policy Commission
624 Riverhead Road
Westhampton Beach, NY 11978

RECEIVED
JAN 20 2026
Central Pine Barrens Joint
Planning & Policy Commission

RE: Northwell Health Eastport, Subdivision – Pre-Application

Dear Ms. Jacobsen:

Please find enclosed the following with reference to the above application on the property located at 242 Old Country Rd, Eastport, Eastport, Town of Southampton, SCTM#(s) 900 - 325 - 1 - 2.1 & 2.2, which is presently being considered by the Planning Board. The project is for a subdivision yield plan of 10 lots and proposed Residential Receiving Area District (RRAD) of 46 lots on two parcels totaling 44.1-acres located in the CR-60 & CR-200 Zoning District.

Material Enclosed:
Application, Plan

Please review and provide your comments and recommendations on proposed activity, so that the Planning Board may take them into consideration in their review of the subject application.

A public hearing is scheduled for 2/12/2026. Your response will be most useful if received by this date or shortly thereafter. Please notify the planner named below if you have special concerns regarding this project, or if you will not be able to submit a response in a timely manner.

> In addition to mailing a hard copy, we respectfully request that you e-mail a copy of your response to the planner named below. This will be greatly appreciated.

Your prompt attention to this matter would be greatly appreciated.

Very Truly Yours,

Kerri Meyer for CS

Clare Shea, Asst. Town Planning Director
cshea@southamptontownny.gov

P:\Subdivisions\Application Projects\Northwell Health Eastport\Pre-Application\2026-01-13_Northwell Health Eastport_referral to CPC_km.docx

BENNETT & READ, LLP
ATTORNEYS AT LAW

631-283-9696
631-283-1259 (FACSIMILE)

WWW.BENNETTANDREAD.COM

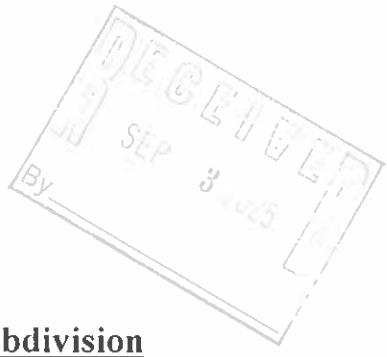
JOHN J. BENNETT
CAROLE L. READ

BAILEY G. LARKIN

212 WINDMILL LANE
SOUTHAMPTON, NEW YORK 11968-4841

Via Hand Delivery

September 3, 2025



Attn.: Jacqui LoFaro, Chairperson
Town of Southampton
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Re: Pre-Application of Northwell Health for RRAD Subdivision
242 Old Country Road, Eastport
SCTM #: 0900-325.00-01.00-002.001 & 002.002

Dear Chairperson Lofaro and Members of the Board:

Our office represents the applicant and property owner with respect to the above-referenced application. We enclose fifteen (15) complete applications as follows:

- Subdivision Pre-Application form, including checklist; Project Description Memorandum and Agricultural Data Statement;
- Owner's Endorsement;
- Disclosure Affidavit;
- Yield Map prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., dated September 23, 2024, and
- Proposed Subdivision Map prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., dated September 23, 2024.

We also enclose the following:

- Four (4) addressed, pre-paid Certified Mailing Envelopes and
- Check no. 4689574 payable to the Town of Southampton in the amount of THIRTY-SIX THOUSAND, EIGHT HUNDRED and XX/100 ($36,800.00), representing the filing fee.

Please advise when this matter will be discussed before the Planning Board.

Very truly yours,

John J. Bennett

JJB/cb
Encs.
cc: Andrew Mitchell, Northwell Health
Candida Canizio, Northwell Health
Kimberly A. Judd, Esq., co-counsel

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Phone: (631) 287-5735
Fax: (631) 287-5706

TOWN OF SOUTHAMPTON

RECEIVED
JAN 20 2026
Central Pine Barrens Joint
Planning & Policy Commission

MARIA Z. MOORE
TOWN SUPERVISOR

CHAIR
JACQUI LOFARO

VICE CHAIRPERSON
DENNIS FINNERTY

SECRETARY
GLORIAN BERK

BOARD MEMBERS
KATE FULLAM
DAVID GLAZER
THACKOOR (GEORGE) MOOTOO
THOMAS NEELY

SUBDIVISION PRE-APPLICATION FORM

This application form is required as part of any request to process the action listed below. In addition, Chapter §292 The Town of Southampton Code requires specific material to be submitted in conjunction with this form. Other required items are indicated on the attached application checklist. It is the applicant's responsibility to insure that application package is complete and accurate. Incomplete applications will not be processed.

1. All applications must be completed in full and comply with §330 and §292 of the Town Code. Incomplete application packages will not be accepted.

2. These instructions and the application form shall be read carefully and understood before completing. Any questions should be referred to the Planning Division.

3. The application package consists of the following:

- ☑ The Subdivision Pre-Application Form checklist.
- ☑ 15 Copies of Application, including: project description, owner's endorsement, Open Government Disclosure Form, agricultural data statement, and submission review form.
- ☑ 15 Copies of Subdivision Plat (standard plan) and supporting Materials
- ☑ 15 Copies of Subdivision Plat (cluster plan)
- ☑ Pre-Application Fee: **$800 per lot** (excluding reserved parcels)
- ☐ Lot Line Modification Fee (Transfer if Property): **$1,100 per lot** (if applicable)

4. The mapping requirements for the subdivision plat, per §292-4A, §292-10 of the Southampton Town Code are included in the Subdivision Pre-Application Submission Review Form on Pages 5-6 of this submission package. Please complete this form to ensure that the maps comply with the code requirements.

5. The subdivision pre-application review process is outlined on page 4

6. A Fee Schedule is included in this package.

Application Name: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.

SCTM No.: 0900-325.00-01.00-002.001 & 002.002

Property Address: 242 Old Country Road, Eastport, NY

I. General Information:

a) Applicant's Name: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc
Address: 600 Community Drive, Manhasset, NY 11702
Phone No.: Andrew Mitchell (631)

b) If the applicant is a corporation, give the name and title of the responsible officer:
Name: Laurence Kraemer, Esq.
Title: General Counsel for Northwell Health

c) Landowner's Name: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.
Address: 600 Community Drive, Manhasset, NY 11702

d) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor
Name: Kevin Walsh License No 062664
Address: 100 Motor Parkway, Suite 350, Hauppauge, NY 11788
Telephone No. 631-787-3400

e) If the applicant does not own the property, prepare the endorsement at the end of this form establishing owner's authorization of the applicant's proposed subdivision of his land. N/A

f) All communications with regard to this subdivision shall be addressed to the following person until further notice:
Name: John J. Bennett of Bennett & Read and Kimberly A. Judd
Address: 212 Windmill Lane, Southampton, NY 11968/737 Roanoke Ave., Riverhead, NY 11901
Phone No: 631-283-9696/631-727-3017

II. Proposed Site

a) General location of Property
(north/west/south/east)
of Old Country Road, approx _____
(street of road) (feet) (north/east/south/west)
of _____, in Eastport.
(nearest interesting street) (hamlet)

b) Zoning District(s): CR-200 (lot 2.1) & CR-200/CR-60 (lot 2.2)

c) Is a Variance Necessary? ☐ YES: _____ ☑ NO: _____

If yes, please explain:

_____

_____

_____

d) Zoning Overlay(s) (Please check all that apply)

- ☐ Agricultural*
- ☑ Aquifer Protection
- ☐ Tidal Flood Plain
- ☐ Tidal Wetland & Ocean Beach
- ☐ Old Filed Map
- ☐ Archaeological (*) (**) (NYS Circles and Squares map)

*Include a survey showing the location of Class I and II prime agricultural soils

**Notice: Applicants shall complete mailing requirements at time of hearing to the Office of Tribal Trustees of Shinnecock pursuant to the section 292-9 A. of Town Code.

III. Project Type

- ☑ Subdivision: 46 lots
- ☐ Re-Subdivision: _____
- ☐ Lot Line Modification (Transfer of Property): _____

TOWN OF SOUTHAMPTON
SUBDIVISION PRE-APPLICATION FORM
PROJECT INFORMATION

TOTAL ACREAGE OF SITE Standard PRD (cluster) Other:

Note: All applications shall include both standard and cluster plans pursuant to Chapter 247 and § 292-8 following the requirements of § 292-10. Waivers of the PRD requirement are at the discretion of the Planning Board.

46

NUMBER OF LOTS (PROPOSED)
as per §216-9 of the Town Code

NUMBER OF LOTS (AFFORDABLE)
Open space provided via transfer of 36 Pine Barrens Credits (RRAD)

OPEN SPACE (ACREAGE)
Open space provided via transfer of 36 Pine Barrens Credits (RRAD)

OPEN SPACE (% PRESERVED)
38.4 acres

CLASS I & II AGRICULTURAL SOIL (ACREAGE)
87.1%

CLASS I & II AGRICULTURAL SOIL (% PRESERVED)
Fee in lieu

PARK AREA PROVIDED (0.05 AC/LOT)
0

WETLAND AND SURFACE WATER AREA (ACRES OR SQ.FT.)*
5,126 feet approx.

LINEAR FEET OF ROADWAYS
Structures-dry wells

DRAINAGE (STRUCTURES, FUND, OR NONE)
0.46 acre

AVERAGE LOT SIZE (SQ.FT.)
None

EXISTING EASEMENTS/COVENANTS (YES/NO)*
None

PROPOSED EASEMENTS/COVENANTS (YES/NO)*
No

EXISTING TRAILS (YES/NO)*
No

PROPOSED TRAILS (YES/NO)*
Public Main

WATER SUPPLY (PRIVATE WELL OR PUBLIC MAIN)

*If yes, show on survey

PLEASE SUBMIT 15 COPIES OF PLANS

PRE-APPLICATION SUBMISSION FORM
PROJECT DESCRIPTION

In the space provided below, and on additional sheets if necessary, please provide the following:

1. A description of the project.

Please see attached Pre-Application Project Description Memorandum.

2. An explanation of the design concept

Please see attached Pre-Application Project Description Memorandum.

3. The reason for the particular design

Please see attached Pre-Application Project Description Memorandum.

4. The objective of the developer or project sponsor.

Please see attached Pre-Application Project Description Memorandum.

5. How or why the project is or is not in conformance with the Town Master Plan.

Please see attached Pre-Application Project Description Memorandum.

Note: Please be aware that the Planning Board cannot approve plans that do not comply with zoning requirements. If you anticipate, or are aware that this project will require zoning relief from the Zoning Board of Appeals, please indicate the nature of such relief and why it is necessary to accomplish the project goals in the space below.

6. Zoning Relief (If applicable).

No variances are required. Pursuant to §330-233.1, the proposed subdivision density is "as of right" without further zoning approvals with the transfer of Pine Barrens credits.

I hereby depose and say that all the above statements of information and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Kimberly Judd
Applicant's Name

Applicant's Signature

Sworn before me this
20 day of August, 2025

Notary Public Paula M. Sheehan

PAULA M. SHEEHAN
Notary Public, State of New York
No. 01SH5030507
Qualified in Suffolk County
Comm Ex July 18, 2026

PLANNING BOARD OF THE
TOWN OF SOUTHAMPTON

---X

In the Matter of the RRAD Subdivision Application of:

CENTRAL SUFFOLK HOSPITAL
d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.
242 Old Country Road, Eastport
SCTM #: 0900-325-1-2.1 & 2.2

PRE-APPLICATION
PROJECT DESCRIPTION

---X

The Properties

Hampton Hospital Center Fund Inc. (hereinafter "Hampton Hospital") took title to the subject properties on Feb. 1, 1971 by purchase from H.H.C.F. Holding Company Inc. Central Suffolk Hospital is the successor in interest of the subject properties by merger with Hampton Hospital and does business today as Peconic Bay Medical Center, a member of Northwell Health, Inc. (hereinafter "PBMC").

Both of these properties have the same address but different tax map numbers. The northerly lot, tax lot 2.1, contain 17 acres and is located entirely in the CR–200 zoning district. It is also located in the Aquifer Protection Overlay District and the Central Pine Barrens Compatible Growth Area. This lot is entirely vegetated. Lot 2.1 is located in the Speonk-Remsenberg School District

The southerly lot, tax lot 2.2, contains 26 acres and is split zoned, most of the property is located in the CR–200 zoning district and a small portion of the property by Old Country Road is located in the CR–60 zoning district. Tax lot 2.2 is also located in the Aquifer Protection Overlay District and Central Pine Barrens Compatible Growth Area and is also a PBC/TDR receiving area (Residential Receiving Area District, hereinafter "RRAD"). Several old farm houses in dilapidated states are located on this tax lot and it has been and currently is farmed since 1991 by the neighboring property owner to the east. Lot 2.2 is located in Eastport- South Manor School District.

Prior Land Use Approvals by the Town of Southampton

Hampton Hospital purchased the properties in 1971. Soon after Hampton Hospital's purchase, an application for Special Exception was made to the Town of Southampton Zoning Board of Appeals in 1972 to construct a hospital facility under the name of Hamptons Hospital and Medical Center (hereinafter "HHMC"). At that time, the property was located in the CR-40 zoning district. The Zoning Board of Appeals approved the Special Exception on Sept. 7, 1973 with the condition that they provide ingress and egress at two different places on Northway Lane for loading and utility service vehicles and that the 12+ or minus acres to the south of the

property be used only for hospital related expansion. With a Special Exception Permit to construct a hospital in hand, a one-year extension was granted by the ZBA on April 3, 1975 to May 3, 1976. In a letter dated March 18, 1975, counsel for HHMC, John E. Hurley of Hurley of Behringer, Hurley, Hurley & Pellicane, requested the one-year extension, stating "it is confidently anticipated that construction at the hospital will begin within the period as extended". In 1976, HHMC requested another one-year extension, stating "We feel that definite progress has been made and that hopefully construction will begin soon". The ZBA granted another one-year extension on March 10, 1976 to expire on May 3, 1977.

A New York Times article reported on June 3, 1973, that "ground was broken yesterday for the Hamptons Medical Hospital, a $24 million, 222-bed medical center that will serve some 70,000 people from domestic Shirley area to Hampton Bays". This article further states that the proposed hospital has been a decade on the drawing boards, which Lee Koppelman (at the time Nassau-Suffolk Planning Chief) called essential for the area. The article further states that the final plans were approved by the New York State Health Commissioner.

In a New York Times article dated May 5, 1974 states that the construction on the Hamptons Hospital & Medical Center was delayed until the facility's local backers and the agency that will finance it decide just how large the hospital will be. The project was terminated due to financial reasons.

Description of the Project, Explanation of the Design Concept & Reason for the Particular Design

The southerly Lot 2.2, is located within a Residential Receiving Area District (RRAD) pursuant to § 330-234(B) of the Town Code. Pursuant to the intent of the RRAD in §330-230:

> Findings and purpose.
> A. It is the intent of this article to establish the Residential Receiving Area District (RRAD) for the purpose of identifying receiving sites for development rights or Pine Barrens credits which may be transferred **as of right** in accordance with the procedure set forth herein and the applicable transfer of development right portions of this chapter and §261-a of the Town Law of the State of New York.
>
> B. It is also the intent of this article to set forth the procedure upon which the Town Board may establish a Residential Receiving Area District (RRAD). Generally, an RRAD shall be established on a floating zone basis with attendant controls and regulations intended to provide the means to accomplish the purposes and goals set out herein.
>
> C. The purpose of the Residential Receiving Area District (RRAD) legislation is to facilitate increased flexibility to achieve more desirable development through the use of more creative and imaginative design of residential areas than is presently achievable under conventional land use techniques and zoning regulations and to preserve, adapt and

improve existing open space, land uses and communities, consistent with the recommendations of the Central Pine Barrens Comprehensive Land Use Plan and/or the Town's Comprehensive Plan.

D. The Planning Board is hereby authorized to increase the permitted residential density of lands proposed for development as of right to provide suitable receiving sites for residential development rights or Pine Barrens credits (PBC). The Planning Board is further authorized to consider and approve the transfer of development rights under this section, **without the necessity for Town Board review and approval** in accordance with §330-7 of this chapter.

E. The applicable regulations of a RRAD set forth in this article shall be in addition to or overlay those regulations applicable in the underlying residential district in which the given site is found on the Zoning Map as set forth in this chapter, except that the Planning Board is hereby authorized to modify the dimensional regulations of the underlying district to accommodate the increased density as the result of the transfer of development rights.

Pursuant to Town Code §330-233.1, Development standards, once a RRAD is established by the Town Board, a landowner may apply to the Planning Board for development of the property as a subdivision or site plan in accordance with the applicable provisions of the Town Code. **The transfer or redemption of development rights or Pine Barrens credits shall allow the landowner to increase his permitted density "as of right" without further zoning approvals.**

Lot 2.2 is located in a RRAD (see §330-234(B)).

The yield calculation method for properties in a RRAD is promulgated at §330-233(1)(F) of the Town Code:

(1) The initial yield for the receiving site shall be determined by a yield map prepared in accordance with existing zoning.
(2) The resultant yield of a RRAD shall be the sum of the receiving parcel yield plus the density obtained from the transfer of development rights or PBC's from any sending parcels as set forth in this chapter.
(3) Each development right or Pine Barrens credit shall be the equivalent to one residential dwelling unit. Fractions of development rights or PBC's shall be rounded to the nearest whole number.
(4) In no case shall the residential yield exceed two units per acre.

VHB has prepared a conceptual yield map for the Subject Property based on the standard prevailing zoning bulk regulations (see Yield Map), and a RRAD yield map utilizing Pine Barrens Credits ("PBC's") in accordance with the RRAD Town Code provisions (see RRAD Yield Map). Based on the RRAD regulations, the maximum residential density that could be

achieved on Lot 2.2 using PBC's is two units per acre. At this density, dimensional regulations of the Town's R-20 District would apply (see § 330-233(1)(G) of the Town Code), which require a minimum lot area of 20,000 square feet. As shown by the Yield Map, the as-of-right pre-RRAD transfer yield for the Subject Property is 10 residential lots. This includes three lots on 4.7 acres in the CR-60 District along the Old Country Road frontage, and seven lots on the remaining 39.4 acres of the Subject Property, which are within the CR-200 District.

The yield shown on RRAD Yield Map 3 is 46 residential lots, an overall increase of 36 residential lots above the standard yield shown on the Yield Map. A total of 43 lots are shown within the RRAD (Lot 2.2) on the RRAD Yield Map, and seven lots are shown within the same Lot 2.2 on the Yield Map. Subtracting the yield of seven lots from the RRAD yield of 43 lots indicates a density increase of 36 lots.

The RRAD plan, consistent with prior town approvals, is the cluster plan, the open space being provided by properties from which development rights/Pine Barrens Credits have been established.

The Objective of the Project Sponsor

The objective of Article XXV of the Southampton Town Code, entitled "Residential Receiving Area District", is to identify receiving sites for development rights or Pine Barrens Credits, which may be transferred as of right in accordance with the procedures set forth in Article XXV. It is the intent of that article that the RRAD be established on a floating basis with attendant controls and regulations (see §330–230(B)). The RRAD furthers the preservation, adoption and improvement of existing open space, land uses and communities, consistent with the recommendations of the Central Pine Barrens Comprehensive Land Use Plan and the Town's Comprehensive Plan. (See §330–230 (C)).

AGRICULTURAL DATA STATEMENT

Pursuant to §283-a of the New York State Town Law, any application for a special permit, site plan approval, use variance or subdivision approval requiring municipal review and approval by the Town Board, Planning Board or Zoning Board of Appeals that would occur on property within an agricultural district containing a farming operation or on properties within 500 feet of a farm operation located within an agricultural district, shall include an Agricultural Data Statement. The law also requires that the reviewing Board mail written notice of such an application to the owners of land within the agricultural district that contains a farm operation, which is located within 500 feet of the boundary of the project site. The cost of the mailing shall be borne by the applicant.

1. Project Name: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.
2. Name of Applicant: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc
3. Address of Applicant: 600 Community Drive, Manhasset, NY 11702
4. SCTM # of Project: 0900-325.00-01.00-002.001 & 002.002
5. Project Location: 242 Old Country Road, Eastport
6. Description of Project: 46 lot RRAD subdivision
7. If the property that is the subject of the pending development application is located in an Agricultural District, you must compile and submit a list of tax parcels, with owner's names and addresses, for all tax parcels containing a farm operation located within 500 feet of the property that is the subject of the pending development application.

If the property that is the subject of the pending development application is located outside of an Agricultural District, you must compile and submit a list of tax parcels, with owner's names and addresses, for all tax parcels containing a farm operation located within an Agricultural District and within 500 feet of the property that is the subject of the pending development application

8. Submit a survey map showing the site of the proposed project relative to the location of farm operation parcels identified in item 6, above.

9. Submit legal size envelopes, pre-addressed to each of the parcel landowners identified in item 6, above with pre-paid certified mail postage, together with pre-addressed, green, return receipt cards for each mailing. The return address on the return receipt card must read

SOUTHAMPTON TOWN PLANNING BOARD
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

If you do not believe that you are subject to this requirement, please complete the following and sign below:

I have reviewed the requirements for the submission of an Agricultural Data Statement and find that said statement is not applicable to this application for the following reasons:

_____

_____

_____

_____

_____
Applicant's/ Applicant Agent's Signature

Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health
242 Old Country Road, Eastport
SCTM #: 0900-325.00-01.00-00-002.001 & 002.002

Properties within 500 feet of the subject premises containing a farm operation located within an Agricultural District

243 Old Country Road
SCTM #: 0900-325-1-3.1
Brian Sommer
P.O. Box 871
Eastport, NY 11941-0871

SCTM #: 0900-325-1-4.1
Werner Sommer
P.O. Box 610
East Moriches, NY 11940

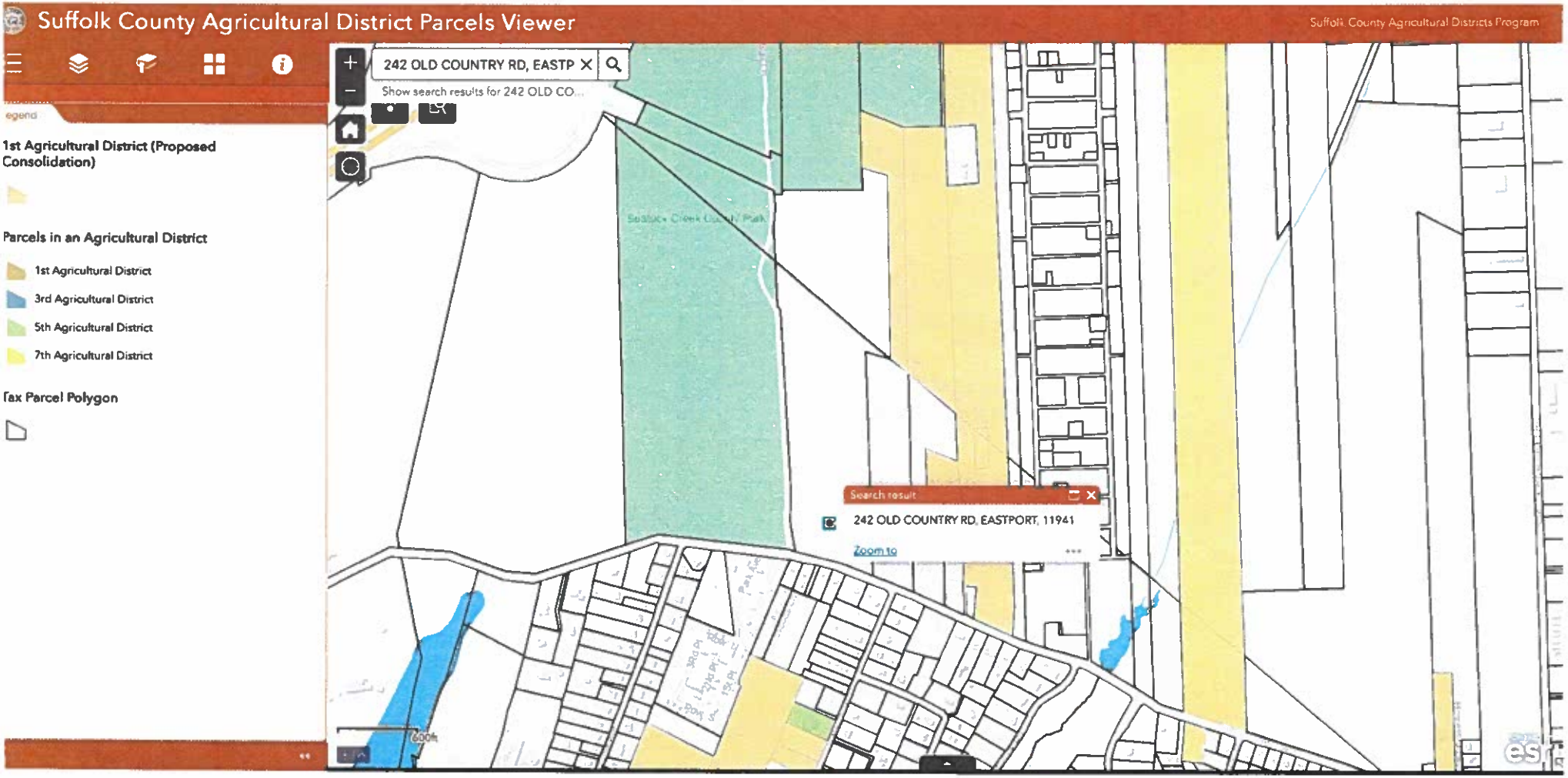
220 Old Country Road
SCTM #: 0900-325-1-7.2
Gettinger Realty LLC
c/o Brad M. Gettinger
220 Old Country Road
Eastport, NY 11941

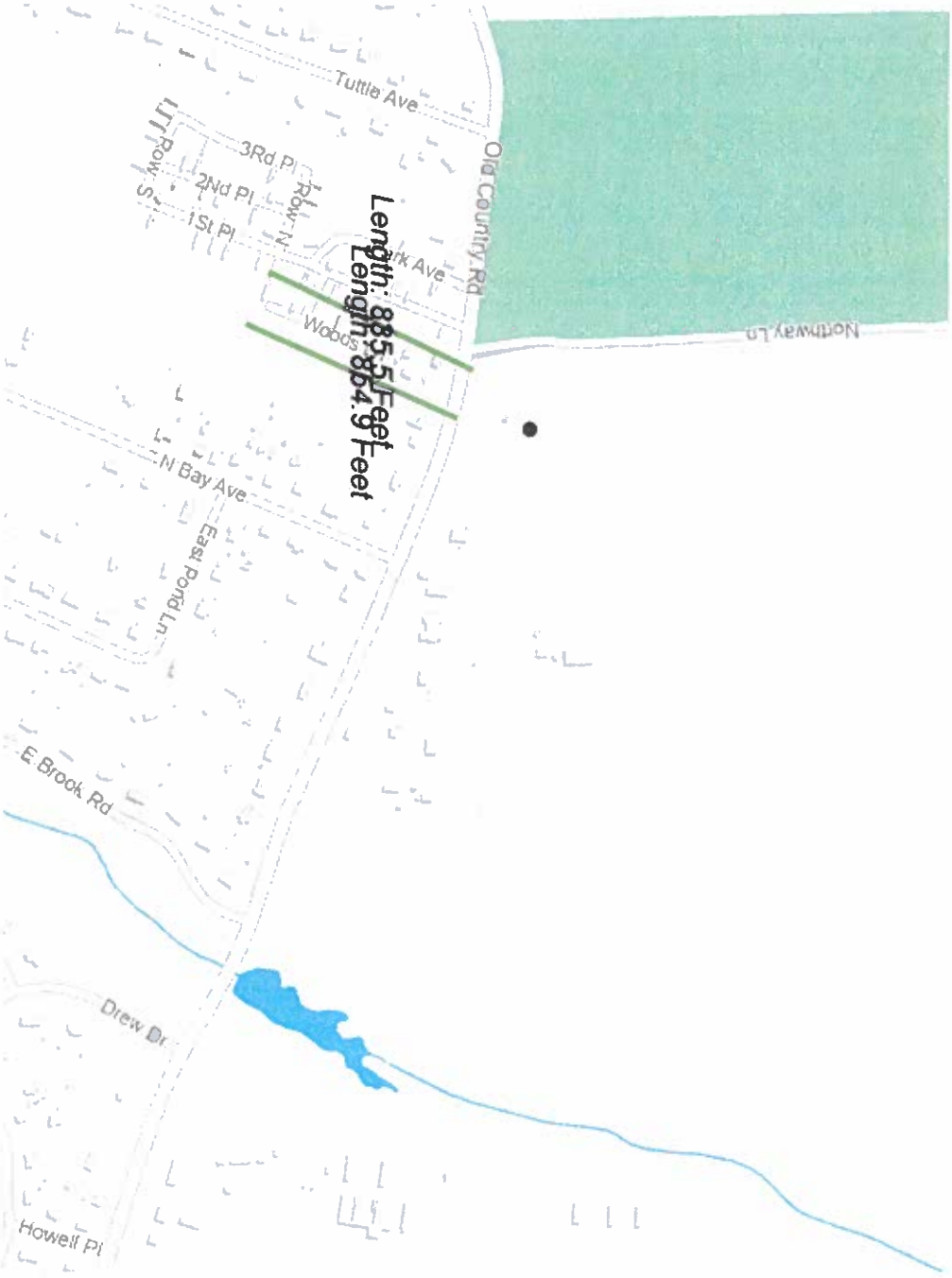
SCTM #: 0900-325-1-7.3
Gettinger Realty LLC
c/o Brad M. Gettinger
220 Old Country Road
Eastport, NY 11941

224 Old Country Road
SCTM #: 0900-325-1-44.1
Werner Sommer
P.O. Box 610
East Moriches, NY 11940

SCTM #: 0900-325-1-48.1
Charles W. Trench/S. Robert Gettinger/Brad M.Gettinger
62 Dunlop Road
Huntington, NY 11743

SCTM #: 0900-325-1-48.2
Charles W. Trench/S. Robert Gettinger/Brad M.Gettinger
62 Dunlop Road
Huntington, NY 11743


Suffolk County Agricultural District Parcels Viewer
Suffolk County Agricultural Districts Program
242 OLD COUNTRY RD, EASTP
Show search results for 242 OLD CO...
egend
1st Agricultural District (Proposed Consolidation)
Parcels in an Agricultural District
1st Agricultural District
3rd Agricultural District
5th Agricultural District
7th Agricultural District
Tax Parcel Polygon
Search result
242 OLD COUNTRY RD, EASTPORT, 11941
Zoom to
600ft


Tuttle Ave
3Rd Pl
2Nd Pl
1St Pl
Row N
Old Country Rd
Park Ave
Wobos
Length: 885.5 Feet
Length: 864.9 Feet
Northway Ln
N Bay Ave
East Pond Ln
E Brook Rd
Drew Dr
Howell Pl

SUBMISSION REQUIREMENTS CHECKLIST

TO BE FILLED OUT BY APPLICANT

Application Name Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.

Contact Person John J. Bennett jbennett@bennettandread.com/Kimberly A. Judd kim@kjuddlaw.com

SCTM# 0900-325.00-01.00-002.001 & 002.002

Project Location 242 Old Country Road, Eastport, NY

Number of Lots 46

Date: _

PLEASE CHECK	YES	NO
Pre-Application Form	☑	☐
Subdivision Plat (using the standards set forth in Chapter 292 of the Town Code) meeting the mapping requirements outlined below. (6 copies)	☑	☐
Cluster Plan	☑	☐
Yield Map	☑	☐
APPLICATION FEE: $800/Per Lot	☑	☐
Scale 1" = 200' or greater	☑	☐
Name and Address of Owner of Record and Subdivider	☑	☐
Date	☑	☐
North Arrow	☑	☐
Scale	☑	☐
Property Description with distance to the nearest existing street intersection	☑	☐
Location, Names, Ownership of adjacent streets and curblines	☑	☐
Adjoining lands and owners as disclosed by the most recent town tax records	☑	☐
Public easements, setbacks, or dedicated area on site or adjoining land	☐	☑
Outline of existing easements, deed restrictions or covenants on site	☐	☑
Existing Zoning District	☑	☐
Suffolk County Tax Number (SCTM)	☑	☐

CP-471 (03 2023)

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

PHONE: (631) 702-1800
WWW.SOUTHAMPTONTOWNNY.GOV

MARIA Z. MOORE
TOWN SUPERVISOR

JANICE SCHERER
TOWN PLANNING AND DEVELOPMENT ADMINISTRATOR

RECEIVED
JAN 20 2026
Central Pine Barrens Joint Planning & Policy Commission

PLEASE NOTE: If ownership is held jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

I, LAURENCE A. KRAEMER, hereby affirm:

I am: (check one)

☐ 1) the sole owner in fee

☐ 2) a part owner in fee

☐ 3) an officer of the corporation which is the owner in fee of the premises described in the foregoing application.

☑ 4) designated party authorized to act pursuant to a trust or other legal document.

☐ 5) member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (i.e.: Corporate Resolution; Surrogate Letter; Executor of the Will, Certified Letter of Testamentary; Letter of Administration; Attorney-Opinion Letter; Letter of Probate; Power of Attorney, etc.)

I reside at 2000 Marcus Avenue
Mailing Address
New Hyde Park, New York 11042
Hamlet/Post Office/Village State Zip Code

I have authorized Bennett & Read LLP & Kimberly A. Judd
to make the foregoing application (name and/or #) to Southampton Town for approval as described herein.

READ AND CHECK BOX

☒ I understand that false statements made herein are punishable as a Class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

Laurence A. Kraemer
EVP, General Counsel and Chief Legal Officer

Central Suffolk Hospital d/b/a Peconic Bay Medical Center,
a member of Northwell Health, Inc.

RECEIVED
JAN 20 2020
Central Pine Barrens Joint
Planning & Policy Commission

TOWN BOARD OF THE
TOWN OF SOUTHAMPTON

---X

In the Matter of the Petition of: **DISCLOSURE AFFIDAVIT**

CENTRAL SUFFOLK HOSPITAL
d/b/a Peconic Bay Medical Center, a member of
Northwell Health, Inc.
242 Old Country Road, Eastport
SCTM #: 0900-325-1-2.1 & 2.2

---X

LAURENCE A. KRAEMER, being duly sworn, deposes and says:

1. I am the Executive Vice President, General Counsel and Chief Legal Officer for Northwell Health, Inc. and I make this affidavit to the best of my knowledge.

2. The principal office and business address of Northwell Health, Inc. is 2000 Marcus Avenue, New Hyde Park, New York 11042.

3. Deponent's address for the purpose of this Affidavit is 2000 Marcus Avenue, New Hyde Park, New York 11042.

4. A list of the operating officers of Northwell Health is attached hereto as **Exhibit "A".**

5. To the best of Deponent's knowledge, there are no encumbrances or holders of any instrument creating an encumbrance and affecting the subject property, except customary easements or mortgages of record.

6. Neither Deponent nor any other person mentioned in this affidavit is a Town of Southampton officer or employee.

7. Neither Deponent nor any other person mentioned in this affidavit is an official of New York State other than Jeffrey Kraut who is Chair of the New York State Public Health and Health Planning Council (PHHPC).

8. To the best of Deponent's knowledge no officer of the State of New York or any officer or employee of the Town of Southampton, or Suffolk County, or any person holding any position or office, whether by election, appointment, or otherwise, in any party as defined by subdivision 4 of Section 2 of the Election Law, or his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them is the applicant, or an officer, director or partner.

member or employee of the applicant, or legally or beneficially owns or controls stock of the applicant or is associated with the applicant in a joint venture, or
is a party to an agreement with the applicant, expressed or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application.

9. During the 24 months before the filing of this application Deponent has not made any campaign contributions exceeding $500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee or to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office.

10. That in the event there is a change in the matters set forth herein prior to the granting of the relief requested, Deponent will file with the Town of Southampton supplemental affidavit indicating the details of such change.

11. Deponent makes this affidavit under penalty and swears to the truth herein. Deponent is aware that this affidavit is required by General Municipal Law Section 809 and Southampton Town Code Chapter 23.

Sworn to before me this
21 day of August, 2025

Notary Public

Laurence A. Kraemer

~~Corporate Officers:~~

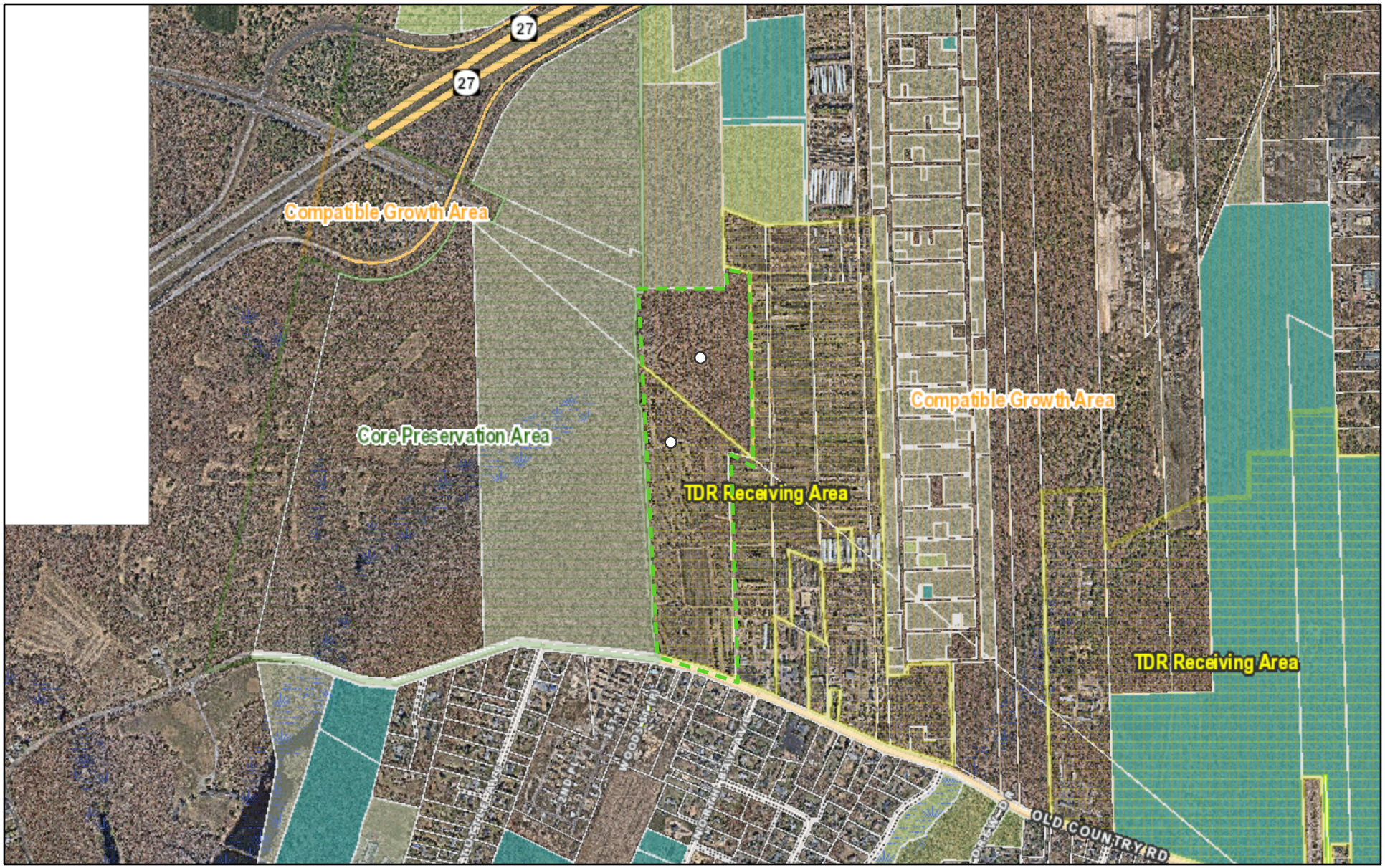
Northwell Health, Inc.

Margaret M. Crotty	- Chair of the Board of Trustees
Michael J. Dowling	- President and Chief Executive Officer
John D'Angelo, M.D.	- CEO-Elect
Michael A. Epstein	- Immediate Past Chair
Ralph A. Nappi	- Executive Vice Chair
Mark L. Claster	- Vice Chair
Richard D. Goldstein	- Vice Chair
William L. Mack	- Vice Chair
Barry Rubenstein	- Vice Chair
Robert D. Rosenthal	- Treasurer
Donald Zucker	- Secretary
Mark J. Solazzo	- President, Strategic Initiatives and Chief Operating Officer
David L. Battinelli, M.D.	- Executive Vice President and Physician-in-Chief
Michele L. Cusack	- Executive Vice President and Chief Financial Officer
Laurence A. Kraemer	- Executive Vice President, General Counsel and Chief Legal Officer; and Assistant Secretary
Jeffrey A. Kraut	- Executive Vice President, Strategy
Konstantine (Gus) Costalas	- Senior Vice President, Managed Care
Donna K. Drummond	- Senior Vice President and Chief Expense and Chief Sustainability Officer
Mark A. Gloade	- Senior Vice President, General Counsel and Deputy Chief Legal Officer; and Assistant Secretary
Harry E. Gindi	- Assistant Secretary

5/30/25

#110699

Northwell Eastport Development_small scale



1/27/2026

1:11,973

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Central Pine Barrens
- CGA
- COR
- CRA
- RA

Tax Parcels

State Routes
- State Routes

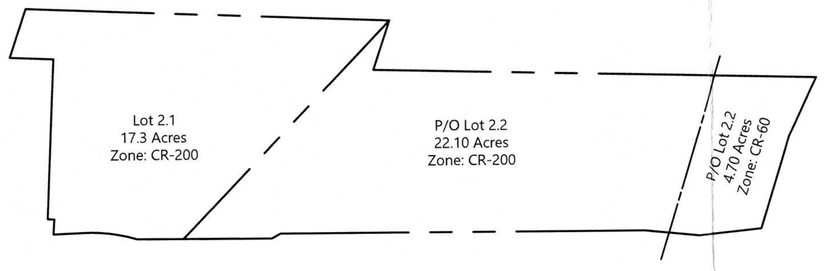
Highway Ramp

County Route

Collector Roads

Streets
- Streets

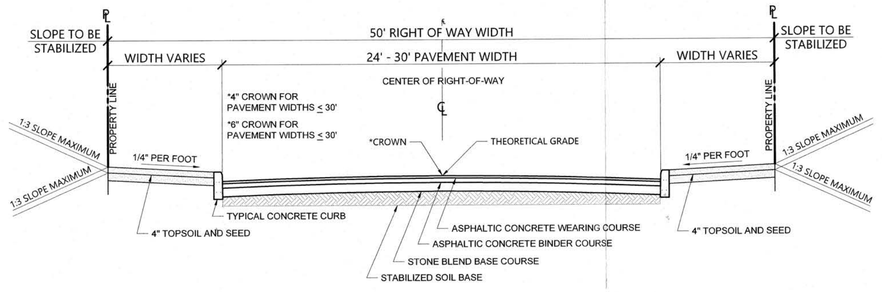
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Existing Zoning

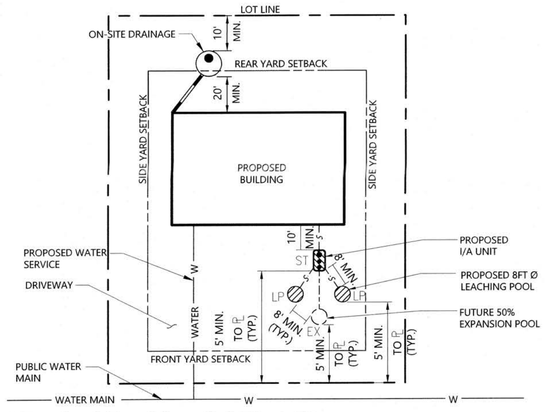
N.T.S.





Typical Road Section (Town of Southampton)

N.T.S.



NOTES:

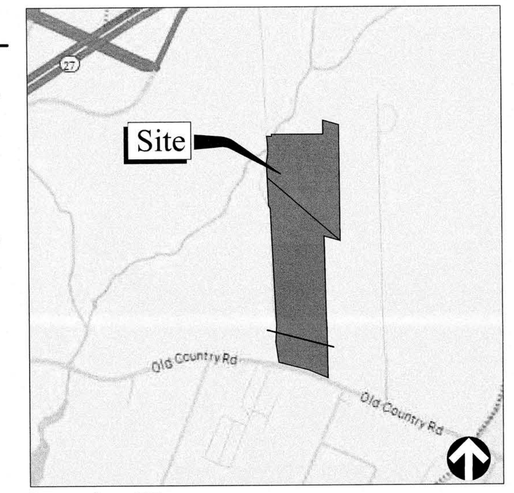
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2. DWELLINGS AND RELATED INFORMATION (LOT GRADES, DRIVEWAYS, ETC.) DEPICTED ON THIS PLAN REPRESENT MINIMAL BASIC BUILDING AREAS AS PERMITTED BY ZONING REGULATIONS.

Typical Residential Plot Plan

N.T.S.

Legend

EXISTING		PROPOSED
	RIGHT-OF-WAY / PROPERTY LINE	
	BUILDING SETBACK	
	PARCEL ID #	6
	PARCEL ACREAGE/SF	4.61± Acres 200698± SF
	CURB	
	ZONING LINE	
	TREE LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	OVERHEAD WIRES	
	TELEPHONE SERVICE	
	WATER SERVICE	
	6' WIRE FENCE	



Location Map

1" = 1,000'

Proposed Parcels

Parcel #	Lot #	Parcel (SF)	Parcel (Ac)	Zoning
1	2.1	49,872	1.14	CR-40
2	2.1	50,004	1.15	CR-40
3	2.1	49,393	1.13	CR-40
4	2.2	20,040	0.46	R-20
5	2.2	20,040	0.46	R-20
6	2.2	20,040	0.46	R-20
7	2.2	20,040	0.46	R-20
8	2.2	20,040	0.46	R-20
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17	2.2	26,171	0.60	R-20
18	2.2	24,096	0.55	R-20
19	2.2	20,422	0.47	R-20
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26	2.2	20,000	0.46	R-20
27	2.2	20,000	0.46	R-20
28	2.2	20,000	0.46	R-20
29	2.2	20,000	0.46	R-20
30	2.2	20,000	0.46	R-20
31	2.2	20,000	0.46	R-20
32	2.2	20,952	0.48	R-20
33	2.2	21,613	0.50	R-20
34	2.2	24,138	0.55	R-20
35	2.2	28,428	0.65	R-20
36	2.2	20,000	0.46	R-20
37	2.2	20,000	0.46	R-20
38	2.2	20,000	0.46	R-20
39	2.2	20,000	0.46	R-20
40	2.2	20,000	0.46	R-20
41	2.2	20,000	0.46	R-20
42	2.2	20,000	0.46	R-20
43	2.2	20,000	0.46	R-20
44	2.2	20,000	0.46	R-20
45	2.2	20,000	0.46	R-20
46	2.2	28,428	0.65	R-20

Boundary & Topographic Survey

NELSON & POPE
70 MAXESS ROAD
MELVILLE, NY 11747
DATED: 9/16/22

Zoning Summary Chart

SCTM No.	DISTRICT 0900 SECTION 325 BLOCK 01 LOT(S) 2.1 & 2.2 LOT 2.1 (753,743 SF) (17.30 Ac) LOT 2.2 (1,167,387 SF) (26.80 Ac) LOT 2.1 & 2.2 (1,921,130 SF) (44.10 Ac)	
Owner & Applicant:	Central Suffolk Hospital D/B/A Peconic Bay Medical Center, a member of Northwell Health, Inc. 50 Laurel Way, Laurel, NY 11948	
Existing Zoning District(S):	Lot 2.1 - CR-200 Lot 2.2 - CR-60 & CR-200	
Overlay District(S) Lots 2.1 & 2.2:	Central Pine Barrens - Compatible Growth Area Aquifer Protection Overlay District	
Proposed Use:	Lot 2.1 and Lot 2.2 Single Family Homes	
Zoning Regulation Requirements [1]	CR-40 Lot 2.1 Required	R-20 (Residential Receiving Area District) Lot 2.2 Required
MINIMUM LOT AREA	40,000 SF	20,000 SF
MINIMUM PER DWELLING UNIT	N/A	N/A
MAXIMUM NUMBER OF DWELLING UNITS ON ANY 1 PARCEL	-	-
MAXIMUM LOT COVERAGE BY MAIN AND ACCESSORY BUILDINGS	20%	20%
MINIMUM LOT WIDTH	150 FT	120 FT
MAXIMUM HEIGHT STORIES / FEET	2 STY / 32 FT	2 STY / 32 FT
FRONT YARD SETBACK, MIN.	60 FT	40 FT
SIDE YARD SETBACK, MIN. FOR 1	20 FT	20 FT
SIDE YARD SETBACK, MIN. TOTAL FOR BOTH ON INTERIOR LOT	60 FT	45 FT
SIDE YARD SETBACK, ABUTTING SIDE STREET ON CORNER LOT	60 FT	40 FT
REAR YARD SETBACK, MIN.	70 FT	60 FT
YARDS, ACCESSORY BUILDINGS [2] AND STRUCTURES, EXCEPT FENCES AND RETAINING WALLS, MIN. FT		
DISTANCE FROM STREET [3]	70	50
DISTANCE FROM SIDE AND REAR LOT LINES	70	10
DISTANCE BETWEEN BUILDINGS	-	-
PARK REQUIREMENTS IN RESIDENTIAL PLATS [4]	2.3 ACRES	2.3 ACRES
MINIMUM OPEN SPACE 65%	65%	-
MAXIMUM RRAD YIELD [5]		2 UNITS / ACRE [6]

[1] ZONING REGULATION REQUIREMENTS AS SPECIFIED IN §330 ATTACHMENT 2 (ZONING) OF THE TOWN OF SOUTHAMPTON ZONING CODE

[2] MINIMUM YARDS FOR A RESIDENTIAL STORAGE SHED MAY BE MODIFIED PURSUANT TO THE PROVISIONS OF §330-77E

[3] UNROOFED STEPS, DECKS, PATIOS AND TERRACES SHALL NOT BE SUBJECT TO DISTANCE FROM STREET REGULATIONS.

[4] 292-35 LAND USE. B. (1). CALCULATION IS 0.05 ACRES PER DWELLING UNIT OR RESIDENTIAL LOT (0.05 x 46 LOTS = 2.3 ACRES)

[5] ZONING REGULATION REQUIREMENTS AS SPECIFIED IN §330-233.1 OF THE TOWN OF SOUTHAMPTON ZONING CODE

[6] A TOTAL OF 43 LOTS ARE PROPOSED WITHIN THE R-20 RESIDENTIAL RECEIVING AREA DISTRICT (LOT 2.2) RESULTING IN A RESIDENTIAL YIELD OF ±1.60 UNITS/ACRE

Open Space Summary (Lot 2.1)

TOTAL LOT 2.1 = 753,743 SF
753,743 SF x 65% = 489,933 SF (11.24 Ac)

REQUIRED = 489,933 SF

PROVIDED = 489,933 SF (INCLUDES 41,307± SF OF PARK AREA)

Average Lot Size Summary

PER LOT AREAS:
TOTAL FOR LOTS 2.1 AND 2.2 = 1,921,130 SF
1,921,130 SF ÷ 46 PARCELS = 41,763.70 SF (0.958 Ac)

TOTAL LOT 2.1 = 753,743 SF
753,743 SF ÷ 3 PARCELS = 251,247.67 SF (5.77 Ac)

TOTAL LOT 2.2 = 1,167,387 SF
1,167,387 SF ÷ 43 PARCELS = 27,148.53 SF (0.62 Ac)

PER INDIVIDUAL PARCEL AREAS:
TOTAL PARCEL SF FOR LOT 2.1 AND 2.2 = 1,048,329 SF (PARCELS 1-46)
1,048,329 SF ÷ 46 = 22,789.76 SF (0.52 Ac)

TOTAL PARCEL SF FOR LOT 2.1 = 149,269 SF (PARCELS 1-3)
149,269 SF ÷ 3 PARCELS = 49,756.33 SF (1.14 Ac)

TOTAL PARCEL SF FOR LOT 2.2 = 899,042 SF (PARCELS 4-46)
899,042 SF ÷ 43 PARCELS = 20,907.95 SF (0.479 Ac)

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Engineering, Surveying, Landscape Architecture and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

0 40 80 160 Feet

Northwell Eastport Development

Old Country Road
Eastport, NY
Town of Southampton

No.	Revision	Date	Appvd.

Designed by CS | Drawn by Cynthia Pine Barrens Joint Planning & Policy Commission | Checked by KPW

Issued for: Review — Date: November 5, 2025

Not Issued for Construction

Drawing Title
CR-40/R-20 RRAD Proposed Subdivision Map (Lot 2.1 Open Space Cluster)

Drawing Number
YM4.00

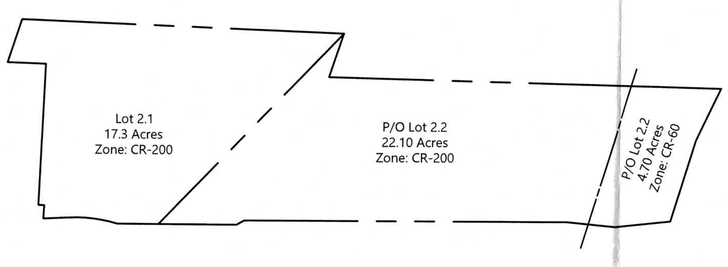
Sheet 1 of 1

Project Number
22142.00

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Saved Tuesday, November 18, 2025 2:40:30 PM RNESHEWAT Plotted Monday, November 24, 2025 3:43:45 PM Rana Neshewat

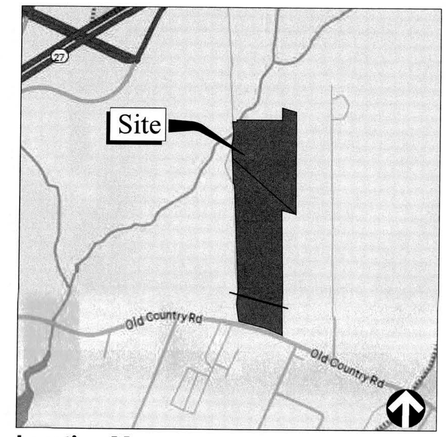
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Existing Zoning
N.T.S.

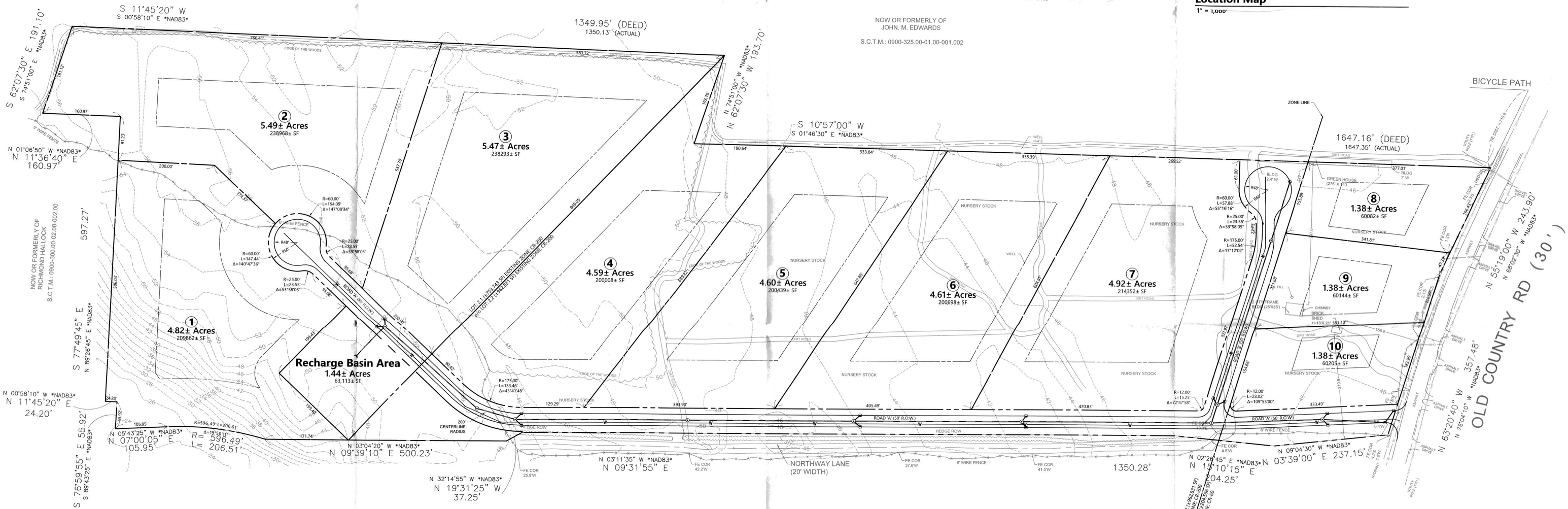
Legend

EXISTING		PROPOSED
	RIGHT-OF-WAY / PROPERTY LINE	
	BUILDING SETBACK	
	PARCEL ID #	6
	PARCEL ACREAGE/SF	4.61± Acres 200698± SF
	CURB	
	ZONING LINE	
	TREE LINE	
50	MAJOR CONTOUR	
48	MINOR CONTOUR	
OHW	OVERHEAD WIRES	
T	TELEPHONE SERVICE	
W	WATER SERVICE	
x	6' WIRE FENCE	

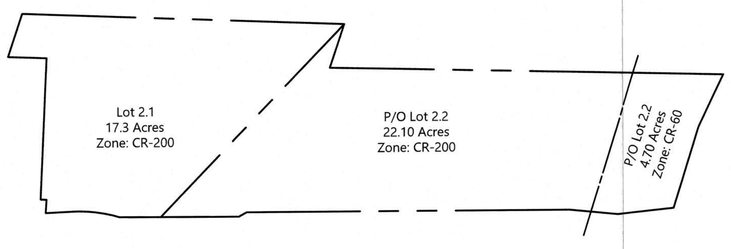


Location Map
1" = 1,000'

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100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400


S 11°45'20" W
S 00°58'10" E *NAD83*
1349.95' (DEED)
1350.13' (ACTUAL)
S 62°07'30" E 191.10'
S 74°51'00" E *NAD83*
N 74°31'00" W *NAD83*
N 62°07'30" W 193.70'
S 10°57'00" W
S 01°46'30" E *NAD83*
1647.16' (DEED)
1647.35' (ACTUAL)
BICYCLE PATH
ZONE LINE
N 01°06'50" W *NAD83*
N 11°36'40" E
160.97'
NOW OR FORMERLY OF RICHMOND HALLOCK
S.C.T.M.: 0900-300.00-02.00-002.00
597.27'
S 77°49'45" E
N 89°26'45" E *NAD83*
1 4.82± Acres 209862± SF
2 5.49± Acres 238968± SF
3 5.47± Acres 238293± SF
4 4.59± Acres 200008± SF
5 4.60± Acres 200439± SF
6 4.61± Acres 200698± SF
7 4.92± Acres 214352± SF
8 1.38± Acres 60082± SF
9 1.38± Acres 60144± SF
10 1.38± Acres 60205± SF
Recharge Basin Area
1.44± Acres
63,113± SF
1.07' ± 21'x753.743 SF EXISTING ZONE: CR-200
P/O LOT 2.2 (1,660,631 SF) EXISTING ZONE: CR-200
NURSERY STOCK
EDGE OF THE WOODS
HEDGE ROW
6' WIRE FENCE
ROAD 'A' (50' R.O.W.)
DIRT ROAD
NORTHWAY LANE (20' WIDTH)
1350.28'
OLD COUNTRY RD (30')
N 55°19'00" W 243.90'
N 68°02'30" W *NAD83*
N 63°20'40" W 357.48'
N 78°04'10" W *NAD83*
N 00°58'10" W *NAD83*
N 11°45'20" E
24.20'
N 05°43'25" W *NAD83*
N 07°00'05" E
105.95'
S 76°59'55" E 55.92'
S 89°43'25" E *NAD83*
R= 596.49'
L= 206.51'
Δ=19°50'10"
R=596.49' L=206.51'
N 03°04'20" W *NAD83*
N 09°39'10" E 500.23'
N 32°14'55" W *NAD83*
N 19°31'25" W 37.25'
N 03°11'35" W *NAD83*
N 09°31'55" E
N 09°04'30" W *NAD83*
N 03°39'00" E 237.15'
N 02°26'45" E *NAD83*
N 15°10'15" E
204.25'
P/O LOT 2.2 (146,631 SF) EXISTING ZONE: CR-200
P/O LOT 2.2 (204,558 SF) EXISTING ZONE: CR-60
R=175.00' L=133.46' Δ=43°41'48"
R=60.00' L=154.09' Δ=147°08'34"
R=60.00' L=147.44' Δ=140°47'36"
R=25.00' L=23.55' Δ=53°58'05"
R=175.00' L=52.54' Δ=17°12'02"
R=60.00' L=57.88' Δ=55°16'16"
R=12.00' L=15.25' Δ=72°47'58"
R=12.00' L=23.02' Δ=109°55'00"
200' CENTERLINE RADIUS
FE COR 25.8'W
FE COR 42.2'W
FE COR 37.6'W
FE COR 41.5'W
FE COR 4.8'W
FE COR 4.5'W
FE COR 4.6'W
GREEN HOUSE (270' X 6')
BLDG 12.4' W
BLDG 7' W
FRAME SHED (20'X35')
BRICK SHED +/-13'X 21'
CHIMNEY
WELL
FILL
ASPHALT DRIVE
GRAVEL DRIVE
UTILITY POLE (TYP.)
TREE LINE
TREE DIST. = 113.9'
FE COR (VERIFIED)
FE COR 4.5'S
FE COR 4.6'W
FE COR 4.8'W
FE COR 4.8'W
FE COR 4.5'W
FE COR 4.6

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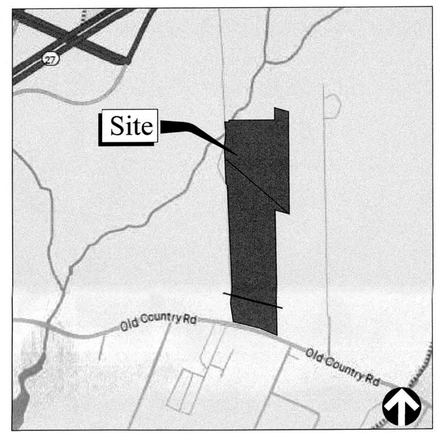


Existing Zoning

N.T.S.

Legend

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	TELEPHONE SERVICE	
	WATER SERVICE	
	6' WIRE FENCE	



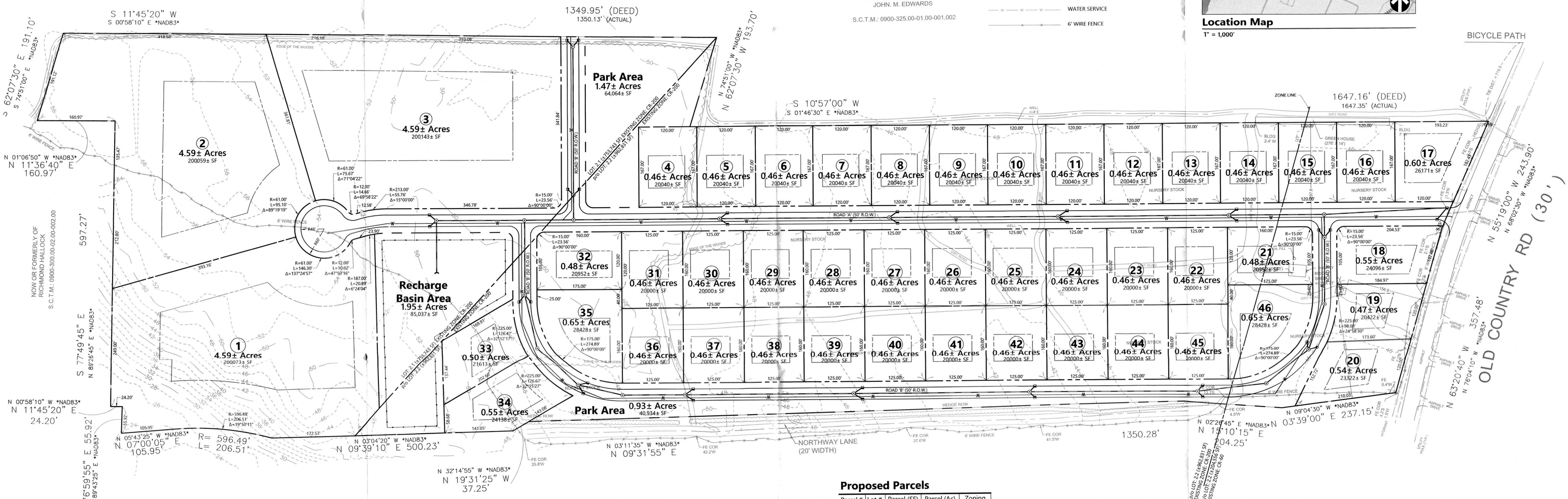
Location Map

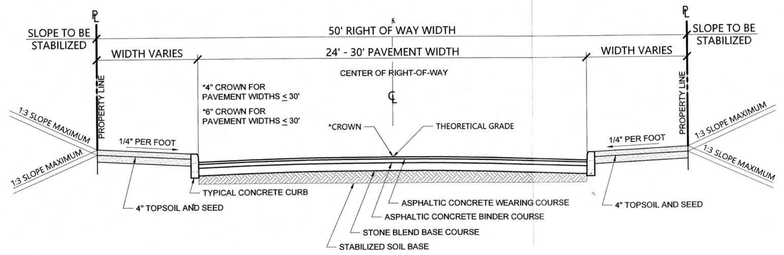
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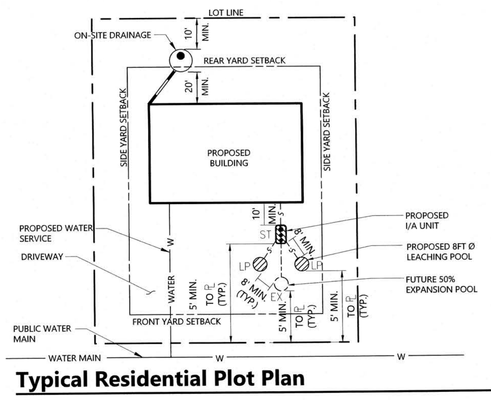
Engineering, Surveying, Landscape Architecture and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400





Typical Road Section (Town of Southampton)

N.T.S.



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Typical Residential Plot Plan

N.T.S.

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3	2.2	200,143	4.59	CR-200
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5	2.1	20,040	0.46	R-20
6	2.1	20,040	0.46	R-20
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8	2.1	20,040	0.46	R-20
9	2.1	20,040	0.46	R-20
10	2.1	20,040	0.46	R-20
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12	2.1	20,040	0.46	R-20
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26	2.1	20,000	0.46	R-20
27	2.1	20,000	0.46	R-20
28	2.1	20,000	0.46	R-20
29	2.1	20,000	0.46	R-20
30	2.1	20,000	0.46	R-20
31	2.1	20,000	0.46	R-20
32	2.1	20,952	0.48	R-20
33	2.1	21,613	0.50	R-20
34	2.1	24,138	0.55	R-20
35	2.1	28,428	0.65	R-20
36	2.1	20,000	0.46	R-20
37	2.1	20,000	0.46	R-20
38	2.1	20,000	0.46	R-20
39	2.1	20,000	0.46	R-20
40	2.1	20,000	0.46	R-20
41	2.1	20,000	0.46	R-20
42	2.1	20,000	0.46	R-20
43	2.1	20,000	0.46	R-20
44	2.1	20,000	0.46	R-20
45	2.1	20,000	0.46	R-20
46	2.1	28,428	0.65	R-20

Boundary & Topographic Survey

NELSON & POPE
70 MAXESS ROAD
MELVILLE, NY 11747
DATED: 9/16/22

Zoning Summary Chart

SCTM No.	DISTRICT 0900 SECTION 325 BLOCK 01 LOT(S) 2.1 & 2.2 LOT 2.1 (753,743 SF) (17.30 Ac) LOT 2.2 (1,167387 SF) (26.80 Ac) LOT 2.1 & 2.2 (1,921,130 SF) (44.10 Ac)	
Owner & Applicant:	Central Suffolk Hospital D/B/A Peconic Bay Medical Center, a member of Northwell Health, Inc. 50 Laurel Way, Laurel, NY 11948	
Existing Zoning District(S):	Lot 2.1 - CR-200 Lot 2.2 - CR-60 & CR-200	
Overlay District(S) Lots 2.1 & 2.2:	Central Pine Barrens - Compatible Growth Area Aquifer Protection Overlay District	
Proposed Use:	Lot 2.1 and Lot 2.2 Single Family Homes	
*Zoning Regulation Requirements	CR-200 Lot 2.1 Required	R-20 (Residential Receiving Area District) Lot 2.2 Required
MINIMUM LOT AREA	200,000 SF	20,000 SF
MINIMUM PER DWELLING UNIT	N/A	N/A
MAXIMUM NUMBER OF DWELLING UNITS ON ANY 1 PARCEL	-	-
MAXIMUM LOT COVERAGE BY MAIN AND ACCESSORY BUILDINGS	5%	20%
MINIMUM LOT WIDTH	200 FT	120 FT
MAXIMUM HEIGHT STORIES / FEET	2 STY / 32 FT	2 STY / 32 FT
FRONT YARD SETBACK, MIN.	100 FT	40 FT
SIDE YARD SETBACK, MIN. FOR 1	50 FT	20 FT
SIDE YARD SETBACK, MIN. TOTAL FOR BOTH ON INTERIOR LOT	125 FT	45 FT
SIDE YARD SETBACK, ABUTTING SIDE STREET ON CORNER LOT	100 FT	40 FT
REAR YARD SETBACK, MIN.	100 FT	60 FT
YARDS, ACCESSORY BUILDINGS[1] AND STRUCTURES, EXCEPT FENCES AND RETAINING WALLS, MIN. FT		
DISTANCE FROM STREET[2]	110	50
DISTANCE FROM SIDE AND REAR LOT LINES	50	10
DISTANCE BETWEEN BUILDINGS	-	-
PARK REQUIREMENTS IN RESIDENTIAL PLATS[3]	2.3 Acres**	2.3 Acres**

* ZONING REGULATION REQUIREMENTS AS SPECIFIED IN §330 ATTACHMENT 2 (ZONING) OF THE TOWN OF SOUTHAMPTON ZONING CODE

** 2.4 ACRES OF PARK AREA PROVIDED.

[1] MINIMUM YARDS FOR A RESIDENTIAL STORAGE SHED MAY BE MODIFIED PURSUANT TO THE PROVISIONS OF §330-77E

[2] UNROOFED STEPS, DECKS, PATIOS AND TERRACES SHALL NOT BE SUBJECT TO DISTANCE FROM STREET REGULATIONS.

[3] 292-35 LAND USE. B. (1). CALCULATION IS 0.05 ACRES PER DWELLING UNIT OR RESIDENTIAL LOT (0.05x46 Lots=2.3 Acres)

0 40 80 160 Feet

Northwell Eastport Development

Old Country Road
Eastport, NY
Town of Southampton

No.	Revision	Date	Appvd.

Designed by CS | Checked by KPW

Issued for: Review — Date: September 23, 2024

Not Issued for Construction

Drawing Title: CR-200/R-20 RRAD Proposed Subdivision Map

Drawing Number: YM3.00



IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Sheet 1 of 1

Project Number: 22142.00

Saved Tuesday, August 12, 2025 9:50:18 PM RNESHEWAT Plotted Wednesday, August 13, 2025 9:58:08 AM Rana Neshewat

Michael Hillebrand
Mailing address: 16 Ledgewood Drive,
Smithtown, New York 11787
631-766-0490

RECEIVED
JAN 22 2026
Central Pine Barrens Joint
Planning & Policy Commission

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

January 20, 2026

RE: Proposed Sewage Treatment Plant in the Pine Barrens
Tax Lot Nos. 900 - 205 - 1 – 1.3, 130 Old Riverhead Road, Hampton Bays

Dear Ms. Hargrave,

The Town of Southampton is proposing to build a massive **sewage treatment plant** in a **Critical Resource Area** in the Central Pine Barrens in Hampton Bays. The proposed location of this sewage plant violates every relevant state, county and town regulation, guideline and open space objective. At least 6 acres of forest will have to be clear cut to build the facility which will receive wastewater from another watershed. The Town is also planning on building an adjacent office complex which will destroy even more land. To justify the fact that this facility is so obviously not suitable for this location, Town officials are manufacturing the argument that the plant is necessary and that this site is the only place to put it. This is not true.

WHY PRESERVING THIS PROPERTY IS IMPORTANT.

- **The proposed plant location is in a Critical Resource Area in the Compatible Growth Area of the Central Pine Barrens and is adjacent to the core. This fact alone should disqualify it as a site for a wastewater treatment plant. It is NOT in a receiving area for additional density. It is NOT in the sewer district.**
- **The Central Pine Barrens Comprehensive Land Use Plan (5.3.3.1.2) states that ..." sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens". The Town is proposing to discharge wastewater originating outside of the Pine Barrens into the Pine Barrens which is expressly against the standards.**
- **The proposed plant location is in the Aquifer Protection Overlay District.**
- **The proposed plant location is in the Peconic Estuary Program Boundary.**
- **For decades, Suffolk County and the Town of Southampton, recognizing the environmental value of this area, have been acquiring as much of the surrounding land as they can for preservation. These preserved lands are now public parks and preserves.**
- **The Town of Southampton registered this property as a Community Preservation Fund Priority Property for acquisition because of its environmental value.**
- **This property is on the Suffolk County Master List of Properties to be acquired for open space.**
- **The property is zoned for a maximum yield of one residence per 3 acres. Clearing is limited to just 25% to allow for water recharge and provide a habitat for wildlife.**

WHY THE PROPOSED LOCATION OF THE SEWAGE TREATMENT PLANT IS MISGUIDED

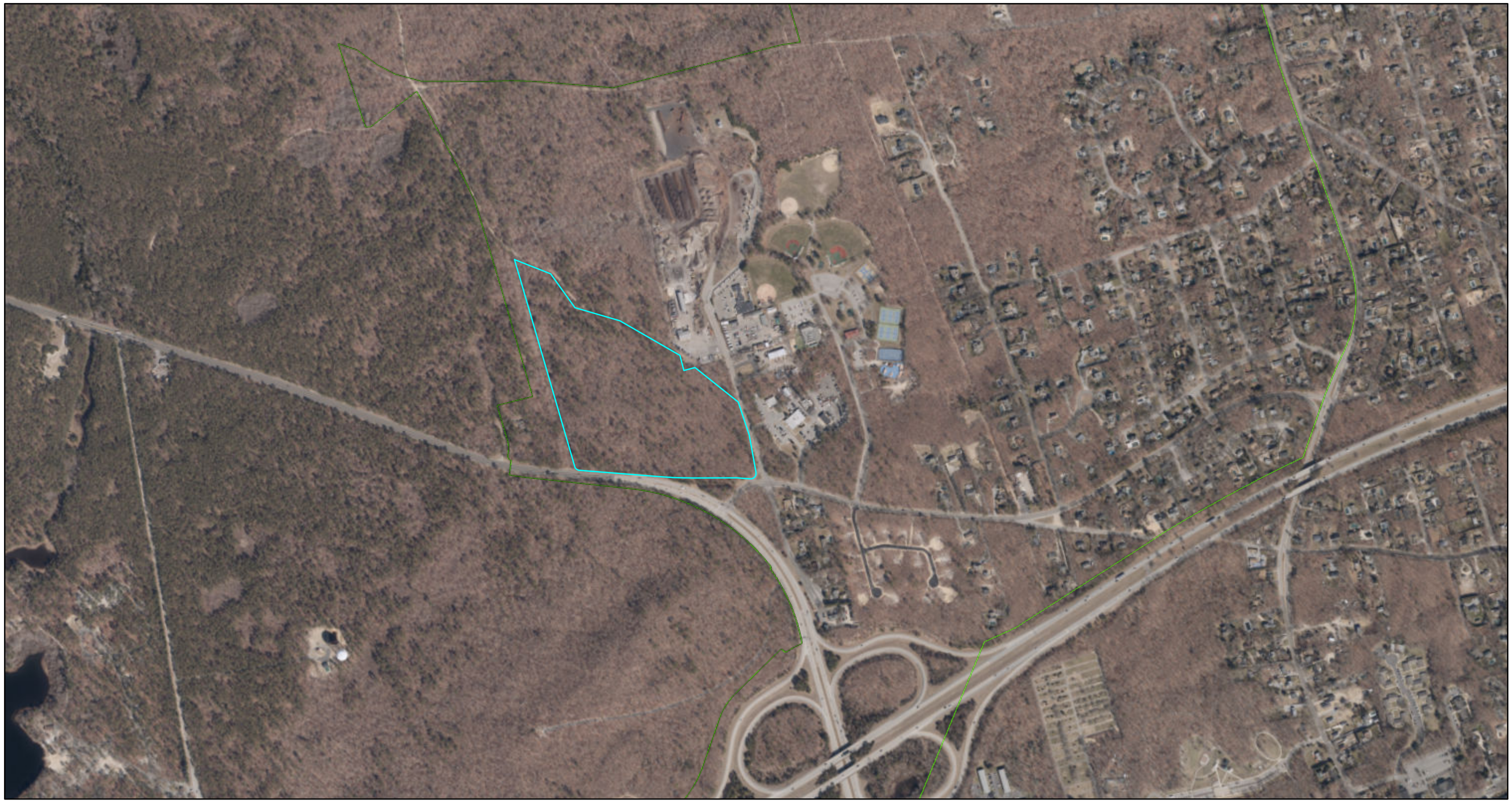
- **In this sewage treatment plant proposal, wastewater originating in one watershed will be discharged into a more restrictive groundwater zone in another watershed. This is against Suffolk County Department of Health Services Standards.**
- **The whole sewer proposal seems to be a solution in search of a problem. There is no reason to disturb the Pine Barrens to build a sewage treatment plant. Simply replacing existing septic systems with Innovative Alternative (I/A) sanitary systems will reduce a similar amount of nitrogen pollution as the proposed sewage plant and provide an equivalent improvement of water quality at a much lower cost. I/A systems combined with the use of TDR development rights can meet the targeted redevelopment goals of the Town without the environmental destruction resulting from the construction of the wastewater plant. If fact, the TDR transfers will preserve even more land.**
- **The sewer study prepared for the Town is arbitrary and self-serving. The site selection process seems to be much more concerned with expediency than with the impact on the environment or the community. The sewer plant is completely oversized. Its' capacity is well above what is necessary for the targeted redevelopment proposed to the residents of Hampton Bays. This implies a future increase in population greater than that promised to its' residents, an increase that would dramatically change the nature of this rural town.**
- **A more realistically sized sewer plant could be located in the sewer district or a nearby commercial area. The location of the plant should not be in a residential area where owners of properties in proximity to the plant would suffer its negative effects and a loss in the value of their properties.**
- **The sewer district as proposed will encourage sprawl and the resulting runoff from the additional impervious surfaces and lawns will negatively impact water quality.**
- **The Town also proposes relocating existing municipal offices, which are presently located in the town centers, to an office complex to be built right next to the wastewater plant. This proposal will disturb even more of the Pine Barrens forest and is completely opposite to the goals of "revitalizing" the town centers and preserving the rural lands. Walkable facilities will be replaced with buildings that everyone has to drive to.**
- **The Town intends to purchase the proposed location of sewage plant with the Community Preservation Fund (CPF). It is antithetical to use these funds, meant for preservation, for a wastewater development which will clear cut acres of wooded land and pollute the groundwater and the air. The system is turned on its head, encouraging the Town to acquire properties for the Sewage plant that were prioritized for preservation.**

I am the founder of two land preservation organizations. Without any public funding we have acquired over 100 environmentally sensitive parcels in Suffolk County for preservation. These parcels will remain natural and protect the groundwater. This proposed wastewater treatment plant is misguided.

Not too long ago, the sparsely populated Pine Barrens was viewed as scrub property, a place for illegal dumping. The passing of the Pine Barrens Act made people realize that the Pine Barrens had intrinsic value, that they were vital and that they were beautiful. Proponents of the sewage treatment plant want to dump their waste in the Pine Barrens again. Please don't let them.

Sincerely, Michael Hillebrand

Hampton Bays Sewage Treatment Plant CGA Critical Resource Area



2/10/2026, 4:33:04 PM

1:10,722

Street Labels

Pine Barren Core

Pine Barren CGA

2023 Orthoimagery

Red: Red

Green: Green

Blue: Blue

Cemetery: 16,000

Park: 16,000

Waterbody: 16,000

Roads: 16,000 - 32,000

Highway

Major Arterial

Minor Arterial

Ramp

Local

Waterbody: 100 - 750,000

Hydrography: 8,000 - 750,000

Cemetery: 250 - 16,000

Parks: 250 - 16,000

SC Shoreline: 8,000 - 750,000

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

130 Old Riverhead Road Hampton Bays Sewage Treatment Plant



1/20/2026, 2:55:49 PM

1:5,488

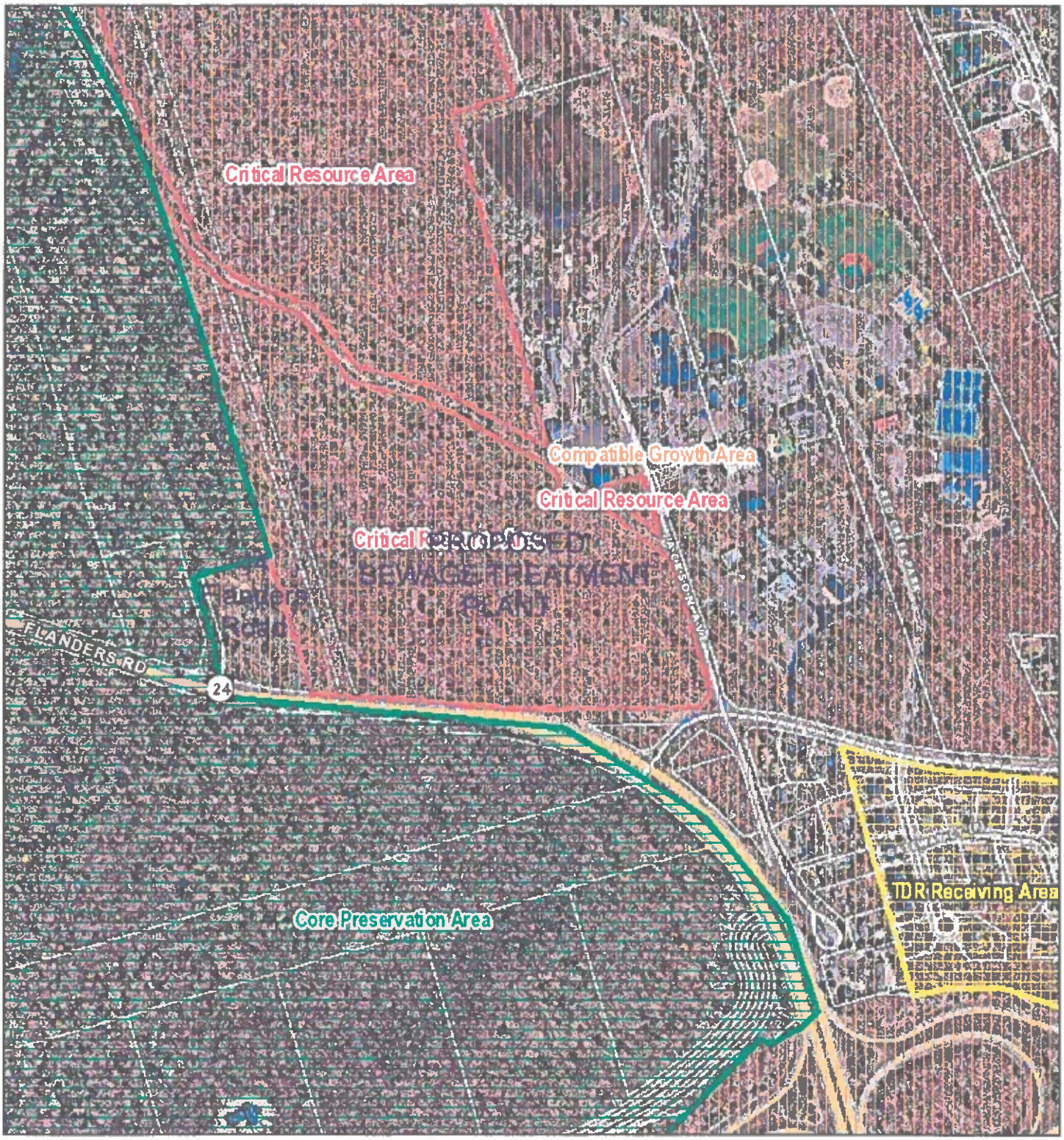
0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

- Parks
- Pine Barren Core
- Pine Barren CGA
- Peconic Esturary Program Boundary
- Special Groundwater Protection Areas
- Tax Parcels

Nearmap

Proposed Sewage Treatment Plant



1/9/2026

1:6,144

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Central Pine Barrens
- CGA
- COR
- CRA
- RA

Tax Parcels

State Routes
- State Routes
- Highway Ramp
- County Route

Collector Roads

Streets
- Streets
- Trustee Maintained Roads
- Potential Trustee Roads

https://www.27east.com/southampton-press/news/business-news/article_127819ae-3471-5f9b-a70f-0967212021c7.html

Southampton Town Says It Has Deal To Purchase Land Near Jackson Ave for Hampton Bays Sewer System Treatment Facility

Aug 7, 2025



Southampton Town has reached an agreement with the owner of a large swath of undeveloped land advance to Jackson Avenue in Hampton Bays to sell the land to the town for use, in part, to construct a sewage treatment facility for a sewer system to service the hamlet's downtown business district. DANA SHAW

Southampton Town and the owner of a large swath of woodlands adjacent to Jackson Avenue in Hampton Bays have reached an agreement in principle for the town to purchase more than 30 acres of land — a portion of which would be used for the construction of a wastewater treatment facility for a planned sewer system to serve the hamlet business district

Supervisor Maria Moore told members of the Hampton Bays Civic Association last week that the town and the property owner, whom she did not name, had agreed on a price for the purchase of the land — which totals about 32 acres — and are currently drafting a contract for the sale, which she said she hoped would be inked soon.

Moore would not say what the agreed-upon price for the purchase was until the contracts are completed, but said the town plans to pay for it with a combination of Community Preservation Fund money for both open space preservation and water quality improvement and general funds so that a portion of the land can be reserved for future town use to expand its current facilities on Jackson Avenue.

"We had our consultants who looked at every property in the area and came to the conclusion that this property was the only place we could put the treatment facility," Moore said this week. "So then we had to locate the owner, send a willing seller letter, get the appraisals done and work out a deal, which we now have."

The land the town hopes to buy is just west of the solid waste transfer station at the northern end of Jackson Avenue.

The purchase, if it comes to fruition, and the towns plans to use a portion for the water treatment facility would have to be reviewed and approved by the Pine Barrens Commission.

The town has been searching for years for a suitable site for a treatment plant to connect to a sewer system, which is seen as a crucial component of plans to revitalize the hamlet's downtown area — particularly if adding new mixed-use development with a residential component is pursued.

Moore said that engineering analysis will dictate exactly what areas of the hamlet will be able to be connected to the sewer system. She said the engineers have said that the treatment facility that could fit on the land the town has in mind could treat up to 550,000 gallons of wastewater a day.

"Which is more than enough to treat the existing downtown area," she told members of the Civic Association on July 30. "So, it's underway. I know everybody is impatient, but the biggest hurdle was getting this piece of property."

DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

February 18, 2026

Thomas Kohlmann, Environmental Analyst 2
New York State Department of Environmental Conservation
Division of Environmental Permits, Region One
SUNY Stony Brook, 50 Circle Road
Stony Brook, NY 11790

RE: NYSDEC Referral: East Quogue Farms, LLC
SCTM Numbers 900-288-1-64.1 and 900-288-1-65.1
DEC ID # 1-4736-09254/00001; 65 Lewis Road, East Quogue, NY
Central Pine Barrens Compatible Growth Area

Dear Mr. Kohlmann:

On January 6, 2026, the Central Pine Barrens Commission office received a referral on the refenced project. The project site is in the Central Pine Barrens Compatible Growth Area.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

The property is 12 acres. According to the letter from PW Grosser dated December 1, 2025, the proposal is to install and operate a new irrigation well for "irrigation of 12 acres of mixed crops, including sod and apples." The survey, dated September 12, 2025, prepared by Municipal Land Survey, P.C.

Based on a review of the survey and current aerial photography, it appears that a portion of the farm has been developed for the non-agricultural use of the Lewis Road PRD Project. The letter states the irrigation well will be used for the East Quogue Farms property, and water pumped from this well will not be delivered to another parcel.

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: John C. Milazzo, Commission Counsel

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

East Quogue irrigation well



2/10/2026, 4:38:51 PM

1:3,750

Street Labels

Pine Barren CGA

Tax Parcels

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Nearmap

December 1, 2025

Thomas Kohlmann, Environmental Analyst 2
NYSDEC Div. of Environmental Permits, Region One
50 Circle Road
Stony Brook, NY 11790

RE: Application ID # 1-4736-09254/00001; East Quogue Farms, LLC

Dear Mr. Kohlmann:
We are in receipt of your email of March 27, 2025 referencing the Central Pine Barrens Joint Policy and Planning Commission letter dated March 19, 2025 and offer the following in response.

1. Attached is an updated survey of the property, dated 9/12/25, which reflects current site conditions.

2. As stated in the original application materials, the proposed well will be for irrigation of 12 acres of mixed crops, including sod and apples. The well capacity will be 300 gpm, and anticipated usage is approximately 6 hr. per day, 5 days per week for an irrigation season lasting approximately 24 weeks, from April 15 to October 1. This equates to an average of 108,00 gallons per day and a total annual withdrawal of 12.96 million gallons (see original Application for Long Island Well Permit, Item #9). It is important to note that the property did have a legacy irrigation well. However, it did not have a DEC permit, and information pertaining to it is unknown. Therefore, it will be abandoned by the applicant in accordance with NYSDEC specifications.

3. The new 300 gpm irrigation well will only be utilized for the East Quogue Farms property. Water pumped from this well will not be delivered to another parcel.

We hope that these responses are sufficient to allow the permitting process to continue. Feel free to contact me if you have any further questions.

Regards,
P.W. GROSSER CONSULTING

Regina Bykov, PG
Senior Project Manager

0 60 120 180

GENERAL NOTES

1. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
2. "ACTUAL" BEARINGS COINCIDE WITH ADJOINING SUBDIVISION MAP "FINAL PLAT FOR LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)"
3. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X.

LAND NOW OR FORMERLY OF
EAST QUOGUE CEMETERY ASSOCIATION
0900-288.00-01.00-155.000

CEMETERY

(PRIVATE - 66')

ROAD

S 02°23'04" E 671.67' (Deed)
S 03°26'21" E 671.67' (Actual)

Wooded

N 87°50'50" E 304.94' (Deed)
N 86°47'33" E 304.94' (Actual)

Wooded

Dirt Parking Area

Material Storage

0900-288.00-01.00-065.001

Overgrown / Wooded

S 87°36'56" W 130.00'

LAND NOW OR FORMERLY OF
CYNTHIA & DANIEL MCNAMARA
0900-288.00-01.00-065.002

S 02°23'04" E 119.15' (Deed)
S 03°26'21" E 119.15' (Actual)

S 87°36'56" W 175.21' (Deed)
S 86°33'39" W 175.21' (Actual)

LAND NOW OR FORMERLY OF
ADELINA TELLO & CARLOS HUMBERTO RIVERA
0900-288.00-01.00-066.000

S 02°23'04" E 140.00' (Deed)
S 03°26'21" E 140.00' (Actual)

Tie: 484.46'
to Cemetery Rd.

P.O.B.

LAND NOW OR FORMERLY OF
THE HILLS HOMEOWNERS ASSOCIATION INC
0900-288.00-01.00-181

S 02°18'10" E 1047.16' O.A. (Deed)
S 03°21'29" E 1047.20' O.A. (Actual)

LAND NOW OR FORMERLY OF
THE HILLS HOMEOWNERS ASSOCIATION INC
0900-250.00-03.00-145.000

LAND NOW OR FORMERLY OF
THE HILLS HOMEOWNERS ASSOCIATION INC
0900-288.00-01.00-176.000

4' PMR fence

Stone

N 21°52'37" E 206.42'

U.G. Sanitary Line

U.G. Water Line

U.G. Gas Line

U.G. Electric Line

EASEMENT AGREEMENT
RECORDED IN L. 13148, P. 77

Catch Basin (typ.)

Asphalt Pavement

Belgium Block Curb (typ.)

N 03° 21' 27"W 696.11'

L=196.43'
R=220.00'

S47° 46' 08"W 363.55'

N47° 46' 08"E 277.71'

Gravel Driveway

6' Wood Fence

OLD

FIELD

ROAD

(PRIVATE: NOT OPEN - 50')

N 22°55'54" E 1033.61' O.A. (Deed)
N 21°52'39" E 1033.59' O.A. (Actual)

LAND NOW OR FORMERLY OF
EAST COAST MINES & MATERIALS CORP
0900-288.00-01.00-058.013

LAND NOW OR FORMERLY OF
EAST COAST MINES & MATERIALS CORP
0900-288.00-01.00-058.012

Trees

Material Storage Yard

8' Chain Link Fence

6' Chain Link Fence

Material Storage

Asphalt

6' Chain Link Fence

Asphalt Pavement
Belgium Block Curb

Deck

Garden

Construction Trailer

PROPANE TANKS ON
CONCRETE PAD

1 STY.
FRAME
DWELL.
1595.60 sq. ft.
30.5' x 52.3'

Trees

4' PMR Fence

Gravel

Gravel Driveway

Concrete

Trees

N87° 11' 51"W
28.26'

S2° 48' 08"W
28.26'

100.00'

N42°11'51"W

(Asphalt Pavement)

N 41°08'34" W 961.47' (Deed)
N 42°11'51" W 961.53' (Actual)

Road

S 60°19'03" E 91.33' (Deed)
S 61°21'57" E 91.32' (A.)

GRN HSE 37.5'

1 STY. FRAME DWELL. 1595.60 sq. ft. 30.5' x 52.3'

2 STY. FRAME DWELL. 1595.60 sq. ft. 30.5' x 52.3'

SHED

GAZEBO

6' Wood Fence

N 36°18'16" E 134.85' (Deed)
N 35°14'58" E 134.93' (Actual)

LAND NOW OR FORMERLY OF
GRZEGORZ AND JEANNEW DOBRZYNSKI
0900-288.00-01.00-057.000

(N 41°08'34" W 961.47' (Deed)
N 42°11'51" W 961.53' (Actual)

299.52'

Lewis

AS TO PARCELS 181 AND 182:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE HAMLET OF EAST QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF LEWIS ROAD, SAID POINT BEING 484.46 FEET NORTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF LEWIS ROAD WITH THE WESTERLY SIDE OF CEMETERY ROAD;

RUNNING THENCE ALONG THE NORTHEASTERLY SIDE OF LEWIS ROAD, NORTH 41 DEGREES 08 MINUTES 34 SECONDS WEST, 961.53 FEET - ACTUAL (961.47 FEET — DEED) TO LAND NOW OR FORMERLY OF DOBRZYNSKI,

THENCE ALONG SAID LAND, NORTH 36 DEGREES 18 MINUTES 16 SECONDS EAST, 134.93 FEET — ACTUAL (134.85 FEET - DEED) TO LAND NOW OR FORMERLY OF KIJOWSKI FAMILY LIMITED PARTNERSHIP;

THENCE ALONG SAID LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 60 DEGREES 19 MINUTES 03 SECONDS EAST, 91.33 FEET;
2. NORTH 22 DEGREES 55 MINUTES 54 SECONDS EAST, 1033.61 FEET TO LAND NOW OR FORMERLY OF DLV QUOGUE LLC;

THENCE ALONG SAID LAND AND LAND NOW OR FORMERLY OF DLV QUOGUE OWNER LLC, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 02 DEGREES 18 MINUTES 10 SECONDS EAST, 1047.22 FEET - ACTUAL (1047.16 FEET — DEED);
2. NORTH 87 DEGREES 50 MINUTES 50 SECONDS EAST, 304.94 FEET TO THE WESTERLY SIDE OF CEMETERY ROAD;

THENCE ALONG THE WESTERLY SIDE OF CEMETERY ROAD, SOUTH 02 DEGREES 23 MINUTES 04 SECONDS EAST, 671.67 FEET TO LAND NOW OR FORMERLY OF MCNAMARA;

THENCE ALONG SAID LAND, SOUTH 87 DEGREES 36 MINUTES 56 SECONDS WEST, 130.00 FEET TO LAND NOW OR FORMERLY OF RIVERA AND TELLO;

THENCE ALONG SAID LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 02 DEGREES 23 MINUTES 04 SECONDS WEST, 119.15 FEET;
2. SOUTH 87 DEGREES 36 MINUTES 56 SECONDS WEST, 175.21 FEET;
3. SOUTH 02 DEGREES 23 MINUTES 04 SECONDS EAST, 140.00 FEET TO THE NORTHEASTERLY SIDE OF LEWIS ROAD AND THE POINT OR PLACE OF BEGINNING.

FOR INFORMATION ONLY; DISTRICT 0900, SECTION 288.00, BLOCK 01.00, LOTS 064.004 AND 065.001.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW YORK, AND THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PREPARED UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAN IS AN ACCURATE REPRESENTATION OF THE CONDITIONS EXISTING AS OF THE DATE HEREON.

No.	Date	Revisions

MUNICIPAL LAND SURVEY, P.C.
10 SYLVIA LANE
MIDDLE ISLAND NEW YORK, 11953
(631) 345-2658

Survey of Described Property
Situate at East Quogue
Town of Southampton, Suffolk County, New York
S.C.T.M. District 0900, Section 288.00, Block 01.00,
Lots 064.001 & 065.001

Robert W. Ott L.S.

Proj. No. 21074
Dwg. No. 1/1
Scale : 1"= 60'
Date : 09/12/25