CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Timothy C. Hubbard
Member

Maria Z. Moore
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Daniel J. Panico
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Edward P. Romaine
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Westhampton Beach, NY
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Central Pine Barrens Commission Meeting Agenda - Revised
Wednesday, July 16, 2025 at 2:00 pm
Riverhead Town Hall
4 West 2nd Street, Riverhead, NY 11901

1. **Administrative and Public Comment**
   a. Public Comment
   b. Minutes for 6/18/25 review (*approve*)
   c. Pine Barrens Nature Center Public Engagement Session scheduled for Tuesday, July 29, 2025 at Wertheim National Wildlife Refuge 6 pm to 8 pm

2. **Planning, Land Use and the Pine Barrens Credit Program**
   a. **Southampton Pine Barrens Community Wildfire Protection Plan** / draft resolution to approve SWCA to provide consulting services to prepare the CWPP *(Ms. Jakobsen)*
   b. **NYSDEC Long Island Watershed Program** – Draft Long Island Action Agenda / draft comments (*Ms. Hargrave)*

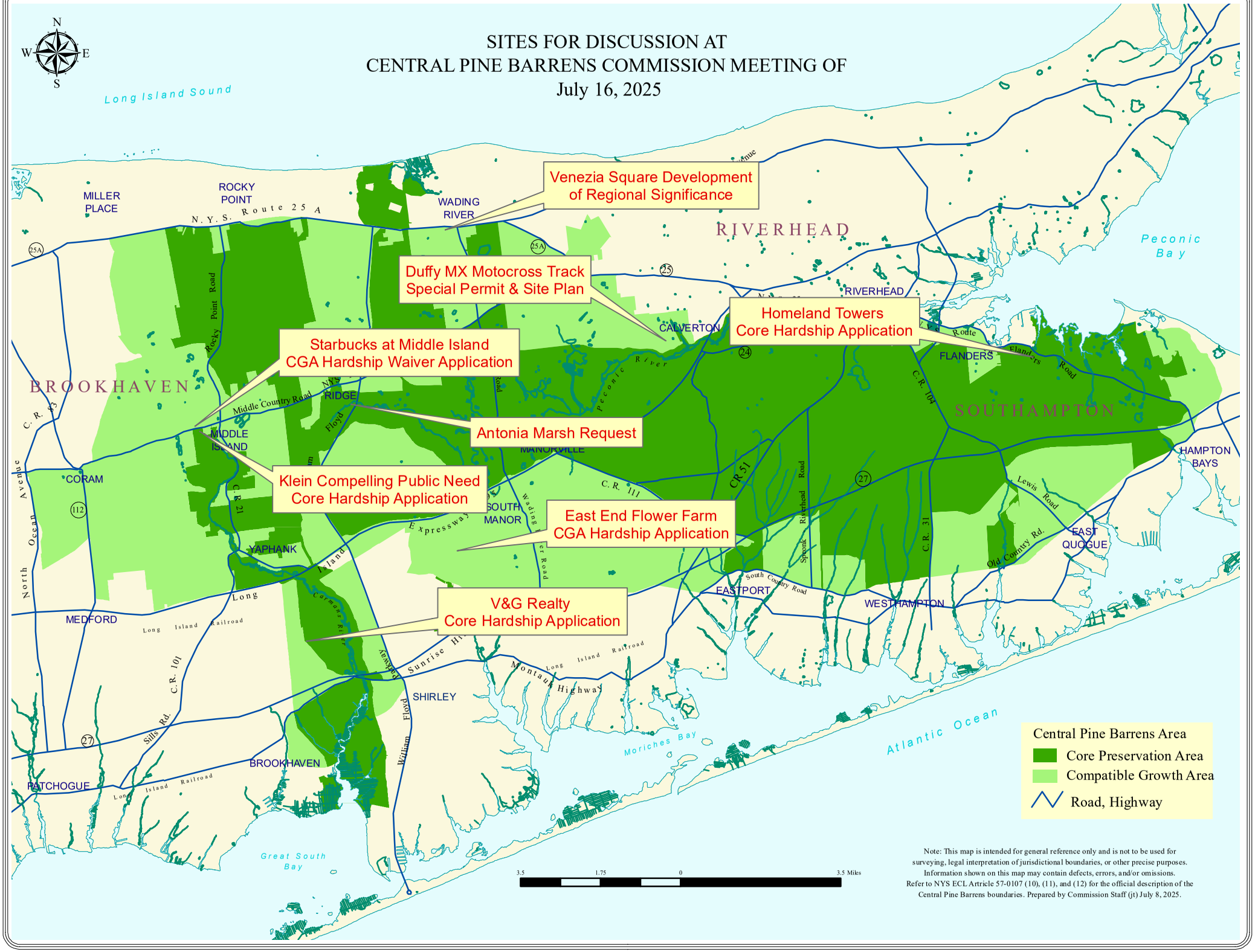
   Credit Program
   c. **Request: Antonia Marsh** / 58 Sally Lane, Ridge / 200-352-1-19.1 / single-family residence on 1.58 acres in the A1 Residence zoning district with a Credit Program Conservation Easement / draft responses (*Mr. Tverdyy*)
      i. proposal to construct four sheds totaling 480 square feet for horses
      ii. removal of one diseased cherry tree

   Core Preservation Area
   d. **Klein Compelling Public Need Core Preservation Area Hardship Application** / 608 Middle Country Road, Middle Island / 200-402-1-18.12 / development of a 1,450 square foot second story expansion of an existing 1,796 square foot one-story commercial building and 12 additional parking spaces on a 19,004.7 square foot (0.44 acre) project site in the J Business zoning district / decision deadline 10/7/25 / *schedule public hearing* (*Ms. Murphy*)
   e. **V&G Realty Core Preservation Area Hardship Application** / Gerard Road, Yaphank / 200-781-1-5 and 15 / development of a two-story single-family residence on 37,992 square feet (0.87 acre) in the A1 Residence zoning district / decision deadline 8/20/25 / *draft decision* (*Ms. Hargrave*)

   Compatible Growth Area
   f. **Starbucks at Middle Island Compatible Growth Area Hardship Waiver Application** / 599 Middle Country Road, Middle Island / 200-402-2-2 / zone change and site plan for development of a drive-through restaurant with an existing vacant bank building on 1.4 acres in the J4 Business zoning district / decision deadline 8/20/25 / *draft decision* / (*Ms. Murphy*)
   g. **Venezia Square Development of Regional Significance** / NYS Route 25A, Wading River / 600-73-1-1.4; 1.16, 1.17, 1.18, 1.19 / development of 37,000 square feet of commercial uses on 6.3 acres in the Business CR zoning district / decision deadline today / *draft decision* (*Ms. Hargrave*)
   h. **East End Flower Farm CGA Hardship Waiver Application /** w/s Weeks Avenue, Manorville / 200-589-1-2 / development of two greenhouses and a barn totaling 96,000 square and other infrastructure for an agricultural use on a 5 acre project site in the A2 Residence zoning district / decision deadline 10/23/25 / *schedule public hearing* (*Ms. Hargrave*)
   i. **Riverhead Town SEQRA Lead Agency Coordination:** Duffy MX Motocross Track Special Permit & Site Plan / 2822 River Road, Calverton / 600-136-1-4 / to mine approximately 120,000 cubic yards of earthen material for the development of an outdoor motocross race track with site improvements on a 15 acre project site in the Industrial C zoning district / *draft response* (*Ms. Murphy*)

3. **Public Hearing at 2:30 pm**
   a. **Continuation of Public Hearing held on May 21, 2025: Homeland Towers Compelling Public Need Core Hardship Application** / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of a 150 foot tall wireless tower for eight carrier antennas including Verizon, Dish Wireless and two future carriers and a 3,000 square foot equipment compound on a 6.18 acre project site with a junkyard in the CR 60 zoning district / decision deadline 9/17/25 (*Ms. Hargrave)*
4. **Public Comment**
5. **Closed Advisory Session** (if necessary)

Next Commission Meeting, Wednesday, August 20, 2025 at 2:00 pm, Brookhaven Town Hall
For meeting information visit https://pb.state.ny.us/


SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
July 16, 2025
Venezia Square Development of Regional Significance
Duffy MX Motocross Track Special Permit & Site Plan
Homeland Towers Core Hardship Application
Starbucks at Middle Island CGA Hardship Waiver Application
Antonia Marsh Request
Klein Compelling Public Need Core Hardship Application
East End Flower Farm CGA Hardship Application
V&G Realty Core Hardship Application
Long Island Sound
Peconic Bay
Atlantic Ocean
Moriches Bay
Great South Bay
BROOKHAVEN
RIVERHEAD
SOUTHAMPTON
MILLER PLACE
ROCKY POINT
WADING RIVER
CALVERTON
RIVERHEAD
FLANDERS
MIDDLE ISLAND
CORAM
YAPHANK
MEDFORD
SOUTH MANORVILLE
EASTPORT
WESTHAMPTON
EAST QUOGUE
HAMPTON BAYS
SHIRLEY
PATCHOGUE
BROOKHAVEN
Central Pine Barrens Area
Core Preservation Area
Compatible Growth Area
Road, Highway
3.5 1.75 0 3.5 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 may contain defects, errors, and/or omissions. Refer to NYS ECL Article 57-0107 (10), (11), and (12) for the official description of the Central Pine Barrens boundaries. Prepared by Commission Staff (jt) July 8, 2025.

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Central Pine Barrens Commission Meeting Agenda
Wednesday, June 18, 2025 (Draft)
Riverhead Town Hall
4 West 2nd Street
Riverhead, NY 11901

2:00 pm

***Commission members present**: Ms. DiBrita (for Brookhaven), Ms. Juengst (for Suffolk County), Ms. Scherer (for Southampton) and Mr. Charters (for Riverhead)*

***Others present**: Commission and other agency staff members included Ms. Jakobsen, Mr. Milazzo, Ms. Hargrave, Mr. Tverdyy, Mr. Motz, Ms. Murphy, Ms. Lawston, Mr. Ward, Mr. Smith, Mr. Jaquez, Ms. Drew and Ms. Brown-Walton*

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

1. **Administrative and Public Comment**
   a. *Public Comment*
      Summary: No public comments were received

   b. *Minutes for 05/21/25 review*
      Summary: ***The motion was made by Ms. Juengst and seconded by Mr. Charters to adopt May 21, 2025 meeting minutes. The motion was approved by 4:0 vote.***

2. **Division Reports**
   a. *Education, Outreach and Communications: update*
      Summary: Mr. Motz discussed highlights and updates on the Education and Outreach division's activities covered in the previously distributed Education and Outreach division report. Mr. Motz introduced his new Education and Communication Assistant, Mr. Emmanuel Jaquez.

   b. *Science and Stewardship Division: update*
      Summary: Mr. Smith discussed highlights and updates on the Science and Stewardship division's activities covered in the previously distributed Science and Stewardship division report.

   c. *New York Wildfire and Incident Management Academy: update*
      Summary: Ms. Drew discussed the updates on the New York Wildfire Incident and Management Academy's activities.

   d. *Compliance and Enforcement Division: update*
      Summary: Mr. Ward discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed Compliance and Enforcement division report.

   e. *Land Use Division: update*
      Summary: Ms. Hargrave discussed highlights and updates on the Land Use division's activities covered in the previously distributed Land Use division report.

   f. *Credit Program: update*
      Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.

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

Core Preservation Area

a. *Request for Determination: 36 Pine Court / Northampton / 900-164-3-51.1 / development of a single-family residence on 0.36 acres in the R-10 zoning district*
Summary: ***The motion was made by Mr. Charters and seconded by Ms. Scherer to approve sending the draft response for 36 Pine Court Request for Determination. The motion was approved by 4:0 vote****.*

b. *Homeland Towers Compelling Public Need Core Hardship Application / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of a 150 foot tall wireless tower for eight carrier antennas including Verizon, Dish Wireless and two future carriers and a 3,000 square foot equipment compound on a 6.18 acre project site with a junkyard in the CR 60 zoning district / public hearing held May 21, 2025 / Declare Lead Agency and accept request to adjourn continuation of public hearing to July 16, 2025 and extension of SEQRA timeframe and decision deadline to September 17, 2025 (Ms. Hargrave)*
Summary: ***The motion was made by Ms. Scherer and seconded by Mr. Charters for the Commission to assume lead agency and grant the request to adjourn the hearing to July 16, 2025 and extend the SEQRA and decision timeline to September 17, 2025. The motion was approved by 4:0 vote.***

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

5. Public Hearings at 3:00 pm

a. ***Starbucks at Middle Island Compatible Growth Area Hardship Waiver Application*** */ 599 Middle Country Road, Middle Island / 200-402-2-2 / zone change and site plan for development of a drive-through restaurant with an existing vacant bank building on 1.4 acres in the J4 Business zoning district*

b. ***V&G Realty Core Preservation Area Hardship Application*** */ Gerard Road, Yaphank / 200-781-1-5 and 15 / development of two-story single-family residence on 37,992 square feet in the A1 Residence zoning district*

Summary:
A stenographic transcript was prepared for the hearings

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

The meeting was adjourned at approximately 4:00 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for May 21, 2025
2. Final Commission meeting summary for May 21, 2025
3. Education Outreach and Communication Division update dated June 2025
4. Science Stewardship Division update dated June 18, 2025
5. New York Wildfire and Incident Management Academy update dated June 2025
6. Compliance and Enforcement Division update dated May – June 2025
7. Land Use Division update dated June 18, 2025
8. Credit Program update June 18, 2025
9. Draft response and attachments regarding Request for Determination of Jurisdiction: 36 Pine Court dated June 18, 2025; Letter and attachments from client dated May 12, 2025
10. Final response regarding Request for Determination of Jurisdiction: 36 Pine Court dated June 18, 2025
11. Letter from Snyder & Snyder, LLP regarding Public Utility Wireless Telecommunications Facility Verizon Wireless and Homeland Towers, LLC 2055 Flanders Road dated June 4, 2025
12. Draft and final resolution to establish SEQRA Lead Agency for Homeland Towers Core Hardship, adjourn the public hearing to July 16, 2025 and extend SEQRA and application timeframes



Would you like to see a

CENTRAL PINE BARRENS NATURE CENTER?



You're invited!

The Central Pine Barrens Commission is hosting a public engagement session for you to share your thoughts on a proposal to build a Central Pine Barrens Nature Center.

We welcome your input.

Tuesday, July 29, 2025 from 6 p.m. to 8 p.m.

Wertheim National Wildlife Refuge Visitor Center
340 Smith Rd, Shirley, NY 11967

631-288-1079
Info@pb.state.ny.us

Scan for more information

Refreshments served!

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION





Central Pine Barrens Joint Planning and Policy Commission
Commission Meeting of July 16, 2025
Riverhead Town Hall
4 West Second Avenue
Riverhead, NY

Draft Resolution for the Central Pine Barrens Joint Planning and Policy Commission to Select SWCA Environmental Consultants to Prepare the Southampton Pine Barrens Community Wildfire Protection Plan

Present: (for Suffolk County)
(Brookhaven Town Supervisor)
(Riverhead Town Supervisor)
(Southampton Town Supervisor)

WHEREAS, the Central Pine Barrens Commission has proactively undertaken programs and initiatives to reduce wildfire risk in the fire dependent Central Pine Barrens region since the 1995 wildfires that burned over 6,000 acres. These include the creation of the Wildfire Task Force, a consortium of wildfire response agencies and fire departments that prepared a Central Pine Barrens Fire Management Plan and supporting the New York Wildfire and Incident Management Academy, a wildfire and emergency management training academy. In addition, the Commission's prescribed fire management program led to the creation of a comprehensive prescribed fire management plan for the Central Pine Barrens region which the Commission works cooperatively with NYSDEC to implement; and

WHEREAS, the Commission prepared a community wildfire protection plan for the Ridge-Manorville-Calverton area in 2016 to strategically identify high fire risk areas and to provide strategies and recommendations for wildfire mitigation and risk reduction which benefit the stakeholders from local, state and county agencies and fire departments. The creation of the CWPP provided an avenue for stakeholders to apply for federal grant funding specified for CWPP areas which enables them to carry out the mitigation and risk reduction measures identified in the CWPP, and

WHEREAS, the Commission, in continuation of its efforts to facilitate wildfire mitigation and risk reduction in the Central Pine Barrens region through the CWPP planning process, applied for and was awarded a US Forest Service Community Wildfire Defense grant in December 2024 with the final agreement executed and funding secured in January 2025. The funding will enable the Commission to hire a consultant to prepare a CWPP for the approximately 29,000 acre Southampton area located within the Central Pine Barrens region, and

WHEREAS, Commission staff prepared the Request for Proposal (RFP NO. 1659) "Central Pine Barrens Joint Planning and Policy Commission Community Wildfire Protection" that was posted on Bidnet on June 9th with a due date of July 2nd. Four bid responses were received, ranging in price from $171,185.50 to $174,995.50 and

WHEREAS, Commission staff reviewed the proposals and found one, Star Tree Prescribed Fire LLC ($174,000), not to be responsive to the proposal's project requirements and therefore was rejected, and on further review of the three remaining proposals, SCWA Environmental Consultants ($174,995.50), Bintel Inc. ($171,185.50), The Ember Alliance ($174,815.02) found SWCA Environmental Consultants with a project cost not to exceed $174,995.50 to provide the

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most comprehensive response which met or exceeded all the RFP requirements, has offices located on the east coast and direct experience with pine barrens ecosystems in the northeast, including the company's prior work preparing the Ridge-Manorville-Calverton CWPP, and

WHEREAS, based on the review of SWCA's proposal and examination of the award criteria contained in the RFP, Commission staff recommends the Commission select SWCA Environmental Consultants to provide consulting services for the preparation of the Southampton Pine Barrens Community Wildfire Protection Plan as specified in the RFP.

Now therefore be it

RESOLVED, based on the Commission staff's review of SWCA's proposal and examination of the award criteria contained in the RFP, the Commission hereby selects SWCA Environmental Consultants to provide consulting services to prepare the Southampton Pine Barrens Community Wildfire Protection Plan as specified in the RFP for an amount not to exceed $174,995.50, and be it further

RESOLVED, the Commission hereby authorizes the Executive Director, or her designee, to execute the contract on behalf of the Commission with SWCA to prepare the Southampton Pine Barrens CWPP.

Motion by:

Second by:

Ayes:
Nays:

SWCA®
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

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www.swca.com

July 2, 2025

John Deubel, Purchasing Manager
Suffolk County Water Authority
4060 Sunrise Hwy
Oakdale, NY 11769

Re: Central Pine Barrens Joint Planning and Policy Commission CWPP / RFP No. 1659

Dear John Deubel:

SWCA Environmental Consultants (SWCA) is pleased to submit our proposal to develop the Community Wildfire Protection Plan (CWPP) for the Central Pine Barrens Joint Planning and Policy Commission (Commission). We were honored to work with the Commission on the region's previous CWPP in 2016 for Ridge-Manorville-Calverton and are excited to build on that foundation with a modern, actionable CWPP for adjacent communities that reflects current wildfire science, regional planning goals, and stakeholder priorities. The SWCA project team **brings the following strengths to the table**:

- SWCA is known for its **specialized expertise and hands-on approach to CWPPs,** with over 40 staff members on the Fire and Forestry team. With a proven national track record, our project team develops tailored strategies and provides tools to proactively address local wildfire risks, support long-term sustainability, and facilitate collaborative decision-making among stakeholders. Our in-house experts include project managers, fire planners, geographic information system specialists, and fire and fuels modeling experts.
- In addition to our Fire and Forestry team leaders, SWCA employs biologists in developing CWPPs to leverage their **ecological expertise** in assessing vegetation, wildlife habitats, and fuel management. We will engage local experts and use our knowledge from our previous CWPP work in the region to address ecological complexity, inter-jurisdictional coordination, and implementation needs in the planning area. Our team will **balance fire management with habitat preservation**, contributing to a comprehensive approach that integrates ecological considerations with community safety.

With over 90 CWPPs completed nationwide, SWCA is known for delivering plans and online deliverables that are actionable, inclusive, and locally grounded in alignment with the Healthy Forests Restoration Act and the National Cohesive Wildland Fire Management Strategy. We are eager to partner with the Commission and its stakeholders to create a CWPP that meets all requirements and advances wildfire resilience in Long Island's fire-adapted landscape. Thank you for considering SWCA for this important effort.

Sincerely,

Arianna Porter
Lead Project Manager – Disaster & Resilience
arianna.porter@swca.com | (720) 713- 3551

Sarah Zink
Office Director/Authorized Signer



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SWCA OVERVIEW



Founded in 1981, SWCA is an employee-owned environmental consulting firm with 45 offices located throughout the United States, including in Pennsylvania and Massachusetts, and distributed employees throughout the Midwest Northeast region. SWCA has 26 years of experience with fire management planning, CWPPs, and fuels management similar in scope and content to the plan needed by the Commission. SWCA aligns all our CWPPs with local, state, and federal policy and guidance related to wildfire management. To date, we have produced over 90 county-, regional-, or community-level wildfire protection plans in more than 35 states including New York, Illinois, Pennsylvania Washington, Oregon, California, Colorado, Utah, New Mexico, and Alaska. Each plan is highly customized based on location and the specific needs of our clients and the community.

UNDERSTANDING OF THE PROJECT

SWCA brings nearly two decades of experience in developing CWPPs, including the 2016 Ridge-Manorville-Calverton CWPP. This prior work equips us with an understanding of an effective CWPP process in general as well as the Central Pine Barrens region's ecological complexity, stakeholder landscape, and fire risk. Building on this experience, we will partner with the CWPP Team (Core Team) to develop an updated plan that incorporates state-of-the-art tools and an enhanced risk assessment.

We understand the specific challenges facing the region, including frequent brush fires, high-risk units such as the Dwarf Pine Barrens, seasonal population dynamics, and critical infrastructure across the 29,370-acre planning area which covers areas within the Town of Southampton including Eastport, East Quogue, Flanders, Hampton Bays, Northampton, Riverside, Speonk-Remsenberg, and Westhampton and portions of the villages of Westhampton and Quogue. Our approach is designed to meet the requirements of the Healthy Forests Restoration Act of 2003 and produce a clear, actionable plan rooted in both technical rigor and community feedback and understanding. This CWPP will be developed under the leadership of the Central Pine Barrens Joint Planning and Policy Commission, in close coordination with the Core Team.

> "This is a major undertaking, and the only way it gets done is with contracted experts. I can recommend SWCA 100% and if doing it again wouldn't go with anyone else. Their entire team was fantastic and Ari Porter who led the effort was incredible. The CWPP and hubsite we gained was exactly what Cape Ann needed."
>
> — *Eric Smith, Fire Chief, Cape Ann CWPP, MA*

Complexity, Challenges, and Approach

CWPP development requires integrating multi-jurisdictional data, coordinating across agencies, and engaging the public in meaningful ways. In the Central Pine Barrens, these challenges are heightened by ecological sensitivity, fragmented land ownership, and the need to reach diverse communities. SWCA begins each project with a structured needs assessment to identify local capacity, gaps, and priorities. Through early meetings, data review, and targeted input from key agencies and stakeholders, we shape a planning approach that is grounded in local context and actionable from the outset.

Our team takes a proactive, solution-oriented approach to problem-solving. We emphasize the importance of early role definition, clear communication, and adaptive management to prevent delays and misalignment. When challenges arise, whether related to data gaps, public outreach, or interagency coordination, we draw on proven strategies and collaborate closely with the Core Team to identify realistic solutions.

On a technical level, our work aligns with national best practices, such as the National Cohesive Wildland Fire Management Strategy (Cohesive Strategy), while also incorporating tailored risk modeling and community-specific strategies that reflect the unique needs of the Core Team and planning area. This combination of structure and flexibility ensures that the CWPP process remains efficient and results in actionable projects that can be funded with existing grant opportunities.

Experience with Key Issues

SWCA's wildfire planning team is deeply experienced in program and project-level needs assessments, wildfire hazard and risk evaluation, and implementation planning. Our CWPPs and associated wildfire mitigation strategies routinely include stakeholder-led issue identification, analysis of needs, and prioritized recommendations designed for grant funding and long-term maintenance.

We are also seasoned project managers. Each project is supported by SWCA's internal project controls team to maintain schedule and budget adherence, allowing our technical specialists to focus on high-quality deliverables. This structure has supported the successful delivery of complex, multi-partner wildfire planning efforts nationwide.

TASK 1. COMMUNITY WILDFIRE PROTECTION PLAN CONTENT

SWCA understands that members of a Core Team have already been identified, and we will work closely with this team throughout the planning process. Should additional participants be identified during the orientation meeting or early phases of the project, SWCA will collaborate with the Commission and Core Team to incorporate them appropriately.

SWCA will facilitate a brief orientation meeting with the Commission staff once the contract is finalized and prior to the CWPP Core Team Kickoff Meeting (Core Team Meeting #1). During this meeting, we will discuss the attendees of the kickoff call, agenda, and project schedule, work tasks, and any other pertinent topics. After this meeting, SWCA will schedule and facilitate the Core Team kickoff meeting (Core Team Meeting #1) to introduce the CWPP process, review the project schedule and milestones, confirm communication protocols, and identify initial data needs and responsibilities. Following the kickoff meeting, one SWCA team member will participate in a field tour of key areas within the project landscape to gain local context, support relationship building, and help ground-truth planning assumptions.

Prior to the Core Team kickoff meeting, SWCA will develop and distribute an electronic survey to Core Team members to gather input on perceived wildfire risks, planning priorities, key values at risk, and relevant data sources. Survey results will be summarized and shared with the Core Team to inform subsequent analysis and recommendations. To maintain project momentum and consistent coordination, SWCA will host monthly virtual meetings with Commission staff throughout the project and will be responsible for setting the schedule, providing virtual meeting information, taking notes, and distributing notes and action items. These will be scheduled for up to 1 hour.

For all meetings throughout the project, SWCA will be responsible for providing agendas and handouts and distributing notes and electronic copies of all materials. SWCA will also schedule the meeting and find appropriate meeting times. If the meeting is in person, the Core Team will be responsible for identifying meeting locations and ensuring all locations have the correct technology needed for any online meeting attendees. SWCA has budgeted

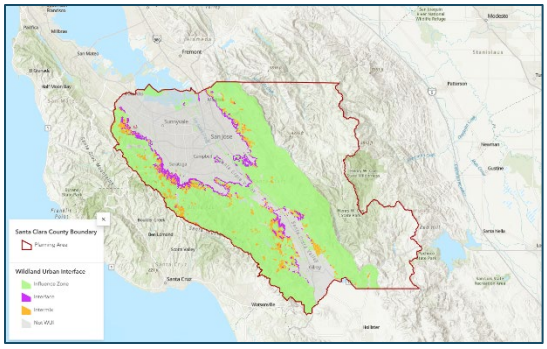
$2,150.00 for all printed materials throughout the project and has not budgeted for any meeting refreshments at this time.

Before moving into Task 2, SWCA will provide a table of contents of the CWPP document for Core Team review and comment. Once this is finalized, SWCA will begin drafting the CWPP as described in the tasks below.

Deliverables: *Kickoff and orientation meeting slides and summary notes, electronic Core Team survey and summary of results, draft and final plan table of contents, and monthly coordination meetings with notes and presentation materials.*

TASK 2. ESTABLISH COMMUNITY BASE MAPS

SWCA will begin by reviewing all spatial datasets provided by the Commission, Core Team, and other partners, and will supplement these with relevant regional, state, and federal data to support risk assessment, mapping, and prioritization. At the outset of this task, SWCA will establish standard map layouts and symbology conventions for use throughout the project. Complete cartographic and data source information will appear on all maps and we will include all metadata in final datasets. Base maps will incorporate the most recent available aerial imagery and will be reviewed by the Core Team during one round of comments prior to use in the CWPP.



Community base maps can display (in addition to other desired spatial datasets): community boundaries, the project boundary, the Core Preservation Area and Compatible Growth Area boundaries, land cover and vegetation types, wildfire hazard and risk, wildland-urban interface (WUI) areas, historic ignitions, fire response infrastructure, road and utility networks, environmental resources, and relevant jurisdictional boundaries. These map products will be developed in ArcGIS Pro 3.4 and will include a final, digital high-resolution 2-foot by 3-foot base map of the planning area ready for print by the Core Team. In this current scope and budget, SWCA has not included printing of this poster-sized map, only electronic delivery.

SWCA will also maintain a live data tracking spreadsheet that documents all available, requested, and needed datasets. This spreadsheet will be shared with the Commission and updated regularly to ensure alignment on data inputs and to identify any gaps or opportunities for refinement. All geospatial products created under this task will be fully documented and formatted for integration into the CWPP Hub Site (Task 9), risk assessment workflows, and printed versions of the final plan. A final geodatabase file will be delivered with all data, layers, and files used for the project with the final CWPP.

Deliverables: *Standard map template and symbology; data tracking spreadsheet; draft and final base maps including all required content and formats; final high-resolution 2 × 3–foot wall map of the planning area; final geodatabase.*

TASK 3. COMMUNITY BACKGROUND INFORMATION, FIRE HISTORY, AND FIRE OCCURRENCE DATA COLLECTION

This section of the CWPP will define and describe the region's wildfire problem by integrating local fire history data, current and potential fuel conditions, topographic and climatic factors, and development patterns that influence risk and exposure. The Central Pine Barrens is a fire-adapted ecosystem, and this plan will acknowledge the dual imperative of reducing wildfire risk to communities while maintaining ecological health through appropriate land management. SWCA brings unique advantages to this task based on our work developing the 2016 Ridge-Manorville-Calverton CWPP. We will draw on our research, findings, and data from that plan to ensure continuity and an efficient

background research process. In addition to leveraging our past work, SWCA will integrate findings from the extensive body of research that has been conducted on the Pine Barrens ecosystem.

SWCA will work with the Core Team to delineate the communities in the planning area and provide a description of each, including their demographics, development characteristics, community values at risk, and potential vulnerabilities to wildfire. This will include inhabited areas, critical infrastructure, and WUI zones identified in collaboration with the Commission and Core Team. SWCA will explore how to delineate communities while considering the existing Fire Management Units to ensure alignment with other local planning documents, goals, and priorities.

The plan will summarize the region's wildfire history, including significant past events such as the 1995 Sunrise Fire, 2012 Crescent Bow Fire, and 2025 Brush Fire, and will incorporate data on historical ignitions, contributing environmental factors, and observed trends. In addition, this task will identify key contributors to the current wildfire problem, such as fuel accumulation, development in fire-prone areas, southern pine beetle impacts, and hurricane-related forest disturbances.

SWCA will develop the written narrative for this chapter of the CWPP, summarizing the wildfire problem in plain language and incorporating relevant maps, fire history, and planning context to support public understanding and decision-making. This section will align with other local planning documents (e.g., the Long Island Central Pine Barrens Comprehensive Land Use Plan) and will become one of the first two chapters of the draft plan (Task 7). This section will be available to the Core Team for one round of comments before incorporation into the draft plan.

Deliverables: *Draft and final narrative section for the CWPP that characterizes the wildfire problem across the planning area and describes the affected communities and risk factors; associated maps and data layers.*

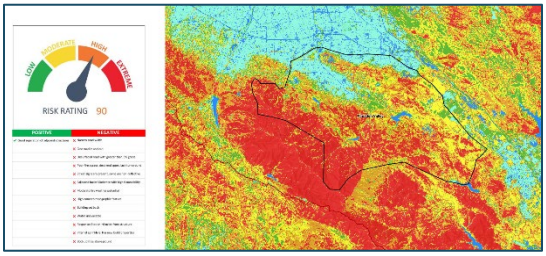
TASK 4. CONDUCT HAZARD AND RISK ANALYSIS

SWCA will conduct a wildfire risk assessment that builds on existing data, local expertise, and regional modeling resources. Before initiating this task, SWCA will meet with Commission staff and the Core Team to discuss available data and determine whether to use the Northeast Midwest Wildfire Risk Assessment Portal (NEWRAP), SWCA's in-house risk assessment methodology, or a hybrid approach. This conversation will guide our data inputs and modeling process to ensure alignment with local priorities and planning objectives. This scope and budget assume the use of the NEWRAP data layers; however, a cost to incorporate other data sources can be provided. We look forward to any dialogue on the Commission's preferred approach.



A draft risk assessment will be provided to the Core Team for review. SWCA will facilitate a meeting (Core Team Meeting #2) to discuss the results and will incorporate feedback into the final risk analysis prior to inclusion in the CWPP. During Core Team Meeting 2, which we suggest occurs in person, SWCA will facilitate a presentation and review of the risk assessment mapping, and a workshop focused on drafting the project recommendations discussed further in Task 6. A draft community risk section and/or chapter will be presented to the Core Team for review at the end of this task. After comments are addressed, SWCA will work the final section/chapter into the draft plan in Task 7.

RISK AND HAZARD ASSESSMENT



SWCA will conduct a regional-scale risk and hazard analysis using NEWRAP as the primary modeling platform. This tool, developed in coordination with U.S. Forest Service Eastern Region partners, provides reliable, science-based wildfire hazard layers tailored for northeastern landscapes. Using NEWRAP datasets, we will assess burn probability, flame length potential, and wildfire susceptibility across the planning area. These outputs can be overlaid with updated WUI boundaries, critical infrastructure, and community values to identify high-priority areas of concern.

Hazard layers from NEWRAP will be supplemented with spatial data on fuel conditions, topography, recent storm and pest impacts (e.g., southern pine beetle) as available, historical ignitions, and fire occurrence patterns. These data will assist SWCA in categorizing the landscape at high, moderate, or low wildfire risk, displayed through CWPP base maps, dashboards, and web-based maps to support community understanding and mitigation planning (Task 9).

Should the Commission and Core Team wish to pursue alternative modeling, such as localized fire behavior simulations using the Interagency Fuel Treatment Decision Support System (IFTDSS), SWCA can provide these services and looks forward to modifying this scope and cost through ongoing dialogue.

IDENTIFY HOMES, BUSINESSES, AND ESSENTIAL INFRASTRUCTURE AT RISK

We will review any existing structure-level hazard data provided by the Commission or Core Team, including any past defensible space or home ignition zone assessments. Assuming additional data will be needed throughout the planning area, SWCA will conduct field-based, community-scale assessments of potential structural ignitability using an adapted NFPA 1144 or equivalent protocol as agreed upon by the Core Team.

Data will be collected using Esri's Survey123 and Field Maps for efficient, georeferenced input and seamless integration with the CWPP's geodatabase. This data will be categorized using a consistent risk rating system (high, moderate, low) and directly inform community mitigation strategies and project prioritization in subsequent planning phases as well as educational topics for residents looking to harden their homes. SWCA assumes that this field effort will take two SWCA staff no more than three 10-hour days.

FUEL TREATMENT PRIORITIZATION

SWCA will work collaboratively with the Core Team to identify and prioritize high-level fuel treatment projects based on fire behavior modeling, WUI exposure, historical ignitions, and other local factors. Spatial and local knowledge will be used to identify priority treatment areas (areas of concern) near ingress/egress routes, community buffers, and other critical locations.

The treatment recommendations will emphasize long-term resilience, ecological integrity, and feasibility for implementation. The CWPP project recommendations will align with the Central Pine Barrens Prescribed Fire Management Plan and Fire Management Plan and will support ongoing efforts to implement fuel reduction on public lands, particularly in high-risk WUI areas.

ASSESSMENT OF OTHER COMMUNITY VALUES AT RISK

Using Core Team input, public input, and spatial data, SWCA will identify natural, cultural, and socioeconomic assets within or adjacent to the WUI. In addition to homes, businesses, and essential infrastructure, these may also include water supply infrastructure, habitat areas, recreational zones, agricultural lands, scenic areas, and historically

significant sites. Values at risk will be mapped and incorporated into the Quantitative Wildfire Risk Assessment (QWRA) and mitigation strategies to ensure the CWPP reflects local priorities and place-based knowledge.

FIREFIGHTING CAPABILITY AND WILDFIRE READINESS

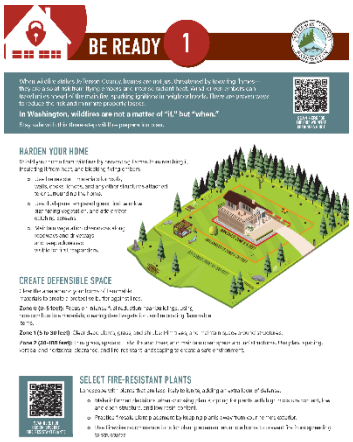
SWCA will assess local fire response capabilities, including department locations, staffing, equipment, mutual aid agreements, water availability, and ISO ratings where available. We will consult with local fire service providers to document operational strengths, identify resource needs, and recommend strategies for improvement. This assessment will also include emergency preparedness levels across the planning area. Our analysis will result in actionable, locally tailored strategies to strengthen fire response and emergency readiness across the planning area.

Deliverables: *Draft and final wildfire risk assessment section and maps for the CWPP. Project recommendations will be delivered as part of Task 5 below.*

TASK 5. DEVELOP STRATEGIES AND RECOMMENDATIONS

SWCA will work closely with the Core Team beginning at Core Team Meeting #2 to identify and prioritize strategies that reduce structural vulnerability and build public awareness of wildfire risks. This task will focus on the fire-adapted communities Cohesive Strategy theme, emphasizing homeowner engagement, defensible space, home hardening, and community-wide education and outreach. This task will also explore opportunities to integrate wildfire education into existing community systems (e.g., emergency alert systems, community organizations, local events), and will recommend specific outreach strategies to motivate residents to reduce risk on their properties. Our recommendations will reflect the wildfire problem as defined in Task 3 and the risks identified in Task 4.

Recommendations will include expanding local use of nationally recognized programs such as Firewise USA and Ready, Set, Go!, and we will identify where these programs are already active on Long Island or in neighboring areas.







The SWCA project team has direct experience with the Firewise USA Program and has worked previously as a contracted Firewise Community Liaison for the State of New Mexico. We have also been contracted to support the process of Firewise Communities USA Recognition for other communities across the United States and have successfully navigated that recognition process. This experience will guide our approach to implementing these elements in this CWPP. SWCA will help the Core Team identify pathways for improved participation, propose tailored educational strategies, and incorporate successful tools from similar communities.

Deliverables: *Draft and final CWPP narrative section focused on fire-adapted communities, including education and outreach strategies, defensible space, home hardening, and relevant programs.*

TASK 6. DEVELOP ACTION PLAN AND MONITORING AND EVALUATION STRATEGY

SWCA will develop an action plan that translates the full suite of CWPP recommendations into a clear, implementable roadmap for wildfire mitigation and community preparedness. This task will bridge the gap between planning and execution, providing the Commission and its partners with a structured pathway for achieving near- and long-term outcomes.

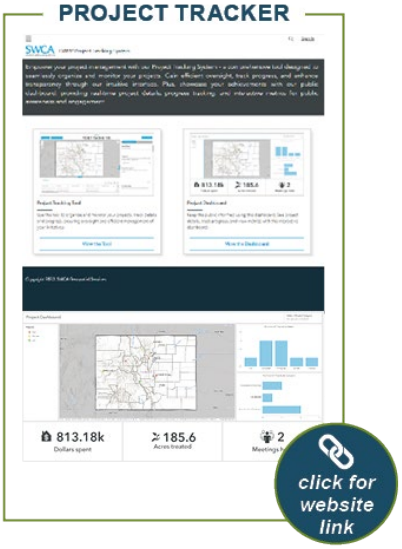
Drawing on priorities identified in Task 5 and previous tasks, the action plan will include a **set of matrices** organized around the three themes of the Cohesive Strategy:

- **Resilient Landscapes.** Recommendations will focus on fuel treatments, ecosystem protection, and climate-adaptive vegetation management aligned with local goals such as the Prescribed Fire Management Plan.
- **Fire-Adapted Communities.** Actions will include non-fuel mitigation measures such as defensible space, home hardening, and public education (as summarized in Task 5).
- **Safe and Effective Wildfire Response.** This will include improved access, training, equipment, and water supply, tailored to the region's specific fire response needs.

Each matrix will identify lead agencies, partners, timelines, potential funding sources, maintenance needs, permitting complexity, and implementation readiness. Recommendations will include specific project types that reduce exposure along existing evacuation routes, near critical infrastructure, or in areas of known high fire frequency. All projects will be evaluated for feasibility, expected impact, and long-term resilience.

SWCA will ensure that recommendations are actionable, scalable, and aligned with ongoing regional planning initiatives, including prescribed fire programs and ecosystem management objectives. SWCA will also include in this task a discussion and summary of methods to monitor and evaluate CWPP effectiveness through time. Our SWCA CWPPs include an entire section focused on monitoring and maintenance approaches to ensure that recommendations are easily monitored for effectiveness and revised as needed.

Finally, SWCA will develop a project tracking tool to support long-term implementation and monitoring by the Core Team and its partners (see graphic). This tool will be linked to the Hub site (Task 9) and will include key project attributes such as location, priority level, lead agency, estimated cost, status, and funding source. The tracking framework will be structured for ease of use by local staff. This tool will allow all partners to track progress on risk reduction projects and, if desired, display that progress to the public. SWCA can provide up to 1 hour of training before delivering the final product to ensure ease of use by local staff after the contract is complete.



At the end of this task, SWCA will send the Core Team the CWPP chapter focused on monitoring and evaluation for one round of comments, incorporate the comments, and work the final chapter into the draft plan (Task 7).

Deliverables: *Final action plan (recommendation matrices), Monitoring and Evaluation Strategy, and Project Tracking Tool linked to the Hub site.*

TASK 7. DEVELOP THE DRAFT COMMUNITY WILDFIRE PROTECTION PLAN

SWCA will develop a complete draft of the CWPP that reflects input gathered through the risk assessment, Core Team coordination, and stakeholder and public engagement. The draft CWPP will be organized in a clear, accessible format and will include sections and chapters on the wildfire problem, values at risk, risk assessment, mitigation recommendations, and implementation strategies, along with accompanying maps and figures.

Four weeks prior to Core Team Meeting #3, SWCA will submit a full draft of the CWPP to the Core Team for internal review. This version will reflect all completed technical tasks to date and serve as the basis for Core Team feedback. SWCA will facilitate a virtual meeting to present the draft, walk through key findings and recommendations, and gather input prior to finalizing the version intended for Commission release and public distribution.

Following revisions, the CWPP will be prepared for public comment. SWCA will support the development of a public-facing version of the draft, including the translation of the draft into Spanish. Engagement and feedback activities related to the public comment period will be conducted under Task 10.

The structure and content of the CWPP will follow guidance outlined in the Healthy Forests Restoration Act, the Cohesive Strategy, and the *Community Guide to Preparing and Implementing a Community Wildfire Protection Plan (August 2008)*.

Deliverables: *Draft CWPP (Core Team review version) and revised draft CWPP (Commission-ready).*

TASK 8. PRESENTATION OF DRAFT PLAN TO COMMISSION AND SEQRA REVIEW

SWCA will prepare a revised draft of the CWPP based on Core Team feedback and submit a Commission-ready version for formal presentation. This version will be provided to the Commission to confirm alignment with project goals and to authorize the document for public release. SWCA will present the plan at a scheduled Commission meeting, summarizing key findings from the hazard and risk assessment, the recommended projects and action plan, and a summary of the public outreach to date.

Materials will be submitted in advance and will include the revised CWPP, English and Spanish versions of public outreach materials, maps, and a summary of upcoming public engagement opportunities. SWCA has budgeted for an in-person meeting and can attend virtually for cost savings if desired.

To support New York State Environmental Quality Review Act (SEQRA) compliance, SWCA will provide documentation as requested by the Commission. This scope includes up to 5 hours for the SWCA Project Manager to support this process, which can be increased for an additional cost.

Deliverables: *Commission-ready CWPP presentation; digital files of the revised draft CWPP, maps, and supporting materials; bilingual outreach content for public release; all required funding statements.*



TASK 9. DEVELOP INTERACTIVE GIS HUB, STORY MAP, AND PROJECT TRACKING TOOL

SWCA will develop a CWPP Hub Site and interactive Story Map to support public access, education, and long-term visibility of the final CWPP. The Hub site will serve as a clean, user-friendly landing page that introduces the plan, highlights key themes, and provides clear navigation to the final CWPP, interactive maps, and relevant documents. It can also be translated into many languages using Esri automated widgets. The Hub site can include a comment form for public interaction during and after the project if desired by the Core Team.



The Hub site will include Commission branding and be structured for easy maintenance and future updates. It will direct users to the project tracking tool discussed in Task 6 and a more detailed ArcGIS Story Map that visually presents the planning area, wildfire problem, community values, data and maps collected and created during the planning process, and priority actions using dynamic maps, narrative text, and graphics. Content will be developed in collaboration with the Core Team to ensure alignment with local messaging priorities and community needs.

SWCA will purchase an ArcGIS Online Project Delivery Site with project funds that will grant access to the Hub site, Story Map, and project tracker for one year after purchase. Further use of the project delivery site will require an annual fee paid by the Commission. Alternatively, SWCA proposes that our geographic information system (GIS) specialists would be provided access to an existing local ArcGIS Online account and that the Story Map would, therefore, originate and be maintained through Suffolk County's account. Alternatively, SWCA can work with the local GIS staff to set up a collaboration between ArcGIS Online organizations. SWCA will work closely with the local GIS staff on the development of the Hub site to ensure streamlined data sharing. SWCA has experienced geotechnical developers and can work with the Commission to accommodate its preferences and needs.

Deliverables: *Published GIS Hub site and Story Map; comment form and tracker; internal and public-facing project tracking dashboards; staff training session.*

TASK 10. DESIGN AND FACILITATE PUBLIC OUTREACH AND AWARENESS

SWCA will design and lead a robust public engagement strategy to ensure meaningful community input, increase awareness of wildfire risks, and support plan implementation. While the RFP requests three public meetings following Commission approval of the draft CWPP, SWCA proposes an alternative approach based on past success. This allows the CWPP to reflect community priorities from the outset. However, we remain flexible in our approach and welcome discussion on the public outreach strategy with the Commission.

We propose three public meetings, structured as follows:

- **Meeting 1 (early project phase):** In-person open house hosted at a Commission-selected location. This meeting will introduce the CWPP planning effort, provide background information on wildfire risks and ecosystems, and gather input on community values, local concerns, and mitigation priorities. Tables will be set up and organized around the themes of the Cohesive Strategy. SWCA and Core Team members will staff these tables together to encourage 1:1 dialogue. A bilingual survey will also be distributed to gather broader input, with results displayed in CWPP materials. This meeting could be conducted virtually if desired.

- **Meeting 2 (public comment period):** In-person open house to present the draft CWPP and collect feedback. SWCA will provide bilingual print materials, handouts, and signage to support public understanding.

- **Meeting 3 (public comment period):** Virtual presentation of the draft CWPP, including moderated Q&A and tools for submitting comments online. Recordings will be closed-captioned and posted to the Hub site.

To support the meetings, SWCA will use bilingual educational materials focused on home hardening, defensible space, and wildfire adaptation in fire-prone ecosystems. We will also prepare a public communications toolkit with sample press releases, social media language, and a project flyer for Core Team use throughout the project. SWCA will coordinate with the Commission to schedule meetings and will rely on the Commission to secure venues and ensure appropriate technology. A minimum 4-week public comment period will follow the release of the draft CWPP to the public, if desired by the Commission.

All materials will include USFS-required language and funding acknowledgments.

Deliverables: *Educational handouts (English and Spanish); public survey and results summary; electronic presentation materials and recordings with closed captions; outreach toolkit (press release, social media copy, flyer); up to three bilingual presentations; public comment log and summary.*

TASK 11. SEQRA REVIEW

No deliverables are expected from SWCA under this task.

Deliverables: *none.*

TASK 12. FINAL CWPP

SWCA will prepare the final CWPP for adoption by the Commission. This includes incorporating any final edits based on feedback received during final reviews. To support formal adoption, SWCA will provide a signature-ready version of the CWPP and coordinate with the Commission to include a completed signature page. The final CWPP will include all chapters and materials developed over the course of the project, as well as appendices containing Core Team membership, public input summaries, meeting documentation, risk assessment data sources, and geospatial methods for the risk analysis.

SWCA will deliver 25 bound color copies in English, 10 bound color copies in Spanish, two unbound color copies in English and Spanish, and digital files in both PDF and Word format in both English and Spanish. SWCA will also include the completed signature page showing adoption by participating jurisdictions and agencies. The final CWPP will include any required SEQRA documentation or determination. We will also deliver a final geodatabase of all GIS data used during the project.

Deliverables: *Final CWPP with signature page: 25 bound color copies in English; 10 bound color copies in Spanish; two unbound color copies in English and Spanish; two digital copies in PDF and Word in English and Spanish; final GIS data and maps in a geodatabase.*



PROJECT MANAGEMENT APPROACH

SWCA emphasizes proactive and transparent project management designed to keep the CWPP process on track, within budget, and fully aligned with the needs of the Commission and Core Team. Our Project Manager will lead coordination efforts with the Core Team, ensuring that all communications, tracking tools, and status reports are timely, clear, and tailored to support efficient oversight.

> "The SWCA team has set the bar of service and expectations high for others to achieve."
>
> — *Brenda Ahlberg, Emergency Manager, Kenai Peninsula Borough CWPP, AK*

All project tasks will follow SWCA's robust Quality Assurance/Quality Control (QA/QC) program. Our QA/QC framework is integrated throughout the project lifecycle, from initial planning through final deliverables, to ensure that each work product meets internal standards and client expectations. This approach leads to:

- Consistent communication and clarity among team members
- Clear, accessible, and high-impact deliverables for technical and community audiences
- Minimized rework and delays, contributing to schedule and budget adherence

SWCA's project team will remain responsive and adaptable throughout the planning process, providing regular updates and collaborating closely with the Commission and Core Team to meet both required milestones and emerging needs.

PAST EXPERIENCE

SWCA has a robust track record in developing CWPPs, with key personnel having served as principal authors for over 90 plans. These past experiences have involved conducting thorough risk assessments, engaging with diverse stakeholders, and implementing strategic fuel reduction projects to enhance community wildfire resilience. SWCA's expertise is reflected in our ability to integrate local insights and technical knowledge, ensuring that each plan aligns with land management objectives and regulatory standards to safeguard both ecological health and community safety effectively. Below are a few examples of our team's work.







Ridge-Manorville-Calverton, New York CWPP

SWCA developed a detailed community-scale CWPP to address wildfire hazards that threatened residents and watershed health in the Central Pine Barrens region of Long Island. The project area encompassed a large portion of the 100,000-acre designated Pine Barrens region and included both forested lands and residential and commercial property, including Brookhaven National Laboratory. The project involved extensive public outreach, multiple stakeholder meetings, and a detailed fine scale wildfire risk and hazard assessment. The hazard assessment comprised detailed fire modeling of fuels, vegetation and weather parameters, and a thorough on-the-ground assessment of hazards including analysis of ingress and egress, potential for structural ignitability, emergency response capabilities, infrastructure and road layout, and values at risk.

Click for Website Link



Duke County, Massachusetts (Martha's Vineyard) CWPP

SWCA developed a CWPP that incorporates risk and hazard assessments of WUI areas in Dukes County (Martha's Vineyard). The plan assesses values at risk to impacts from wildfire, including life and property, critical infrastructure, recreational resources, and other natural and cultural resources. The CWPP included a rigorous risk assessment using fire behavior analysis, GIS, and on-the-ground assessment of structural hazards, ingress and egress, firefighting capabilities, and adjacent vegetation and fuels. The plan also focused on protection of critical habitat and promotion of actions to support fire-adapted vegetation, including Pine Barrens communities. The plan included diverse mitigation recommendations focused on creating resilient landscapes, fire-adapted communities, and safe and effective wildfire response. The final plan has been used to pursue funding for implementation of the recommendations and enhancements to public education and outreach.

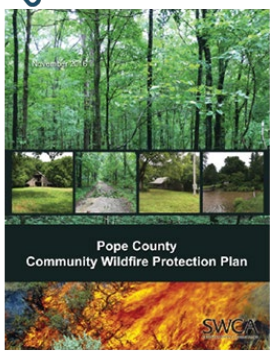
Cape Ann, Massachusetts CWPP

SWCA developed Cape Ann's first CWPP to address the increasing wildfire risk in part due to recurring drought conditions. SWCA used the NEWRAP to assess wildfire hazards and risks, integrating local perspectives and expert analysis. The plan's framework enables land use managers, fire officials, and planners to prepare strategies for wildfire mitigation and prioritizes fuel treatments where risk is greatest. SWCA's recommendations align with the Cohesive Strategy, focusing on resilient landscapes, fire-adapted communities, and improved wildfire response. Specific recommendations include improving evacuation routes, addressing invasive vegetation growth, and improving firefighter training and personal protective equipment. SWCA's experience with northeast communities informed the plan's development, emphasizing education and communication to engage residents. Additionally, SWCA created a Hub site to serve as a centralized resource for community members, facilitating access to wildfire mitigation strategies and educational materials.

Click for Website Link



Click for Website Link



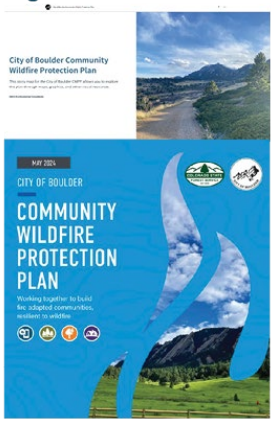
Pope County, Illinois CWPP

SWCA prepared a comprehensive CWPP to assist Pope County, Illinois, in reducing the risk of wildfire to the rural community. During the planning process, SWCA facilitated public events to gain valuable insight into each community's needs. Existing GIS datasets were integrated to develop a risk assessment framework for the vegetated lands and developed communities within the project area. Through collaborative development, we identified and prioritized areas for hazardous fuels reduction and recommended realistic measures that homeowners and communities could take to reduce the ignitability of structures throughout the county. Our approach provided Pope County with an effective CWPP that has been used to seek funding for implementing recommendations. This plan demonstrates our experience with organizing and facilitating consensus-based planning with diverse stakeholders.

City of Boulder, Colorado CWPP

SWCA developed a CWPP for the City of Boulder that prioritizes the response to identified risks with the development of achievable, actionable, and realistic wildfire prevention measures. SWCA developed and implemented a novel methodology for delineating the WUI after catastrophic loss in the region by wildfire. To accomplish these tasks, SWCA worked closely with external stakeholders such as the Colorado Forest Restoration Institute, Colorado State Forest Service, local fire protection agencies, and county emergency management. SWCA also facilitated multiple public meetings, resulting in a final CWPP that reflected both stakeholder and public needs. Finally, SWCA developed a Story Map and project tracking application to track progress made on the recommended projects aimed at reducing risk throughout the city. The CWPP has already been used in the city to enact risk reduction actions.

Click for Website Link



APPROXIMATE SCHEDULE

The figure below depicts our anticipated schedule for the project. Tasks 1 and 9 will run throughout the entire project due to the project management meetings in Task 1 and the nature of how the Hub site is established and built upon in Task 9. Our team is confident that we can successfully complete this project within a timeframe of 18 months to two years.

	Month																																			
Task	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Task 1: *CWPP Content*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Task 2: *Establish Community Base-maps*	■	■	■	■	■																															
Task 3: *Community Background Information, Fire History, and Fire Occurrence Data Collection*	■	■	■	■	■	■	■																													
Task 4: *Conduct Hazard and Risk Analysis*		■	■	■	■	■	■	■	■																											
Task 5: *Develop Strategies and Recommendations*					■	■	■	■	■	■	■	■																									
Task 6: *Develop Action Plan and Monitoring and Evaluation Strategy*						■	■	■	■	■	■	■	■	■																							
Task 7: *Develop Draft CWPP*	■	■	■	■	■	■	■	■	■	■	■	■	■	■																						
Task 8: *Presentation of Draft Plan to Commission and SEQRA Review*															■	■	■																			
Task 9: *Develop Interactive GIS Hub, Story Map, and Project Tracking Tool*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Task 10: *Design and Facilitate Public Outreach and Awareness*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
Task 11: *SEQRA Review*																		■	■																	
Task 12: *Final CWPP*															■	■	■	■	■	■	■	■	■	■												

PROJECT BUDGET

Based on thoughtful consideration of the project requirements and a thorough estimate of required labor and direct costs, the SWCA project team proposes a not-to-exceed budget of $174,955.50 to complete the project as presented in Tables B-1 and B-2. Labor costs are inclusive of all salaries and wages, including overhead and administrative costs. Expenses are inclusive of all material costs for supplies, equipment, or other tangible items and a 10% markup. No contingency cost is included at this time. The SWCA project team is committed to working in partnership with the Commission to develop a final cost that meets both the project objectives and any potential budget constraints. We welcome discussions regarding our approach and fee proposal.

To accommodate project changes and scheduling, it is assumed that the SWCA project team will be able to use the overall project funding and will not be held to task limits as long as the overall budget is not exceeded. This cost estimate is valid for 90 days from the date of the proposal, at which time the SWCA project team reserves the right to submit a revised cost estimate. The cost estimate is based on a project schedule that covers two years, with the option to extend the project another year if needed and if sufficient budget remains.

Table B-1. Cost Estimate for the Central Pine Barrens Joint Planning and Policy Commission Community Wildfire Protection Plan

TASK	LABOR	EXPENSES	TOTAL
1. Community Wildfire Protection Plan Content	$12,950.00	$999.50	$13,949.50
2. Establish Community Base Maps	$6,322.00	$0.00	$6,322.00
3. Community Background Information, Fire History, and Fire Occurrence Data Collection	$6,916.00	$0.00	$6,916.00
4. Conduct Hazard and Risk Analysis	$18,691.00	$3,657.00	$22,348.00
5. Develop Strategies and Recommendations	$6,563.00	$275.00	$6,838.00
6. Develop Action Plan and Monitoring and Evaluation Strategy	$7,191.00	$0.00	$7,191.00
7. Develop the Draft Community Wildfire Protection Plan	$43,992.00	$0.00	$43,992.00
8. Presentation of Draft Plan to Commission and SEQRA Review	$4,016.00	$0.00	$4,016.00
9. Develop Interactive GIS Hub, Story Map, and Project Tracking Tool	$19,694.00	$1,980.00	$21,674.00
10. Design and Facilitate Public Outreach and Awareness	$19,392.00	$4,606.00	$23,998.00
11. SEQRA Review	$850.00	$0.00	$850.00

12. Final CWPP	$15,211.00	$1,650.00	$16,861.00
TOTAL	**$161,788.00**	**$13,167.50**	**$174,955.50**

Table B-2 provides an estimated fee schedule based on the completion of work tasks and milestones. It is SWCA's practice to invoice time and materials, not-to-exceed contracts on a monthly basis for the prior month service period. However, SWCA may accommodate a milestone billing schedule if necessary or stipulated by contract. Invoices submitted will indicate staff name and project hours identified by task and include a brief description of work completed.

Table B-2. Estimated fee schedule for the Central Pine Barrens Joint Planning and Policy Commission Community Wildfire Protection Plan

Months from NTP	Estimated Monthly Billing	Cumulative Billing	Percent Progress	Associated Task/Milestone Deliverable
1	$7,969.82	$7,969.82	5%	Task 1: Kick off and orientation meeting slides and summary notes, electronic Core Team survey and summary of results, draft and final plan table of contents.
2	$10,763.32	$18,733.13	11%	Task 2: Standard map template and symbology; data tracking spreadsheet.
3	$10,763.32	$29,496.45	17%	Task 2: Draft base maps.
4	$10,763.32	$40,259.77	23%	
5	$11,618.07	$51,877.83	30%	Task 10: Draft public survey and draft outreach materials for distribution by the core team.
6	$11,152.67	$63,030.50	36%	Task 3: Draft narrative section for the CWPP that characterizes the wildfire problem across the planning area and describes the affected communities and risk factors.
7	$11,152.67	$74,183.16	42%	Task 3: Final narrative section for the CWPP that characterizes the wildfire problem across the planning area and describes the affected communities and risk factors. Associated maps and data layers.
8	$10,164.67	$84,347.83	48%	
9	$10,164.67	$94,512.50	54%	Task 4: Draft wildfire risk assessment section and maps for the CWPP.
10	$7,371.17	$101,883.66	58%	Task 4: Final wildfire risk assessment section and maps for the CWPP.
11	$7,371.17	$109,254.83	62%	Task 5: Draft prioritized matrices of recommended mitigation projects, including

Months from NTP	Estimated Monthly Billing	Cumulative Billing	Percent Progress	Associated Task/Milestone Deliverable
				strategies to reduce structural ignitability and education and outreach (fire-adapted communities), as well as recommendations focused on resilient landscapes and wildfire response.
12	$7,371.17	$116,626.00	67%	Task 5: Final prioritized matrices of recommended mitigation projects, including strategies to reduce structural ignitability and education and outreach (fire-adapted communities), as well as recommendations focused on resilient landscapes and wildfire response.
13	$6,516.42	$123,142.41	70%	Task 2: Final base maps including all required content and formats; final high-resolution 2'x3' wall map of the planning area; final geodatabase.
14	$6,516.42	$129,658.83	74%	Task 6: Action Plan (recommendation matrices) and project tracking tool linked to the Hub Site. Task 7: Draft CWPP (Core Team review version) and revised draft CWPP (Commission-ready).
15	$5,599.90	$135,258.73	77%	Task 8: Commission-ready CWPP presentation; digital files of the revised draft CWPP, maps, and supporting materials; bilingual outreach content for public release.
16	$5,599.90	$140,858.62	81%	Task 10: Educational handouts in both English and Spanish, an electronic copy of any presentation slides and recordings (with closed captions), public survey results, up to three presentations that can be done in both English and Spanish, documentation of public comments.
17	$5,599.90	$146,458.52	84%	
18	$4,686.23	$151,144.75	86%	
19	$4,686.23	$155,830.98	89%	
20	$4,261.23	$160,092.21	92%	
21	$4,261.23	$164,353.44	94%	
22	$4,261.23	$168,614.68	96%	
23	$3,170.41	$171,785.09	98%	

Months from NTP	Estimated Monthly Billing	Cumulative Billing	Percent Progress	Associated Task/Milestone Deliverable
24	$3,170.41	$174,955.50	100%	Task 1: Monthly coordination meetings with notes and presentation materials. Task 9: Published GIS Hub site and Story Map; comment form and tracker; internal and public-facing project tracking dashboards; staff training session. Task 12: Final CWPP with signature page - twenty-five (25) bound color copies in English; ten (10) bound color copies in English; two (2) unbound color copies in English and Spanish; two (2) digital copies in PDF and Word in English and Spanish; final GIS data and maps in a geodatabase.

ASSUMPTIONS

To ensure clarity in scope and avoid unanticipated costs or schedule delays, SWCA has developed the following assumptions for project implementation. Any deviation from these assumptions may result in a need for a contract modification, revised scope, or additional funding. SWCA is willing to discuss the scope, assumptions, and budget as desired by the Commission to meet budget needs and project expectations.

- **Data Provision and QA/QC**:
    - All spatial data provided by the Commission or partners will be delivered in KMZ, shapefile, or compatible geodatabase format, with fully populated and accurate attribute tables.
    - Data requests from SWCA will be completed within 3 weeks of submission to maintain project timelines. Significant delays in receiving requested materials an data may require schedule and budget revisions.
- **WUI and Risk Mapping**:
    - WUI boundaries will be finalized with Core Team input and will not be revised after approval unless explicitly requested and approved with an accompanying change order.
    - The risk assessment will be based on available data and modeling assumptions current at the time of development. Any new fire events or significant land use changes after modeling is complete will not be incorporated unless explicitly requested and budgeted.
- **Site Assessments & Visits**:
    - SWCA has budgeted three 10-hour days for field-based community-scale assessments, conducted by up to two staff with one rental vehicle.

  - All site assessments will occur during a mutually agreed-upon period. Weather delays, limited access, or property owner unavailability will not trigger additional mobilizations or data collection unless approved through a scope modification.
  - The on-the-ground assessments will occur alongside another in-person event to minimize travel costs, such as Core Team Meeting #2 or a public meeting.
  - Overall, SWCA assumes three trips to the area, each carried out by two SWCA staff, throughout the entire project.

- **Public Engagement**:
  - SWCA will lead three public meetings (two in-person, one virtual). In-person meetings will be held in conjunction with field visits to minimize travel costs and will last up to 2 hours. Virtual meetings will last up to 1 hour.
  - The Commission will assist with promotion and logistics for public meetings.
  - SWCA has not included budget for meeting refreshments or meeting venue fees.
  - SWCA will use automated closed captions on live virtual meetings.
- **Review and Revisions**:
  - SWCA will incorporate one consolidated round of comments from the Core Team for each major deliverable (e.g., draft CWPP, base maps, risk assessment outputs, and final plan). Substantial revisions outside this review cycle may require additional funding.
  - SWCA's technical editors will not edit and format documents and reports until the end of Task 7, before the first full draft of the CWPP is delivered to the Core Team for review and comment.
- **Hub Site and Tracking Tools**:
  - SWCA will purchase an ArcGIS Online Project Delivery Site that will last 1 year. Alternatively, SWCA assumes that an account to another local ArcGIS Online will be provided for the creation of the Hub site and tracking tools.
  - SWCA will provide a 1-hour training to designated GIS staff for post-project maintenance of the hub. Ongoing technical support is not included in this budget but can be provided under a separate agreement.
  - Hub sites can be translated into other languages using automated Esri widgets. Story Maps have no automated translation functionality; however, SWCA can provide a separate cost for this service to the Commission.
  - SWCA has budgeted $1,800.00 to assist with ArcGIS Online account creation. The Commission will be responsible for all other annual fees.
- **Final Deliverables**:
  - SWCA will deliver the final CWPP in digital format (PDF and editable files) along with the requested hard copies. GIS data will be provided in Esri-compatible formats.

- SWCA has budgeted $2,150.00 for all printed materials throughout the project.
- SWCA will support the documentation of plan adoption (Task 11), including preparing resolution templates or summary slides, but will not participate in formal legal adoption processes or SEQRA review.
- SWCA has included 5 hours for one staff member to produce necessary SEQRA documentation.
- SWCA has budgeted 140 hours throughout the project for our bilingual fire planning staff to support translation. We welcome any local experts' involvement if possible.
- SWCA's scope does not include formatting deliverables or online tools (e.g., draft CWPP, Hub site, Story Map, dashboards) to meet Section 508 or Americans with Disabilities Act (ADA) accessibility compliance standards. If ADA-compliant versions are desired, SWCA can provide a separate scope and cost estimate for this work.

KEY PERSONNEL AND STAFFING

> "I can't say enough about SWCA's knowledge and ability. [Communication] by far was the most impressive. They were always available to Corona Fire. I can't say enough about SWCA on all levels. Their knowledge and commitment exceeded our expectations. Working with SWCA felt like we were working with our own City staff. Their attention to detail and responsiveness was top notch. It is without reservation I would recommend SWCA for your next project."
>
> — *Cindy Schmitz, City of Corona CWPP, CA*

SWCA is committed to maintaining continuity in project execution by keeping all key personnel identified in this proposal assigned for the duration of the contract. We recognize the importance of consistent staffing for collaborative planning processes and will make every effort to ensure personnel continuity. Should changes become necessary, SWCA will request prior written approval from the Commission and will work to ensure a smooth transition without disruption to project progress.

We understand that the success of this CWPP depends on a strong partnership with the Commission and the Core Team. SWCA is committed to minimizing demands on the Commission and its partners while providing meaningful opportunities for input and engagement. At project initiation, Commission staff will participate in a kickoff meeting and assist with identifying Core Team members and relevant data sources. The Commission and Core Team will attend Core Team Meeting 1, the orientation meeting, and provide input on data sources and throughout the project, we will communicate clearly, provide flexible options for feedback (e.g., written comments, brief calls, or meetings), and tailor requests to the appropriate Core Team members based on their expertise.

The following outlines the primary activities and engagement points where input from the Commission and Core Team will be most critical after Task 1 is complete:

- **Task 2**: Review and provide input on standard map layouts and base maps
- **Task 3**: Assist with delineating community polygons and review the community background section
- **Task 4**: Contribute to the selection of risk assessment tools, provide local data, review draft hazard maps, and participate in Core Team Meeting #2
- **Task 5**: Collaborate on drafting and prioritizing project recommendations
- **Task 6**: Review and comment on the action plan, including monitoring and maintenance strategies
- **Task 7**: Review the full draft CWPP and participate in Core Team Meeting #3
- **Task 8**: Attend Commission meetings and advise on next steps for public engagement
- **Task 9**: Review and provide feedback on the online CWPP Hub and Story Map
- **Task 10**: Review public outreach materials, participate in public meetings (in-person and virtual), assist with meeting logistics, and advise on response to public comments
- **Task 11**: SEQRA review
- **Task 12**: Provide final input, assist with facilitating the signature page, and review final CWPP materials

In terms of the approximate number of hours required, each Core Team member, including Commission staff, could expect approximately 15 hours or less in meetings (virtual and in-person combined). Commission staff would attend monthly project management meetings in addition. The CWPP process typically requires up to two hours of data collection assistance from each Core Team member, and up to 12 hours each to review draft deliverables throughout the project. These hours will vary depending on the individual. Overall, we estimate a moderate but focused level of involvement will be required from the Commission and Core Team, concentrated around key deliverables and decision points. SWCA will provide clear timelines and targeted asks to minimize administrative burden while ensuring that the CWPP reflects local priorities and knowledge.

QUALIFICATIONS AND EXPERIENCE OF PERSONNEL

Our project team consists of experienced professionals dedicated to achieving exceptional outcomes for your project. The resumes enclosed offer detailed insights into each team member's qualifications, covering their educational and project background, professional licenses, and affiliations. Our team possesses substantial expertise in developing successful CWPPs, complemented by other pertinent work experiences and qualifications that enrich their capabilities. We have outlined our team's participation in similar projects, emphasizing their roles and experiences. Below, you'll find a description of each team member's role and responsibilities.

PROJECT TEAM

Name / Project Role / Relevant Experience	Project Responsibilities
Arianna Porter - Project Manager / Single Point of Contact / Project Team Principal | Based in Maine, Project Manager Ari Porter has over 5 years leading the development of numerous CWPPs. She has CWPP experience across the United States, overseeing budgets, schedules, stakeholder engagement, and deliverable creation. Her experience includes managing wildfire risk assessments, fuel treatment planning, and public outreach efforts, ensuring collaboration with stakeholders such as local governments, fire departments, and federal agencies to reduce wildfire hazards and improve community resilience.	• Budget, schedule, scope, and communications management • SWCA project team coordination: planners, GIS, technical edit • Meeting planning and facilitation • Deliverable development and reviews
Adriana Hughes – Assistant Project Manager | Based in Massachusetts, Assistant Project Manager Adriana Hughes has one year of experience developing CWPPs and three years working as an Assistant Project Manager on several similar projects. She has led complex ecological restoration projects, overseeing field operations, client communications, and deliverable creation. Her experience includes managing invasive plant management, riparian zone replanting, and community outreach efforts, ensuring collaboration with stakeholders such as private landowners, state agencies, and municipal land trusts to enhance ecological restoration and improve environmental resilience.	• Budget, schedule, scope, and communications support • SWCA project team coordination support • Meeting planning and facilitation • Public outreach facilitation • Deliverable development
Vicky Amato - SWCA Principal Fire Planner / Subject Matter Expert | Subject Matter Expert, Vicky Amato has 18 years of experience as a CWPP Fire Planner at SWCA and managed the 2016 Ridge-Manorville-Calverton CWPP; Vicky has served as Project Manager and prime contributor for over 90 CWPPs and provides technical oversight in fire behavior modeling, risk and hazard assessment, stakeholder coordination, development of mitigation actions and development of high-quality and actionable planning products.	• Fire planning subject matter expertise • Quality assurance and quality control • Deliverable reviews
Mitch Burgard - Fire Behavior Analyst / Subject Matter Expert | Subject Matter Expert, Mitch Burgard has had a 30-year career with the federal government in fire management and applications and brings that expertise to the SWCA team as a fire behavior analyst. Mitch has developed training materials and fire behavior field guides for the National Wildlife Coordinating Group Wildland Fire Behavior Sub-Committee and has extensive fire operations experience having served as assistant Fire Management Officer for Glacier National Park and Fire Ecologist for Yellowstone National Park.	• Wildfire data and modeling expertise • Data gathering and quality assurance and control • Wildfire modeling and mapping • CWPP modeling methodology authorship

Name / Project Role / Relevant Experience	Project Responsibilities
Jess Goldsnider - Fire Planner | Jess Goldsnider has eight years of experience helping develop CWPPs. Her role involved assessing fire risk levels by evaluating both ecological and human-related factors. She contributed to the integration of these assessments into comprehensive plans that guide local fire departments in enhancing wildfire response and preparedness. Her work required innovative solutions for stakeholder engagement and communication.	• Data gathering and quality assurance and control • CWPP modeling methodology authorship
Liz Hitzfelder - GIS | GIS Lead, Liz Hitzfelder brings 9 years of experience in GIS and 5 years of experience in wildfire GIS in support of CWPPs. Liz is a specialist in the design and development of ArcGIS Online web products, story maps and hub sites as well as risk assessment platforms and Interagency Fuel Treatment Decision Support System.	• Data gathering • Fire modeling and mapping • Community base maps • Field work data collection and analysis • Communications with local GIS technicians • GIS team coordination, quality assurance and quality control • Online deliverable development
Montiel Ayala - Bilingual Fire Planner | Montiel Ayala is a bilingual biologist and fire planning specialist with 6 years of professional experience, including over 4 years in CWPP development. He has an academic foundation in fire ecology, natural resources, hydrology, and geospatial analysis. He brings expertise in technical writing—including English to Spanish translation of technical documents—scientific research, GIS modeling, and spatial analysis. He has facilitated Spanish-language presentations for non-English-speaking communities and translated a wide range of materials, including surveys, flyers, press releases, and social media content.	• Data gathering • Deliverable authorship • Translation • GIS deliverable support

ARIANNA PORTER, M.S., PROJECT MANAGER

Arianna Porter is a project manager and wildfire planner in natural resources, providing project and technical support across the United States. Arianna has over 8 years of experience in project management, client relationships, public outreach, technical writing, and field operations nationwide. Her work centers on risk assessments, hazardous fuels reduction planning, wildland-urban interface (WUI) fire mitigation, and post-fire restoration and monitoring.

YEARS OF EXPERIENCE

8

EXPERTISE

CWPP development

Post-fire forest monitoring and restoration

Collaboration with federal agencies (restoration, land management)

Dwarf pine barrens

Fire management and mitigation

EDUCATION

M.S., Ecology; Colorado State University, Fort Collins, Colorado; 2019

B.A. with distinction, Biology, c: Ecology and Evolution; Colby College, Waterville, Maine; 2015

Overseas Studies, Wildlife Management Studies, Kenya and Tanzania; School for Field Studies, Beverly, Massachusetts; 2013

REGISTRATIONS / CERTIFICATIONS

Adult First Aid/CPR/AED Certified No. 00S7JT3; American Red Cross; 2022

TRAINING

Project Management Bootcamp, PSMJ Resources, Inc.; 2023

Natural Resource Management and Policy, Colorado State University; 2018

SELECTED PROJECT EXPERIENCE

Cape Ann Community Wildfire Protection Plan (CWPP); Gloucester Fire Department; Essex County, Massachusetts. SWCA developed a CWPP that incorporated input from robust stakeholder and public outreach campaigns and included prioritized risk reduction projects based on state-of-the-art wildfire risk modeling specific to the Northeast. SWCA assessed fuel loads and important values to be protected from wildfire (e.g., endangered species habitat) to create risk-reduction recommendations. *Role: Project Manager. Managed schedule and budget, public outreach, stakeholder involvement, and deliverable creation and completion.*

Dukes County CWPP; Martha's Vineyard Commission; Dukes County, Massachusetts. SWCA developed a CWPP to evaluate wildfire risk and hazard potential across the eight municipalities of Dukes County, Massachusetts. SWCA worked in close cooperation with stakeholders such as the Massachusetts Department of Conservation and Recreation, local land trusts, fire chiefs, and the Martha's Vineyard Commission to develop a comprehensive assessment of risk, identify potential improvement projects, and provide guidance to the fire departments of Dukes County to increase wildfire response and preparedness. This project was conducted during the COVID-19 pandemic. As in-person meetings were not allowed during the majority of the CWPP process, SWCA developed innovative solutions for Core Team meetings, public engagement, and stakeholder communication. *Role: Fire Planner. Supported project management, field operations, and served as a technical author.*

Union County CWPP; Southern Five Regional Planning District and Development Commission; Union County, Illinois. SWCA has developed three countywide CWPPs in southern Illinois, beginning in 2016 with Pope County. Due to the success of that plan, SWCA was retained by the same client to develop a countywide CWPP for neighboring Hardin County and again in 2021 to develop a CWPP for nearby Union County. The Union County CWPP incorporated risk and hazard assessments of WUI areas in and adjacent to Union County. The county includes large areas of the Shawnee National Forest and the Trail of Tears State Forest with active forest management and prescribed fire programs. SWCA worked in close cooperation with external stakeholders, such as the U.S. Forest Service (USFS) and Illinois Department of Natural Resources, and integrated existing GIS data sets to deliver recommendations for realistic measures to reduce the ignitability of structures throughout the area and reduce hazardous fuels. In addition, to encourage participation in the planning process, SWCA held in-person meetings with the project's Core Team and convened a special evening meeting to accommodate the schedules of volunteer fire department personnel. To engage the public, SWCA developed public outreach materials that were distributed at local events, local stores, and public places and hosted a public outreach event at the local library. *Role: Fire Planner. Assisted with project management and technical authorship.*

City of Boulder CWPP Update; City of Boulder; Boulder County, Colorado. SWCA developed a CWPP for the City of Boulder that prioritizes the response to identified risks with the development of achievable, actionable, and realistic wildfire prevention measures that can be acted on by all Boulder community members to mitigate the risk of devastating local wildfires. The plan included robust public outreach and stakeholder coordination and an updated WUI map that considers WUI risks in grassland environments. *Role: Project Manager. Oversaw all external engagement and communication, execution of the project on schedule and within budget, and served as a subject matter expert.*

Boulder County CWPP Update; Boulder County Parks & Open Space; Boulder County, Colorado. SWCA developed a CWPP for Boulder County that assesses community risks and values, identifies protection priorities, establishes fuel treatment projects, makes recommendations to reduce structural ignitibility, and assists with community fire suppression capabilities. *Role: Project Manager. Oversaw all stakeholder and public engagement, execution of the scope on schedule and within budget, and ensured all deliverables met client expectations and all applicable state standards.*

Butte County CWPP Rewrite; Butte County; Butte County, California. SWCA is updating the Butte County CWPP in collaboration with the CAL FIRE Butte Unit and the Butte County Collaborative Group. The 2025 CWPP will elevate the plan into an interactive, spatial format with an associated Esri Hub Site, Story Map, and Project Tracking Application. The project includes a robust quantitative wildfire risk assessment, using up-to-date fuel models to account for large, recent wildfires in the area. Public and stakeholder engagement in the process is substantial. The end result will be a CWPP that also serves as the CAL FIRE Butte Unit Plan. The updated CWPP will assess the agricultural western regions of the county in addition to the forested eastern regions. The result will be a comprehensive CWPP update that can be regularly revisited in an interactive manner by all stakeholders and the public. *Role: Project Manager. Serves as the communication coordinator between all stakeholders, the Core Team, and the public. Ensures all deliverables meet the relevant requirements and are delivered on time and within budget.*

Education and Marketing Plan for Firesafe Corona; Confidential Client; San Bernardino County, California. Upon completion of the City of Corona CWPP, SWCA was contracted to develop an education campaign and community outreach materials to support implementation of the CWPP. The City of Corona was establishing a new Fire Safe Council and SWCA was tasked with developing a guidebook for Fire Safe Council staff to utilize for education and outreach to support fire adaptation and community resilience across the city. SWCA developed an Education Plan and Communication Plan, as well as multiple outreach materials, including banners, brochures, Annual Report and Monitoring outline, and online content to be used in the SWCA-developed CWPP hub site. *Role: Environmental Specialist.*

Kenai Peninsula Borough CWPP; Kenai Peninsula Borough Purchasing and Contracting Department; Kenai Peninsula Borough, Alaska. SWCA worked with the Kenai Peninsula Borough to develop a peninsula-wide CWPP that included 17 existing community-level plans. The CWPP incorporated rigorous fire behavior risk assessment protocols and vegetation and fuels datasets. SWCA worked with a very large group of stakeholders in development of the plan, including federal, state, and local government partners and native Alaskan communities. Due to the remote nature of the Kenai Peninsula, SWCA worked with the client to develop creative solutions to public outreach that enabled engagement from rural residents. SWCA completed an accompanying CWPP story map. *Role: Environmental Specialist. Fire Planning Specialist.*

Mesa County CWPP Update; Mesa County; Mesa County, Colorado. SWCA assisted Mesa County with an update to its existing CWPP, which SWCA developed in 2012. Updating the CWPP included engaging county and agency stakeholders, facilitating community outreach, revising community base maps, developing an updated community risk assessment, and revising and restructuring the 2012 plan to align with the National Cohesive Wildland Fire Management Strategy. *Role: Project Manager. Responsible for client and agency coordination, public outreach, and deliverable management.*

Grand County CWPP; Grand County; Grand County, Colorado. SWCA developed a CWPP that incorporated a risk and hazard assessment of WUI areas in Grand County. The CWPP assessed values at risk to impacts from wildfire, including life and property, critical infrastructure, and natural resources and assets. SWCA worked in close cooperation with external stakeholders, such as the USFS, Colorado State Forest Service, and Colorado Forest Restoration Institute, to complement existing and planned fuel reduction efforts and integrated the most recent geographic information system applications and fire behavior modeling techniques available for the area. SWCA worked closely with Grand County staff and land managers and the local fire council to ensure that public engagement was handled collaboratively and that the plan was effective in addressing wildfire risk in this fire-adapted community. *Role: Project Manager. Managed project schedule and budget, CWPP writing, and client and stakeholder relations.*

ADRIANA HUGHES, B.S., ASSISTANT PROJECT MANAGER

Adriana Hughes is an Associate Project Manager for SWCA's Amherst, Massachusetts, office, with a strong ability to manage complex projects and client communications effectively. She pursues business opportunities, leads field crews, and communicates with clients for the Ecological Restoration Team. Adriana has ecological restoration experience related to invasive plant management, wetland mitigation, Superfund site restoration, and salt marsh restoration, and has worked with a variety of clients, including private landowners, state agencies, and municipal land trusts.

YEARS OF EXPERIENCE

4

EXPERTISE

Habitat restoration

Wildlife biology

Botany

Terrestrial wildlife management

EDUCATION

B.S., Wildlife and Conservation Biology; University of Rhode Island; 2019

REGISTRATIONS / CERTIFICATIONS

Certified Ecological Restoration Practitioner in Training No. 718; Society for Ecological Restoration; 2022

Adult First Aid/CPR/AED Certified, Oregon No. C16447AA3; 2024

Commercial Pesticide Applicator, Massachusetts No. AL-0054852; Commonwealth of Massachusetts; 2022

SELECTED PROJECT EXPERIENCE (∗ denotes project experience prior to SWCA)

Plymouth County Community Wildfire Protection Plan (CWPP); Town of Plymouth; Plymouth County, Massachusetts. SWCA developed a CWPP that incorporated input from robust stakeholder and public outreach campaigns and included prioritized risk reduction projects based on state-of-the-art wildfire risk modeling specific to the Northeast. SWCA assessed fuel loads and important values to be protected from wildfire (e.g., endangered species habitat) to create risk-reduction recommendations. *Role: Assistant Project Manager. Coordinated project activities, managed communications, and provided administrative support, including scheduling, public outreach and communication, and GIS task management.*

Statewide Invasive Plant Management East; Massachusetts Department of Conservation and Recreation (DCR); Middlesex County, Massachusetts. SWCA conducted invasive plant management in various parks in eastern Massachusetts, including Wells State Park, Blue Hills Reservation, and Beaver Brook State Park. Best management practices were used based on the field conditions and presence of rare species, including manual removal, cut-stem herbicide treatment, and foliar herbicide treatment. *Role: Associate Project Manager. Led herbicide management in the field and produced the weekly deliverable to the client.*

Massachusetts Riparian Zone Replanting Program; Massachusetts Executive Office of Energy and Environmental Affairs; Massachusetts. SWCA provided services associated with the analysis of riparian zones in Massachusetts to determine feasibility for active and natural restoration. In addition, SWCA has conducted community outreach to private and public landowners to determine willingness to participate in the program. *Role: Associate Project Manager. Wrote, organized, and sent landowner notification packages to properties identified as having high restoration potential. Provided project history and recommendations from previous work on the Floodplain Reforestation Program with the Nature Conservancy.*

Mount Tom State Reservation Invasive Plant Management; Massachusetts DCR; Hampshire County, Massachusetts. SWCA assisted the DCR in the planning, permitting, and implementation of invasive plant species management at Mount Tom State Reservation, a prominent recreational area in the Connecticut River Valley area. Mount Tom has many state-listed rare species on the property whose habitat is threatened by the growing number of invasive plant species at the reservation. SWCA was tasked to develop a site-specific invasive plant species management plan that was aimed at eliminating the presence of invasive plant species from the reservation while protecting and preserving the state-listed rare species. *Role: Associate Project Manager. Led invasive plant management in the field, coordinated with rare species biologists, and produced the weekly deliverable for the client.*

***Floodplain Reforestation Program; The Nature Conservancy; Multiple Counties, Massachusetts.** The Nature Conservancy requested assistance with identifying and prioritizing suitable areas for floodplain forest restoration throughout Massachusetts. Areas with high restoration potential include overlaps between public lands, deforested areas, and environmental justice communities. *Role: Project Manager. Conducted community outreach through conversations through cold calls, in-person meetings, and conservation commission hearings. Conducted site visits to assess field conditions.*

VICTORIA AMATO, M.S., SUBJECT MATTER EXPERT

Vicky Amato is a Principal Fire planner with a diverse academic background in fire management, fire ecology, and resource management. Vicky has served as project manager or subject matter expert on over 90 community wildfire protection plans (CWPPs) and fire management plans across the United States in a range of ecosystems. In addition, Vicky has considerable experience working with public and private stakeholders, having facilitated multiple outreach meetings, sometimes in controversial settings, and has extensive experience in the development of wildfire risk assessments using fire behavior modeling programs and on-the-ground assessments.

YEARS OF EXPERIENCE

20

EXPERTISE

CWPPs

Fire management planning

Fire effects monitoring

Community outreach and youth training

Forest ecology and management

Dwarf pine barrens

EDUCATION

M.S., Forestry, emphasis: Fire Ecology/Habitat Management; Colorado State University, Fort Collins

M.S., Natural Resource Management; University of Edinburgh, Scotland

B.S. with honors, Geography; University of Exeter, England

REGISTRATIONS / CERTIFICATIONS

Certified Type II Wildland Firefighter, New Mexico; 2017

TRAINING

FIREWISE Communities, Firewise Communities USE; 2007

Forest Vegetation Simulator, Rocky Mountain Research Station; 2006

Teaching Assistant, Forest Management and Silviculture, Colorado State University; 2006

FIREMON Training, U.S. Forest Service - Rocky Mountain Research Station; 2003

SELECTED PROJECT EXPERIENCE

Ridge-Manorville-Calverton CWPP; Central Pine Barrens Joint Planning and Policy Commission; Suffolk County, New York. SWCA developed a detailed community-scale CWPP to address wildfire hazards that threatened residents and watershed health in the Central Pine Barrens Region of Long Island. The project involved extensive public outreach, multiple stakeholder meetings, and a detailed fine-scale wildfire risk and hazard assessment that utilized desktop modeling and on the ground assessment. The project evaluated wildfire risk in the dwarf pine barrens landscape and suggested mitigation measures that included hazardous fuel reduction, public education and outreach and fire response strategies. *Role: Project Manager. Led all components of the project.*

Cape Ann CWPP; Gloucester Fire Department; Essex County, Massachusetts. SWCA developed a CWPP incorporating input from robust stakeholder and public outreach campaigns and included prioritized risk reduction projects based on state-of-the-art wildfire risk modeling specific to the northeast. SWCA assessed fuel loads in the unique pine barrens and coastal scrub communities and prioritized projects to protect values at risk from wildfire (e.g., endangered species habitat). *Role: Subject Matter Expert. Provided technical oversight and quality assurance/quality control (QA/QC).*

Dukes County CWPP; Martha's Vineyard Commission; Dukes County, Massachusetts. SWCA developed a CWPP to evaluate wildfire risk and hazard potential across the eight municipalities of Dukes County, Massachusetts. SWCA worked in close cooperation with stakeholders such as the Massachusetts Department of Conservation and Recreation, local land trusts, fire chiefs, and the Martha's Vineyard Commission to develop a comprehensive assessment of risk. A primary focus was the development of actions to protect vulnerable pine barren habitat in the central portion of the island, as well as bolster local response to adjacent wildland-urban interface communities. This project was conducted during the COVID-19 pandemic. As in-person meetings were not allowed during the majority of the CWPP process, SWCA developed innovative solutions for Core Team meetings, public engagement, and stakeholder communication. *Role: Subject Matter Expert. Provided technical oversight and QA/QC.*

Elk County CWPP; Elk County Planning Department; Multiple Counties, Pennsylvania. SWCA completed a county scale CWPP for the forested communities located in Elk County, Pennsylvania. The CWPP involved extensive collaboration with the U.S. Forest Service (USFS) and Pennsylvania Department of Conservation and Natural Resources, as well as local governments, public interest groups, and commercial timber producers. The CWPP included a vigorous risk and hazard assessment and made

TRAINING (CONTINUED)

S130/190 Basic Wildland Firefighter; 2017

S290 Wildland Fire Behavior; 2014

U.S. Department of Agriculture Forest Inventory Analysis Training; 2010

ICS for Single Resources and Initial Action Incident, ICS-200, Federal Emergency Management Agency; 2017

1-100 Introduction to the Incident Command System, Federal Emergency Management Agency; 2017

AWARDS / HONORS

Lawrence S. Semo Scientific Achievement Award

MEMBERSHIPS

Member, National Emergency Management Association

Member, Association for Fire Ecology

Member, International Association of Wildland Fire

recommendations for actions that homeowners could take to reduce their susceptibility to wildfire hazard. *Role: Project Manager. Managed CWPP development.*

McKean County CWPP; McKean County; Multiple Counties, Pennsylvania. SWCA assisted McKean County with developing a CWPP for the protection of life and property from wildfire. SWCA convened and facilitated Core Team meetings of agency specialists and developed a risk assessment for communities at risk from fire. SWCA developed a draft and final document using input from Core Team members and members of the public throughout McKean County. *Role: Project Manager. Managed CWPP development.*

Pope County CWPP; Southeastern Illinois Regional Planning and Development Commission; Pope County, Illinois. SWCA developed a comprehensive CWPP to identify wildfire risk to the rural population of Pope County. SWCA facilitated plan development as well as coordinated meetings with local government and state and federal agency personnel to develop recommended mitigation actions to mitigate wildfire risks and hazards. *Role: Project Manager. Managed CWPP development.*

Santa Fe County CWPP and Update; Santa Fe County; Santa Fe County, New Mexico. SWCA worked with Santa Fe County and the City of Santa Fe to develop the original CWPP that incorporated risk and hazard assessments of wildland-urban interface areas. SWCA worked in close cooperation with the USFS to identify fuel treatments to complement existing and planned fuel reduction efforts in the Santa Fe Watershed. SWCA was retained to complete a 5-year update to the original plan, as well as develop a story map for public information and involvement. *Role: Project Manager, Report author. Managed project and served as primary author.*

Santa Clara County CWPP; Santa Clara County FireSafe Council; Santa Clara County, California. SWCA developed a high-end CWPP and Unit Plan for the county that incorporates a multitude of agencies and jurisdictions. SWCA facilitated all stakeholder and community meetings as part of an extensive outreach effort that included an online survey portal and other online media. The CWPP comprises a comprehensive risk/hazard analysis**.** SWCA was retained to complete the 5-year update to the CWPP. *Role: Project Manager, Report author. Managed project and served as primary author.*

Firewise Community Liaison; New Mexico Energy, Minerals, and Natural Resources Department; Pinal County, New Mexico. SWCA acted as a Firewise Community Liaison to coordinate a grassroots outreach project to promote fire prevention and defensible space actions to protect homes and neighborhoods against wildland fire in New Mexico. *Role: Subject Matter Expert. Conducted community outreach and report writing for a New Mexico State Forestry Firewise promotional program.*

Mobile Wildland Fire Workshop Development; Claunch-Pinto Soil and Water Conservation District; Torrance County, New Mexico. SWCA worked with Claunch-Pinto Soil and Water Conservation District in the development of an educational display to be used for wildfire preparedness and prevention education throughout New Mexico. The display built on information contained in the Claunch-Pinto and Torrance County CWPPs that SWCA originally developed in 2007 and updated in 2016. The display included a series of graphics and informational text describing fire ecology concepts, fire response and operations, post-fire hazards and threats, and fire prevention actions. The display has been used to educate communities across the state. *Role: Subject Matter Expert. Developed educational display for mobile educational campaign.*

Yellowstone Club Firewise Community Project; Yellowstone Club Property Owners Association; Madison County, Montana. SWCA established Firewise USA recognition for the Yellowstone Club, a private community comprising 16 subdivisions. The year-long project involved facilitating a planning process, hosting board meetings and educational events, conducting on-the-ground risk assessments, developing action plans, creating a project hub website, and offering recommendations for vegetation removal, home hardening, and evacuation planning, as well as guiding the client through the application process. SWCA's expertise culminated in the successful submission of a Firewise application and Firewise USA recognition for the community. *Role: Subject Matter Expert. Assisted with coordination and review.*

MITCH BURGARD, B.S., SUBJECT MATTER EXPERT

Mitch Burgard is a technical advisor with experience in wildland fire management and fire planning, including fire behavior analysis, fuels management, prescribed fire, wildland fire operations, and developing community and structure protection plans. For 13 years, Mitch was a fire technology transfer specialist for the U.S. Forest Service, where he led and provided oversight for computer applications that support wildland fire modeling and decision making. His prior experience includes 17 years of experience in fire and fuels management with the National Park Service, including serving as fire management officer for Denali National Park and Preserve in Alaska, assistant fire management officer for Glacier National Park in Montana, and fire ecologist for Yellowstone National Park in Wyoming. Mitch has served on and supported more than 500 wildland firefighting operations as an incident commander, crew boss, engine boss, burn boss, holding and firing boss, long-term analyst, strategic operations fire planner, helitack crew member, fire effects monitor, field observer, and geographic information systems (GIS) specialist.

YEARS OF EXPERIENCE

34

EXPERTISE

CWPP development

Wildland fire modeling/strategic planning

Wildland fire management

Fire management plans

Quantitative wildfire risk assessments

National Environmental Policy Act (NEPA) compliance

EDUCATION

B.S., Resource Management/Recreation; Colorado State University, Fort Collins; 1992

SELECTED PROJECT EXPERIENCE

Community Wildfire Protection Plan (CWPP); County of Boulder; Boulder County, Colorado. SWCA worked with Boulder County to develop a high-end CWPP update that incorporated many agencies and jurisdictions. SWCA coordinated all stakeholder and community meetings and facilitated an extensive outreach effort through an online hub and story map. The CWPP comprised a comprehensive risk and hazard analysis that included an assessment of wildland and urban fuels. *Role: Technical Advisor. Provided expertise in developing the CWPP. Assisted in creating wildland urban interface (WUI) maps and developing risk analyses. Reviews content and consulting on fire history, behavior, modeling, and probabilities.*

Mountain View Fire Protection District (FPD) CWPP; Mountain View FPD; Boulder County, Colorado. SWCA developed a collaborative and implementable CWPPto meet the FPD's top priorities, goals, and objectives. The CWPP included a community risk assessment that can be used to identify and assign risk categories (e.g., high, medium, and low) to landscapes and WUI communities based on expected wildfire risk and hazards. *Role: Technical Advisor. Provides expertise in developing the CWPP. Assists in creating WUI maps and developing risk analyses. Reviews content and consulting on fire history, behavior, modeling, and probabilities.*

Boulder CWPP Update; City of Boulder; Boulder County, Colorado. SWCA developed a CWPP for the City of Boulder that prioritizes the response to identified risks with the development of achievable, actionable, and realistic wildfire prevention measures that can be acted on by all Boulder community members to mitigate the risk of devastating local wildfires. The plan included robust public outreach and stakeholder coordination and an updated WUI map that considers WUI risks in grassland environments. *Role: Technical Advisor. Provided expertise in developing the CWPP. Assisted in creating WUI maps and developing risk analyses. Reviewed content and consulted on fire history, behavior, modeling, and probabilities.*

Yellowstone Club Firewise Community Project; Yellowstone Club Property Owners Association; Madison County, Montana. SWCA established Firewise USA recognition for the Yellowstone Club, a private community comprising 16 subdivisions. The year-long project involved facilitating a planning process, hosting board meetings and educational events, conducting on-the-ground risk assessments, developing action plans, creating a project hub website, and offering recommendations for vegetation removal, home hardening, and evacuation planning, as well as guiding the client through the application process. SWCA's expertise culminated in the successful submission of a Firewise application and Firewise USA recognition for the community. *Role: Technical Adviser. Conducted structure assessments and provided logistics support.*

Mineral County CWPP; Mineral County; Mineral County, Montana. SWCA is assisting Mineral County, Montana, with updates to its 2018 CWPP in alignment with the 2020 Montana Forest Action Plan. SWCA is engaging stakeholders, facilitating community meetings,

interpreting wildfire risk data, and developing implementation actions to create a comprehensive CWPP update design to improve wildfire resilience in Mineral County. Key tasks involve planning and facilitating meetings, ensuring public input, producing outreach materials, and creating an updated WUI map. SWCA is also creating a hub site to host the CWPP and facilitate community engagement regarding wildfire. *Role: Technical Adviser. Developed the quantitative risk analysis for Mineral County, presented to the Core Team and community, and assisted with writing CWPP content on wildfire hazards, threats, and risk.*

Poudre Fire Authority (PFA) CWPP Update; Confidential Client; Larimer County, Colorado. SWCA worked with the PFA and partners to develop a comprehensive CWPP for the PFA jurisdiction. The CWPP engaged stakeholders from across PFA departments as well as Larimer County, the City of Fort Collins, and the Colorado State Forest Service. The CWPP included use of the Colorado All Lands Risk Assessment and the Colorado Wildfire Risk Assessment Portal to identify areas with the greatest hazard and risk for wildfire. The CWPP included recommendations that align with the National Cohesive Wildland Fire Management Strategy Goals for Resilient Landscapes, Fire Adapted Communities, and Fire Response Strategies and provided action plans for implementation of projects. SWCA worked closely with PFA to develop public outreach materials and facilitate public meetings to engage and share information with residents on the CWPP and wildfire resilience. *Role: Technical Adviser. Coordinated with local fire analysts to develop and run models, evaluated inputs, and incorporated the hazard and risk maps and products in the CWPP.*

Treasure County CWPP; Treasure County; Treasure County, Montana. SWCA is assisting Treasure County with updates to its 2011 CWPP in alignment with the 2020 Montana Forest Action Plan. SWCA is reviewing the existing CWPP to identify gaps, inconsistencies, and areas needing updates, and working closely with county officials and community leaders to incorporate an updated wildfire risk assessment and action plan. Additionally, SWCA is facilitating meetings and soliciting public feedback to create a collaborative CWPP update that comprehensively addresses wildfire risk and establishes tools for improving wildfire resilience in Treasure County. *Role: Technical Adviser. Evaluated existing data to develop a quantitative wildfire risk assessment and incorporated maps and hazard and threat discussion into the CWPP.*

County of Mendocino CWPP; Mendocino County; Mendocino County, California. SWCA developed a comprehensive CWPP for Mendocino County, aligning with key legislative frameworks including the Healthy Forest Restoration Act, the National Cohesive Wildland Fire Management Strategy, and California Department of Forestry and Fire Protection (CAL FIRE) guidelines. The plan empowers stakeholders and residents with insights into wildfire risks and regional values, using rigorous scientific data analysis to formulate actionable recommendations. It includes a detailed action plan that defines roles and responsibilities for effective risk-reduction, identifies high-risk areas, and outlines strategies to protect at-risk WUI communities. Extensive community engagement and collaboration with local Fire Safe Councils, fire authorities, CAL FIRE, California Governor's Office of Emergency Services, and other organizations ensure broad support and a comprehensive approach to wildfire protection. *Role: Technical Adviser. Provided expertise in developing CWPP. Assisted with creating WUI maps and developing risk analyses.*

JESS GOLDSNIDER, B.A., FIRE PLANNER

Jess Goldsnider is a Natural Resource Project Manager for the SWCA Amherst office where she is responsible for writing and coordinating applications for a variety of permits. Jess comes from a diverse environmental background. In her role assisting the project development and permitting utility scale wind and solar projects, she focused on stakeholder engagement, real estate management, permitting support, screening sites for environmental concerns and maintaining digital mapping databases. Jess has also spent time working in the field on a wetland restoration project, trail maintenance, park attendance surveys and invasive vegetation management. She also worked with the Connecticut Department of Environmental Protection as a seasonal employee and assisted with multiple state land use initiatives.

YEARS OF EXPERIENCE

8

EXPERTISE

Project management

CWPPs

Stakeholder engagement including landowners, public officials, contractors and government agencies

Wildlife surveys

Invasive plant removal

Inventory assessment of invasive and native plant species

Report and permit application preparation

Trail maintenance and installation

State land use

Land development

Regulatory agency coordination

EDUCATION

B.A., Environmental Studies; University of Connecticut; 2016

MEMBERSHIPS

Member, New England Women in Energy and the Environment

SELECTED PROJECT EXPERIENCE

Martha's Vineyard Community Wildfire Protection Plan (CWPP); Martha's Vineyard Commission; Dukes County, Massachusetts. SWCA developed a CWPP to evaluate wildfire risk and hazard potential across the eight municipalities of Dukes County, Massachusetts. SWCA worked in close cooperation with stakeholders such as the Massachusetts Department of Conservation and Recreation, local land trusts, fire chiefs, and the Martha's Vineyard Commission to develop a comprehensive assessment of risk, identify potential improvement projects, and provide guidance to the fire departments of Dukes County to increase wildfire response and preparedness. This project was conducted during the COVID-19 pandemic. As in-person meetings were not allowed during the majority of the CWPP process, SWCA developed innovative solutions for Core Team meetings, public engagement, and stakeholder communication. *Role: Assistant Biologist. Conducted two-day field assessment of Martha's Vineyard for fire risk level throughout the island. Areas were evaluated and risk was determined based on ecological and anthropomorphic factors. Results of the assessment were incorporated into the CWPP.*

ERM SCE192 Short Term Emergency Response; Southern California Edison Company (SCE); Los Angeles County, California. SWCA supports intake of phone and email requests for SCE and associated sub-contractors for construction and vegetation management work for grid resiliency and wildfire prevention. SWCA provides reviews of emergency construction and vegetation management requests for biological site constraints on geographic information system (GIS), and providing guidance in accordance to state and local regulations. Other services include support with environmental compliance on wildfire response and restoration efforts for the utility. *Role: Assistant Biologist.*

DCR 708 Freetown-Fall River Off Highway Motorcycle Trail Loop; Massachusetts Department of Conservation and Recreation (DCR); Bristol County, Massachusetts. SWCA assisted DCR in identifying, planning, and permitting new off-road motorcycle trails within the state forest. SWCA conducted field investigations to assess existing hiking trails and potential new routes for suitability. This included reviewing state and local wetlands, coordinating with local off-road motorcycle groups, and consulting with Massachusetts Natural Heritage and Endangered Species Program personnel. SWCA led stakeholder engagement discussions, developed detailed GIS mapping to convey findings and proposed trail segments, and assisted with trail design and state permitting. *Role: Project Manager.*

LIZ HITZFELDER, M.A.GEO., GIS LEAD

Liz Hitzfelder is a lead geospatial scientist with a geospatial modeling background specializing in fire and vegetation management. Liz earned a Master of Applied Geography, focused on geographic information science. While in graduate school, Liz specialized in applications of remote sensing to assess vegetation differencing for geomorphic changes. Liz has used expertise for community wildfire protection plans (CWPPs) and fire projects by providing custom fuel and fire behavior modeling, risk assessment modeling, development of wildland-urban interface (WUI) community boundaries, Esri ArcGIS Story Map and Hub production, and geographic information system (GIS) analysis.

YEARS OF EXPERIENCE

7

EXPERTISE

CWPPs

Dwarf pine barrens

Esri ArcGIS, ArcPro, IFTDSS, Esri Online Applications, ERDAS Imagine, Pathfinder Office, Python, and other geospatial applications

GIS

EDUCATION

M.A.GEO., Geographical Information Science; Texas State University, San Marcos; 2019

B.S., Geography Water Resources, m: Geology; Texas State University, San Marcos; 2017

SELECTED PROJECT EXPERIENCE

Cape Ann CWPP; Gloucester Fire Department; Essex County, Massachusetts. SWCA supported the development of the CWPP. The plan incorporated input from robust stakeholder and public outreach campaigns and included prioritized risk reduction projects based on state-of-the-art wildfire risk modeling specific to the Northeast. *Role: GIS Technician/Hub Site Web Developer. Created graphics, mapping, and hub site for the CWPP.*

Dukes County CWPP; Martha's Vineyard Commission; Dukes County, Massachusetts. SWCA developed a CWPP to evaluate wildfire risk and hazard potential across the eight municipalities of Dukes County, Massachusetts. SWCA worked closely with stakeholders such as the Massachusetts Department of Conservation and Recreation, local land trusts, fire chiefs, and the Martha's Vineyard Commission to develop a comprehensive assessment of risk, identify potential improvement projects, and provide guidance to the fire departments of Dukes County to increase wildfire response and preparedness. This project was conducted during the COVID-19 pandemic. As in-person meetings were not allowed during the majority of the CWPP process, SWCA developed innovative solutions for core team meetings, public engagement, and stakeholder communication. *Role: GIS Technician.*

Bernalillo County CWPP Update; Bernalillo County Fire; Bernalillo County, New Mexico. SWCA is developing a CWPP that incorporates risk and hazard assessments of WUI areas in and adjacent to Bernalillo County. SWCA is working closely with external stakeholders such as the U.S. Forest Service (USFS) to identify fuel treatments to complement existing and planned fuel reduction efforts in the project area. *Role: GIS Technician/Story Map Web Developer. Created graphics, mapping, and story map for the CWPP.*

Grand County CWPP; Grand County; Grand County, Colorado. SWCA is developing a CWPP that incorporates a risk and hazard assessment of WUI areas in Grand County. The CWPP assesses values at risk to impacts from wildfire, including life and property, critical infrastructure, and natural resources and assets. SWCA is working closely with external stakeholders, such as the USFS, Colorado State Forest Service, and Colorado Forest Restoration Institute, to complement existing and planned fuel reduction efforts and to integrate the most recent GIS applications and fire behavior modeling techniques available for the area. SWCA is working closely with Grand County staff, land managers, and the local fire council to ensure that public engagement is handled collaboratively and that the plan is effective in addressing wildfire risk in this fire-adapted community. *Role: GIS Lead, Story Map Web Developer. Created graphics, mapping, and story map for the CWPP.*

Santa Clara County CWPP Update; Santa Clara County FireSafe Council; Santa Clara County, California. SWCA developed a high-end CWPP and California Unit Fire Plan for the entire area of Santa Clara County, better known as Silicon Valley. In 2022, Santa Clara County Fire Safe Council retained SWCA to develop an update to the 2015 Plan. The updated CWPP will use new fine-scale fuel mapping and risk assessment, increase community engagement to a broader range of stakeholders, and include a top-of-the-line CWPP story map

and map interface to increase community engagement in the planning project and increase the implementation and tracking of needed wildfire mitigation activities. *Role: GIS Lead/Story Map Web Developer. Created graphics, mapping, and story map for the CWPP.*

Three Rivers CWPP; Three Rivers Fire Safe Council; Tulare County, California. SWCA developed a detailed community-scale CWPP to address wildfire hazards that threaten residents and watershed health in and around the Three Rivers community. The project involved extensive public outreach, multiple stakeholder meetings, and a detailed fine-scale wildfire risk and hazard assessment. The CWPP is accompanied by an interactive story map to increase community engagement. *Role: GIS Lead, Story Map Web Developer. Created graphics, mapping, and story map for the CWPP.*

Clark County WUI Assessment; Clark County Building Department; Clark County, Nevada. SWCA prepared a WUI delineation and wildfire hazard assessment and conducted National Fire Protection Association 1144 surveys for communities in Clark County, Nevada. Role: *GIS Specialist. Created graphics and mapping for project deliverables.*

City of Boulder CWPP Update; City of Boulder, Colorado; Boulder County, Colorado. SWCA developed a CWPP for the City of Boulder that prioritizes the response to identified risks with the development of achievable, actionable, and realistic wildfire prevention measures that can be acted on by all Boulder community members to mitigate the risk of devastating local wildfires. The plan included robust public outreach and stakeholder coordination and an updated WUI map that considers WUI risks in grassland environments. *Role: GIS Lead, Story Map Web Developer. Created graphics, mapping, and story map for the CWPP.*

Mountain View Fire Protection District (FPD) CWPP; Mountain View FPD; Boulder County, Colorado. SWCA is developing a collaborative and implementable CWPP that meets the district's top priorities, goals, and objectives. The CWPP includes a community risk assessment that can be used to identify and assign risk categories (e.g., high, medium, and low) to landscapes and WUI communities based on expected wildfire risk and hazards. *Role: GIS Lead/Story Map Web Developer. Created graphics, mapping, and story map for the CWPP.*

Truckee Fire Protection District CWPP; Truckee Fire Protection District; Nevada County, California. The Truckee Fire Protection District (the District) has contracted SWCA to prepare a CWPP for the approximately 125 square miles encompassing the District. The purpose of this CWPP is to serve as a framework to identify and prioritize all future wildfire hazard protection projects and foster a communitywide collaborative approach to reduce wildfire risk and hazards to life, property, and natural resources within the District. The CWPP process incorporates other programs and engages other agencies currently working with the District on interconnected work. The project involves identifying and prioritizing the use of Measure T funds to conduct fuels reduction projects, implement defensible space measures, and increase wildfire preparedness and response for the region. SWCA is providing interactive, public-interfacing tools, such as an online story map and project hub site, to promote accessibility and regular updating of the CWPP, and is facilitating in-person and virtual public meetings and preparing community surveys. The update includes collaboration with other firms leading the way in landscape-scale modeling and planning for fuels management and community preparedness. *Role: GIS Lead and Story Map/Hub Site Web Developer. Responsible for creating graphics, mapping, and story map/hub site for the CWPP.*

Jefferson County CWPP; Jefferson County; Jefferson County, Washington. SWCA is developing the Jefferson County CWPP, a comprehensive plan designed to address the increasing risk of wildfires in the county, located within the Olympic Peninsula of northwestern Washington state. The plan emphasizes collaboration among federal, state, and local agencies and community organizations to develop effective strategies to prepare for and mitigate wildfire risk. SWCA uses multiple approaches including wildfire modeling, on-the-ground assessments, and community input to conduct assessment of hazard and risk and identify areas of concern. The recommendations outlined in the CWPP focus on three primary goals: restoring and maintaining landscapes, creating fire-adapted communities, and improving wildfire response. While the CWPP does not mandate implementation, it serves as a dynamic framework for ongoing collaboration, with regular updates to incorporate new information and respond to evolving wildfire risks. Ultimately, the Jefferson County CWPP aims to protect communities by fostering a united effort to reduce the impact of wildfires through a combination of strategic planning, public awareness, and effective response measures. *Role: GIS Lead/Story Map Web Developer. Created graphics, mapping, and story map for the CWPP.*

MONTIEL AYALA, M.S., BILINGUAL FIRE PLANNER

Montiel Ayala is a bilingual biologist and fire planning specialist with an academic foundation in fire ecology, natural resources, hydrology, and geospatial analysis. He brings expertise in technical writing—including English–Spanish translation of technical documents—scientific research, geographic information system (GIS) modeling, and spatial analysis. Montiel has conducted fieldwork in diverse ecosystems and applied remote sensing and GIS tools to study fire effects. He has facilitated Spanish-language presentations for non-English-speaking communities and translated a wide range of materials, including surveys, flyers, press releases, and social media content. Montiel regularly collaborates with Firewise communities and Fire Safe Councils to promote homeowner wildfire mitigation through Firewise landscaping and Ready, Set, Go! principles. Montiel has contributed to several Community Wildfire Protection Plans (CWPPs) for counties across the United States, including California, Alaska, Illinois, Nevada, Massachusetts, and New Mexico. His portfolio also includes land and fire management plans, as well as environmental permitting projects.

YEARS OF EXPERIENCE

6

EXPERTISE

Technical document translation

Spanish language public meeting facilitation

Fire planning

Geospatial analysis (GIS)

Fire effects monitoring

Hydrology

EDUCATION

M.S., Environmental Science, emphasis: Hydrology; California State University, Los Angeles; 2022

B.S. Biology, emphasis: Ecology and Evolution; California State University, Northridge; 2019

CERTIFICATIONS

Geographic Information Systems Certification, California State University, Los Angeles; 2022

Adult First Aid/CPR/AED Certified, California; American Red Cross; 2024

SELECTED PROJECT EXPERIENCE

Martha's Vineyard Wildfire Protection Plan; Martha's Vineyard Commission; Dukes County, Massachusetts. SWCA developed a CWPP to evaluate wildfire risk and hazard potential across the eight municipalities of Dukes County, Massachusetts. SWCA worked in close cooperation with stakeholders such as the Massachusetts Department of Conservation and Recreation, local land trusts, fire chiefs, and the Martha's Vineyard Commission to develop a comprehensive assessment of risk, identify potential improvement projects, and provide guidance to the fire departments of Dukes County to increase wildfire response and preparedness. This project was conducted during the COVID-19 pandemic. As in-person meetings were not allowed during the majority of the CWPP process, SWCA developed innovative solutions for Core Team meetings, public engagement, and stakeholder communication. *Role: Technical Author. Authored CWPP sections.*

Colorado Wildfire Planning and Recovery Playbook; Coalitions & Collaboratives, Inc.; Boulder County, Colorado. SWCA was retained to update the *Colorado Wildfire Planning and Recovery Playbook,* a practical guidance document designed to support counties, tribes, municipalities, and water providers in navigating the recovery process before, during, and after wildfire events. The Playbook outlines clear, actionable steps across all phases of wildfire recovery, and includes critical contact information at local, state, Tribal, and federal levels; a collaborative planning framework; defined agency roles and responsibilities; available funding resources; and key recovery milestones. *Role: Bilingual Technical Translator. Responsible for translating the Playbook into Spanish.*

City of Reno CWPP; City of Reno, Nevada; Washoe County, Nevada. SWCA is currently developing a CWPP for the City of Reno, incorporating a quantitative wildfire risk assessment and robust community engagement. This project includes collaboration with a wide range of partners, including homeowners' associations, Firewise communities, the University of Nevada, Reno, Nevada Division of Forestry, the U.S. Forest Service, City of Reno Fire Department, and local Tribal representatives. Deliverables include the CWPP, community field surveys, an actionable mitigation strategy, a public-facing Story Map and Hub Site, and bilingual outreach materials. *Role: Lead Technical Author, Bilingual Translator. Leading development of CWPP content, quantitative risk assessment, and mitigation recommendations. Responsible for translating outreach materials—including surveys, flyers, social media announcements, and press releases—into Spanish to ensure inclusive community engagement.*

City of Boulder CWPP Update; City of Boulder, Colorado; Boulder County, Colorado. SWCA developed a CWPP for the City of Boulder that prioritizes the response to identified risks with the development of achievable, actionable, and realistic wildfire prevention measures that can be acted on by all Boulder community members to mitigate the risk of devastating local wildfires. The plan included robust public outreach and stakeholder coordination and an updated wildland-urban interface (WUI) map that considered WUI risks in grassland environments. *Role: Bilingual Outreach, Translation Specialist. Translated and developed bilingual surveys using Survey123, created Spanish-language outreach materials, and produced a Spanish-language executive summary.*

County of Mendocino CWPP; Mendocino County; Mendocino County, California. SWCA was contracted by the County of Mendocino to develop a comprehensive, countywide CWPP aligned with the Healthy Forests Restoration Act (HFRA), the National Cohesive Wildland Fire Management Strategy, and California Department of Forestry and Fire Protection (CAL FIRE) guidelines. The plan aimed to empower stakeholders and residents with a clear understanding of wildfire risks, hazards, and regional values. Using scientific data and risk analysis, SWCA delivered actionable recommendations to mitigate wildfire threats and provided a detailed action plan with defined roles and responsibilities to support effective implementation. The project involved close collaboration with the County, Fire Safe Councils, Firewise communities, CAL FIRE, California Office of Emergency Services (OES), local fire authorities, and other partners to ensure a coordinated, inclusive process. Robust community engagement was central to the effort. *Role: Assistant Project Manager, Bilingual Outreach Specialist. Supported project management, led outreach and stakeholder engagement (including bilingual staffing at the county fair), organized meetings, contributed to CWPP content development, and translated outreach materials, surveys, flyers, social media posts, and press releases into Spanish.*

Solano County CWPP; Solano County; Fairfield, Solano County, California. SWCA led the development of a countywide CWPP for Solano County, designed to meet the requirements of the HFRA, the National Cohesive Wildland Fire Management Strategy, and CAL FIRE planning guidelines. The plan presents a clear overview of wildland fire hazards, risks to communities and critical assets, and values at risk across the county. It includes data-driven mitigation strategies and a structured action plan outlining roles and responsibilities to ensure effective implementation. The project team worked closely with the County, Fire Safe Councils, local fire departments, CAL FIRE, California OES, and other stakeholders to identify and prioritize wildfire risk reduction projects, especially in the WUI. Extensive community engagement efforts ensured the CWPP reflected local priorities and had strong public support. *Role: Assistant Project Manager, Translator. Supported plan development and coordination, facilitated meetings and outreach activities, contributed to CWPP content, and translated public-facing materials into Spanish.*

Inyo County CWPP; County of Inyo; Inyo County, California. SWCA was contracted by the County of Inyo to develop a comprehensive countywide CWPP after successfully completing two community-scale CWPPs within the county. The CWPP scope is was in accordance with the HFRA, National Cohesive Wildland Fire Management Strategy and CAL FIRE guidelines. The purpose of the CWPP was to provide stakeholders and those living in Inyo County with an overview of wildland fire risks, hazards, and values within the county; provide recommended actions (which are guided by extensive scientific data analysis) to reduce the risk of catastrophic wildfire to communities; and develop an action plan with roles and responsibilities to ensure actions are taken to address risk and hazard. Our team worked closely with the Inyo County OES, local Fire Safe Councils, local fire authorities, CAL FIRE, water and power utilities, Bureau of Land Management, U.S. Forest Service, California Department of Fish and Wildlife, and the National Park Service to develop a comprehensive CWPP that identified high wildfire risk areas, WUI communities, hazard reduction priorities and projects, and high-value assets in need of protection from wildfires, among other objectives. The plan included local community engagement to ensure broad public and stakeholder support. *Role: Project Manager. Responsible for managing the project, CWPP development, meeting facilitation (stakeholder and public), conducting outreach and providing oversight of the risk assessment process.*

Gross Reservoir Fire Management and Response Plan (FMRP); City and County of Denver; Nederland, Boulder County, Colorado. SWCA is working with Denver Water and local, state, and federal agencies to develop an FMRP in compliance with Federal Energy Regulatory Commission and U.S. Forest Service requirements. The FMRP will outline the responsibilities for the fire prevention, emergency response, reporting, and investigation of fires occurring on National Forest System lands. The plan will assess wildfire risk and fire response capabilities in the immediate vicinity of the Gross Reservoir and make recommendations and best practices for fire prevention, response, control, patrol, and mitigation, including vegetation treatments, recreation management, construction activities, and emergency preparedness**.** *Role: Technical Author. Authoring FMRP and project development.*

EXHIBIT A

FORM OF OFFERER DISCLOSURE OF PRIOR NON-RESPONSIBILITY DETERMINATION

Name of Individual or Entity Seeking to Enter into the Procurement Contract:

SWCA, Incorporated

Address: 15 Research Drive, Amherst, Massachusetts 01002

Name and Title of Person Submitting this Form: Sarah Zink, Office Director

Contract Procurement Number: 1659

Date: 6/26/2025

1. Has any Government Entity made a finding of non-responsibility regarding the individual or entity seeking to enter into the Procurement Contract in the previous four years?

(Please circle): (No) Yes

If yes, please answer questions 2 thru 4.

2. Was the basis for the finding of non-responsibility due to a violation of State Finance Law 139-j?

(Please circle): No Yes

3. Was the basis for the finding of non-responsibility due to the intentional provision of false or incomplete information to a Government Entity?

(Please circle): No Yes

4. If you answered yes to any of the above questions, please provide details regarding the finding of non-responsibility below.

Governmental Entity: _____

Date of Finding of Non-Responsibility: _____

Basis of Finding of Non-Responsibility: _____

(Add additional information on reverse if necessary)

All question must be answered.

5. Has any Governmental Entity or other governmental agency terminated or withheld a Procurement Contract with the above-named individual or entity due to the intentional provision of false or incomplete information?

(Please circle): (No) Yes

If yes, please provide details below:

Governmental Entity:_____

Date of Termination or Withholding of Contract:_____

Basis of Termination or Withholding:_____

_____

_____

_____

(Add additional information on reverse as necessary)

6. Has any agency, including, but not limited to, the New York State Department of Labor, found you to be in violation of, or are you currently under investigation for, failure or the alleged failure to comply with the laws, rules or regulations requiring you to pay prevailing wage and supplements for any public work you or your firm has performed, for the failure or the alleged failure to comply with the laws, rules or regulations concerning the employment of children, or the failure or alleged failure to pay wages, or unemployment insurance tax payments within the past five years?

(Please Circle) (No) Yes

7. Has any agency, such as a local or state government entity or the federal government debarred your firm?

(Please Circle) No (Yes)

If yes, please provide details concerning the disbarment.
The Town of Meeker, Colorado issued a termination letter on November 8, 2023 regarding the Circle Park Phase II Project, claiming that SWCA did not provide guidance on a bid process for the project. SWCA provided the required contractual deliverables by the project deadline of November 17, 2023, and this was acknowledged by the client. SWCA agreed the termination of the relationship going forward was in the best interest of both parties, but feels the termination should have been a Termination for Convenience. SWCA opted not to fight the Termination for Cause due to the high expenses of litigation.

Offerer certifies that all information provided to the Suffolk County Water Authority or a Commission Member with respect to State Finance Law 139-k is complete, true and accurate.

By: Sarah Zink Date: 6/26/2025

Signature: 

EXHIBIT A1

Central Pine Barrens Disclosure Form

1. Vendor's Name SWCA, Incorporated
Address 15 Research Drive
City and State Amherst, Massachusetts Zip 01002
2. Type of Business: S Corporation Partnership Sole Proprietorship Other
3. Table of Organization. List names and addresses of all principals; that is, all individuals serving on the Board of Directors or comparable body, names and addresses of all partners, members, and names and addresses of all corporate officers. Conspicuously identify any person in this table of organization who is also an officer or an employee of Suffolk County Water Authority or a Commission Member. (Attach additional sheet if necessary.)

See attached for Executive and Senior Leadership. No member is an employee or officer of Suffolk County Water Authority
Joseph Fluder, III - 200 West 22nd Street Suite 220 Lombard Illinois 60148
Denis Henry, Deborah Owens, Linda Lannen, Steve Carothers - 20 East Thomas Road Suite 1700 Phoenix Arizona 85012
Scott Slessman, Norma Crumbley - 295 Interlocken Boulevard Suite 300 Broomfield Colorado 80021
Robert Kloepfer - 15 Research Drive Amherst Massachusetts 01002

4. List all names and addresses of those individual shareholders and members holding more than five percent (5%) interest in the Contractor/vendor. Conspicuously identify any shareholder who is also an officer or an employee of Suffolk County Water Authority or a Commission Member. (Attach additional sheet if necessary).

NA SWCA is 100% owned by the 'SWCA Employee Ownership Plan and Trust'.

5. Remedies. The failure to file a verified public disclosure statement shall constitute a material breach of Contract.

6. Verification. This section must be signed by an officer or principal of the Vendor authorized to sign for the company for the purpose of executing Contracts. The undersigned being sworn, affirms under the penalties of perjury, that he/she has read and understood the foregoing statements and that they are, to his/her own knowledge, true.

Dated: 6/26/2025 Signed:

Printed Name of Signer: Sarah Zink

Title of Signer: Office Director

Name of Vendor: SWCA, Incorporated

Executive and Senior Leadership Team



Joseph Fluder
Chief Executive Officer-President



Denis Henry
Chief Financial Officer



Deborah Owens
Chief People Officer



Linda Lannen
Chief Technology Officer

Scott Slessman
Chief Growth Officer



Norma Crumbley
Chief Delivery Officer



Robert Kloepfer
Global Strategic Management Officer



Steve Carothers
Founder-Principal Scientist

EXHIBIT B

AFFIRMATION OF UNDERSTANDING AND COMPLIANCE

RFP/Contract Number Related to Offer: 1659

Sarah Zink hereby affirms that it has read and understands the Suffolk County Water Authority's guidelines regarding its policy concerning Contacts during an Authority Procurement and agrees to comply with SCWA's/Central Pine Barrens procedures relating to this policy during the SCWA procurement.

Date: June 26, 2025

Name of Officer: Sarah Zink

Address: 15 Research Drive, Amherst, Massachusetts 01002

Sarah Zink, Office Director
Name and Title of Person Signing the Affirmation

EXHIBIT C

Insurance Carrier or Agent's Acknowledgment

Project Description: RFP No. 1659 – Community Wildfire Protection Plan (CWPP)

Your Insurance Carrier or Agent must complete the Form below. You must complete the Bidder's Acknowledgment. This Form shall be returned with the Bid submission.

Insurance Agent: USI Insurance Services
NAME OF FIRM

Address: 100 Summit Lake Drive, Suite 400, Valhalla, NY 10595 / 2375 E. Camelback Rd., #740, Phoenix, AZ 85016

Email: vicki.negbee@usi.com

Fax No.: _____ Phone No.: 602-749-4211

Please review the SCWA/ Central Pines Barrens insurance requirements contained in this Contract which are listed in the Instructions to Bidders. Confirm that you have read these specific requirements (pay particular attention to required limits) and that you are complying with them by placing a check in the appropriate box.

- ☒ Automobile Liability
- ☐ Material is Delivered by common carrier Not required per RFP Insurance requirements.
- ☒ General Liability
- ☒ Excess Liability
- ☐ Vendor's Endorsement Not required per RFP Insurance requirements.
- ☒ Worker's Compensation
- ☐ Owners and Contractors Protection Liability (OCP) Not required per RFP Insurance requirements.
- ☒ Professional Liability Insurance
- ☐ Builders Risk or Installation Coverage Floater Not required per RFP Insurance requirements.
- ☐ Crime Not required per RFP Insurance requirements.

We have reviewed the insurance requirements set forth in the above proposed contract and are capable of providing such insurance to our insured in accordance with such requirements in the event the contract is awarded to our insured and provided our insured pays the appropriate premium.

Dated: 7/1/2025 Sign: Vicki Negbee
Authorized Insurance Agent or Representative

It is against USI's procedure to sign Affidavits, so this is being provided as an accommodation only. This does not signify that the Insured complies with all of the current Insurance Requirements and copies of the policies and Certificate of Insurance are attached reflecting their current coverage.

Print Name: Vicki Negbee

BIDDER'S ACKNOWLEDGMENT

The Bidder herein acknowledges that he/she has reviewed the insurance requirements within this Contract and has considered the costs, if any, of procuring the required insurance and will be able to supply the insurance required as per the Contract, if awarded to the Bidder, at no additional cost to the SCWA/Pine Barrens.

Sign: _____
Officer of Company

Print Name Sarah Zink

(Failure To Have This Form Properly Filled Out and Signed by The Insurance Agent as Well as The Bidder May Result in Your Bid Being Considered Non-Responsive.)

Client#: 1520486 SWCAINC

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Isai Gomez
USI Insurance Services, LLC 2375 E.Camelback Rd. Suite 250 Phoenix, AZ 85016	PHONE (A/C, No, Ext): 602-374-1341 FAX (A/C, No): E-MAIL ADDRESS: isai.gomez@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Continental Insurance Company	35289
INSURER B : National Fire Insurance Co. of Hartford	20478
INSURER C : Valley Forge Insurance Company	20508
INSURER D : Steadfast Insurance Company	26387
INSURER E : Continental Casualty Company	20443
INSURER F :	

INSURED
SWCA, Incorporated
20 East Thomas Road, Suite 1700
Phoenix, AZ 85012

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X	X	7039732036	07/26/2024	08/25/2025	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
	X BI/PD Ded:10,000						MED EXP (Any one person)	$15,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$1,000,000
	X POLICY X PRO-JECT X LOC						GENERAL AGGREGATE	$2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$2,000,000
							Max Agg	$10,000,000
E	AUTOMOBILE LIABILITY	X	X	7039732053	07/26/2024	08/25/2025	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR	X	X	7039732084	07/26/2024	08/25/2025	EACH OCCURRENCE	$5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$5,000,000
	DED X RETENTION $10,000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		X	7039732070	07/26/2024	08/25/2025	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N/A		(AOS)			E.L. EACH ACCIDENT	$1,000,000
C	(Mandatory in NH)		X	7039732067	07/26/2024	08/25/2025	E.L. DISEASE - EA EMPLOYEE	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below			(CA)			E.L. DISEASE - POLICY LIMIT	$1,000,000
D	Enviro. Liab Prof			PEC992416902	07/26/2024	08/25/2025	$15,000,000 Each Claim	
D	Contractors Poll*	X	X	PEC992416902	07/26/2024	08/25/2025	$15,000,000 Aggregate	
	Prof -Claims Made						$100,000 Deductible	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Environmental Professional Liability Policy Each Claim/Aggregate Limits / Retro Dates as follows:
$15,000,000/$15,000,000 retro date 7/26/2022; $10,000,000/$10,000,000 retro date 7/26/2019 7/25/2022
$5,000,000/$5,000,000 retro date 2/28/1990 7/25/2019
**Various other Coverages/Limits Retro Dates Apply. *Pollution Liability Occurrence Form 7/26/2022.

(See Attached Descriptions)

CERTIFICATE HOLDER

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

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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DESCRIPTIONS (Continued from Page 1)

The General Liability, Automobile Liability, Umbrella Liability and Pollution Liability policies include an automatic Additional Insured endorsement/language in coverage form that provides Additional Insured status to the Certificate Holder only when there is a written contract that requires such status, and only with regards to work performed onbehalf of the Named Insured. The General Liability, Automobile Liability, Umbrella Liability and Pollution Liability policies contain a special endorsement/language in coverage form with "Primary and Noncontributory" wording, when required by written contract. The General Liability, Automobile Liability, Umbrella Liability, Pollution Liability and Workers Compensation policies provide Waiver of Subrogation when required by written contract. The General Liability, Automobile Liability and Workers Compensation Policies extend from the underlying to the Umbrella policy. The General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation policies include an endorsement providing that 30 days notice of cancellation will be given to the Certificate Holder by the Insurance Carrier. The Primary Excess Liability to follow form on the underlying policy coverage schedule. Coverage and the limits are in addition to those provided by the General Liability, Automobile Liability, and Workers Compensation.

RE: RFP NO. 1659 - Community Wildfire Protection Plan (CWPP)

Additional Insured Includes: Central Pine Barrens Joint Planning and Policy Commission

CNA

CNA PARAMOUNT

Architects, Engineers and Surveyors General Liability Extension Endorsement

It is understood and agreed that this endorsement amends the **COMMERCIAL GENERAL LIABILITY COVERAGE PART** as follows. If any other endorsement attached to this policy amends any provision also amended by this endorsement, then that other endorsement controls with respect to such provision, and the changes made by this endorsement with respect to such provision do not apply.

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CNA PARAMOUNT

Architects, Engineers and Surveyors General Liability Extension Endorsement

1. ADDITIONAL INSUREDS

a. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization described in paragraphs **A.** through **I.** below whom a **Named Insured** is required to add as an additional insured on this **Coverage Part** under a written contract or written agreement, provided such contract or agreement:

(1) is currently in effect or becomes effective during the term of this **Coverage Part**; and

(2) was executed prior to:

(a) the **bodily injury** or **property damage**; or

(b) the offense that caused the **personal and advertising injury**,

for which such additional insured seeks coverage.

b. However, subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

(1) a higher limit of insurance than required by such contract or agreement; or

(2) coverage broader than required by such contract or agreement, and in no event broader than that described by the applicable paragraph **A.** through **I.** below.

Any coverage granted by this endorsement shall apply only to the extent permissible by law.

A. Controlling Interest

Any person or organization with a controlling interest in a **Named Insured**, but only with respect to such person or organization's liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of:

1. such person or organization's financial control of a **Named Insured**; or

2. premises such person or organization owns, maintains or controls while a **Named Insured** leases or occupies such premises;

provided that the coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

B. Co-owner of Insured Premises

A co-owner of a premises co-owned by a **Named Insured** and covered under this insurance but only with respect to such co-owner's liability for **bodily injury**, **property damage** or **personal and advertising injury** as co-owner of such premises.

C. Engineers, Architects or Surveyors Engaged By You

An architect, engineer or surveyor engaged by the **Named Insured**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by the **Named Insured's** acts or omissions, or the acts or omissions of those acting on the **Named Insured's** behalf:

a. in connection with the **Named Insured's** premises; or

b. in the performance of the **Named Insured's** ongoing operations.

But the coverage hereby granted to such additional insureds does not apply to **bodily injury**, **property damage** or **personal and advertising injury** arising out of the rendering of or failure to render any professional services by, on behalf of, or for the **Named Insured**, including but not limited to:

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1. the preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

2. supervisory, inspection, architectural or engineering activities.

D. Lessor of Equipment

Any person or organization from whom a **Named Insured** leases equipment, but only with respect to liability for **bodily injury, property damage** or **personal and advertising injury** caused, in whole or in part, by the **Named Insured's** maintenance, operation or use of such equipment, provided that the **occurrence** giving rise to such **bodily injury, property damage** or the offense giving rise to such **personal and advertising injury** takes place prior to the termination of such lease.

E. Lessor of Land

Any person or organization from whom a **Named Insured** leases land but only with respect to liability for **bodily injury, property damage** or **personal and advertising injury** arising out of the ownership, maintenance or use of such land, provided that the **occurrence** giving rise to such **bodily injury, property damage** or the offense giving rise to such **personal and advertising injury** takes place prior to the termination of such lease. The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

F. Lessor of Premises

An owner or lessor of premises leased to the **Named Insured**, or such owner or lessor's real estate manager, but only with respect to liability for **bodily injury, property damage** or **personal and advertising injury** arising out of the ownership, maintenance or use of such part of the premises leased to the **Named Insured**, and provided that the **occurrence** giving rise to such **bodily injury** or **property damage**, or the offense giving rise to such **personal and advertising injury**, takes place prior to the termination of such lease. The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

G. Mortgagee, Assignee or Receiver

A mortgagee, assignee or receiver of premises but only with respect to such mortgagee, assignee or receiver's liability for **bodily injury, property damage** or **personal and advertising injury** arising out of the **Named Insured's** ownership, maintenance, or use of a premises by a **Named Insured**.

The coverage granted by this paragraph does not apply to structural alterations, new construction or demolition operations performed by, on behalf of, or for such additional insured.

H. State or Governmental Agency or Subdivision or Political Subdivisions – Permits

A state or governmental agency or subdivision or political subdivision that has issued a permit or authorization but only with respect to such state or governmental agency or subdivision or political subdivision's liability for **bodily injury, property damage** or **personal and advertising injury** arising out of:

1. the following hazards in connection with premises a **Named Insured** owns, rents, or controls and to which this insurance applies:

   a. the existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoistaway openings, sidewalk vaults, street banners, or decorations and similar exposures; or

   b. the construction, erection, or removal of elevators; or

   c. the ownership, maintenance or use of any elevators covered by this insurance; or

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2. the permitted or authorized operations performed by a **Named Insured** or on a **Named Insured's** behalf.

The coverage granted by this paragraph does not apply to:

a. **Bodily injury, property damage** or **personal and advertising injury** arising out of operations performed for the state or governmental agency or subdivision or political subdivision; or

b. **Bodily injury** or **property damage** included within the **products-completed operations hazard.**

With respect to this provision's requirement that additional insured status must be requested under a written contract or agreement, the Insurer will treat as a written contract any governmental permit that requires the **Named Insured** to add the governmental entity as an additional insured.

I. Trade Show Event Lessor

1. With respect to a **Named Insured's** participation in a trade show event as an exhibitor, presenter or displayer, any person or organization whom the **Named Insured** is required to include as an additional insured, but only with respect to such person or organization's liability for **bodily injury**, **property damage** or **personal and advertising injury** caused by:

a. the **Named Insured's** acts or omissions; or

b. the acts or omissions of those acting on the **Named Insured's** behalf,

in the performance of the **Named Insured's** ongoing operations at the trade show event premises during the trade show event.

2. The coverage granted by this paragraph does not apply to **bodily injury** or **property damage** included within the **products-completed operations hazard**.

2. ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY TO ADDITIONAL INSURED'S INSURANCE

The **Other Insurance** Condition in the **COMMERCIAL GENERAL LIABILITY CONDITIONS** Section is amended to add the following paragraph:

If the **Named Insured** has agreed in writing in a contract or agreement that this insurance is primary and non-contributory relative to an additional insured's own insurance, then this insurance is primary, and the Insurer will not seek contribution from that other insurance. For the purpose of this Provision **2.**, the additional insured's own insurance means insurance on which the additional insured is a named insured. Otherwise, and notwithstanding anything to the contrary elsewhere in this Condition, the insurance provided to such person or organization is excess of any other insurance available to such person or organization.

3. ADDITIONAL INSURED – EXTENDED COVERAGE

When an additional insured is added by this or any other endorsement attached to this **Coverage Part**, **WHO IS AN INSURED** is amended to make the following natural persons **Insureds**.

If the additional insured is:

a. An individual, then his or her **spouse** is an **Insured**;

b. A partnership or joint venture, then its partners, members and their **spouses** are **Insureds**;

c. A limited liability company, then its members and managers are **Insureds**; or

d. An organization other than a partnership, joint venture or limited liability company, then its executive officers, directors and shareholders are **Insureds**;

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but only with respect to locations and operations covered by the additional insured endorsement's provisions, and only with respect to their respective roles within their organizations.

Please see the **ESTATES, LEGAL REPRESENTATIVES, AND SPOUSES** provision of this endorsement for additional coverage and restrictions applicable to **spouses** of natural person **Insureds**.

4. BOATS

Under **COVERAGES, Coverage A – Bodily Injury And Property Damage Liability**, the paragraph entitled **Exclusions** is amended to add the following additional exception to the exclusion entitled **Aircraft, Auto or Watercraft**:

This exclusion does not apply to:

Any watercraft owned by the **Named Insured** that is less than 30 feet long while being used in the course of the **Named Insured's** inspection or surveying work.

5. BODILY INJURY – EXPANDED DEFINITION

Under **DEFINITIONS**, the definition of **bodily injury** is deleted and replaced by the following:

Bodily injury means physical injury, sickness or disease sustained by a person, including death, humiliation, shock, mental anguish or mental injury sustained by that person at any time which results as a consequence of the physical injury, sickness or disease.

6. BROAD KNOWLEDGE OF OCCURRENCE/ NOTICE OF OCCURRENCE

Under **CONDITIONS**, the condition entitled **Duties in The Event of Occurrence, Offense, Claim or Suit** is amended to add the following provisions:

A. BROAD KNOWLEDGE OF OCCURRENCE

The **Named Insured** must give the Insurer or the Insurer's authorized representative notice of an **occurrence**, offense or **claim** only when the **occurrence**, offense or **claim** is known to a natural person **Named Insured**, to a partner, executive officer, manager or member of a **Named Insured**, or to an **employee** designated by any of the above to give such notice.

B. NOTICE OF OCCURRENCE

The **Named Insured's** rights under this **Coverage Part** will not be prejudiced if the **Named Insured** fails to give the Insurer notice of an **occurrence**, offense or **claim** and that failure is solely due to the **Named Insured's** reasonable belief that the **bodily injury** or **property damage** is not covered under this **Coverage Part**. However, the **Named Insured** shall give written notice of such **occurrence**, offense or **claim** to the Insurer as soon as the **Named Insured** is aware that this insurance may apply to such **occurrence**, offense or **claim**.

7. BROAD NAMED INSURED

WHO IS AN INSURED is amended to delete its Paragraph **3.** in its entirety and replace it with the following:

3. Pursuant to the limitations described in Paragraph **4.** below, any organization in which a **Named Insured** has management control:

a. on the effective date of this **Coverage Part**; or

b. by reason of a **Named Insured** creating or acquiring the organization during the **policy period**,

qualifies as a **Named Insured**, provided that there is no other similar liability insurance, whether primary, contributory, excess, contingent or otherwise, which provides coverage to such organization, or which would have

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provided coverage but for the exhaustion of its limit, and without regard to whether its coverage is broader or narrower than that provided by this insurance.

But this **BROAD NAMED INSURED** provision does not apply to:

(a) any partnership, limited liability company or joint venture; or

(b) any organization for which coverage is excluded by another endorsement attached to this **Coverage Part.**

For the purpose of this provision, management control means:

A. owning interests representing more than 50% of the voting, appointment or designation power for the selection of a majority of the Board of Directors of a corporation; or

B. having the right, pursuant to a written trust agreement, to protect, control the use of, encumber or transfer or sell property held by a trust.

4. With respect to organizations which qualify as **Named Insureds** by virtue of Paragraph **3.** above, this insurance does not apply to:

   a. **bodily injury** or **property damage** that first occurred prior to the date of management control, or that first occurs after management control ceases; nor

   b. **personal or advertising injury** caused by an offense that first occurred prior to the date of management control or that first occurs after management control ceases.

5. The insurance provided by this **Coverage Part** applies to **Named Insureds** when trading under their own names or under such other trading names or doing-business-as names (dba) as any **Named Insured** should choose to employ.

8. CONTRACTUAL LIABILITY – RAILROADS

With respect to operations performed within 50 feet of railroad property, the definition of **insured contract** is replaced by the following:

Insured Contract means:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire to premises while rented to a **Named Insured** or temporarily occupied by a **Named Insured** you with permission of the owner is not an **insured contract**;

b. A sidetrack agreement;

c. Any easement or license agreement;

d. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

e. An elevator maintenance agreement;

f. That part of any other contract or agreement pertaining to the **Named Insured's** business (including an indemnification of a municipality in connection with work performed for a municipality) under which the **Named Insured** assumes the tort liability of another party to pay for **bodily injury** or **property damage** to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

Paragraph **f.** does not include that part of any contract or agreement:

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(1) That indemnifies an architect, engineer or surveyor for injury or damage arising out of:

(a) Preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(b) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage;

(2) Under which the **Insured**, if an architect, engineer or surveyor, assumes liability for an injury or damage arising out of the insured's rendering or failure to render professional services, including those listed in **(1)** above and supervisory, inspection, architectural or engineering activities.

9. ESTATES, LEGAL REPRESENTATIVES, AND SPOUSES

The estates, executors, heirs, legal representatives, administrators, trustees, beneficiaries and **spouses** of any natural person **Insured** or living trust shall also be insured under this policy; provided, however, coverage is afforded to such estates, executors, heirs, legal representatives, administrators, trustees, beneficiaries and **spouses** only for **claims** arising solely out of their capacity or status as such and, in the case of a **spouse**, where such **claim** seeks **damages** from marital community property, jointly held property or property transferred from such natural person **Insured** to such **spouse**. No coverage is provided for any act, error or omission of an estate, heir, legal representative, or **spouse** outside the scope of such person's capacity or status as such, provided, however, that the **spouse** of a natural person **Named Insured**, and the **spouses** of members or partners of joint venture or partnership **Named Insureds** are **Insureds** with respect to such **spouses'** acts, errors or omissions in the conduct of the **Named Insured's** business.

10. EXPECTED OR INTENDED INJURY – EXCEPTION FOR REASONABLE FORCE

Under **COVERAGES, Coverage A – Bodily Injury And Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete the exclusion entitled **Expected or Intended Injury** and replace it with the following:

This insurance does not apply to:

Expected or Intended Injury

Bodily Injury or **property damage** expected or intended from the standpoint of the **Insured**. This exclusion does not apply to **bodily injury** or **property damage** resulting from the use of reasonable force to protect persons or property.

11. GENERAL AGGREGATE LIMITS OF INSURANCE - PER LOCATION

A. A separate Location General Aggregate Limit, equal to the amount of the General Aggregate Limit, is the most the Insurer will pay for the sum of:

1. All **damages** under **Coverage A**, except **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard**; and

2. All medical expenses under **Coverage C**,

that arise from **occurrences** or accidents which can be attributed solely to ongoing operations at that location. Such payments shall not reduce the General Aggregate Limit shown in the Declarations, nor the Location General Aggregate Limit of any other location.

B. All:

1. **Damages** under **Coverage B**, regardless of the number of locations involved;

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2. **Damages** under **Coverage A**, caused by **occurrences** which cannot be attributed solely to ongoing operations at a single location, except **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard**; and

3. Medical expenses under **Coverage C** caused by accidents which cannot be attributed solely to ongoing operations at a single location,

will reduce the General Aggregate Limit shown in the Declarations.

C. For the purpose of this **GENERAL AGGREGATE LIMITS OF INSURANCE - PER LOCATION** Provision, "location" means:

1. a premises the **Named Insured** owns or rents; or

2. a premises not owned or rented by any **Named Insured** at which the **Named Insured** is performing operations pursuant to a contract or written agreement. If operations at such a location have been discontinued and then restarted, or if the authorized parties deviate from plans, blueprints, designs, specifications or timetables, the location will still be deemed to be the same location.

For the purpose of determining the applicable aggregate limit of insurance, premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad shall be considered a single location.

D. The limits shown in the Declarations for Each Occurrence, for Damage To Premises Rented To You and for Medical Expense continue to apply, but will be subject to either the Location General Aggregate Limit or the General Aggregate Limit, depending on whether the **occurrence** can be attributed solely to ongoing operations at a particular location.

E. When coverage for liability arising out of the **products-completed operations hazard** is provided, any payments for **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard**, regardless of the number of locations involved, will reduce the Products-Completed Operations Aggregate Limit shown in the Declarations.

F. The provisions of **LIMITS OF INSURANCE** not otherwise modified by this **GENERAL AGGREGATE LIMITS OF INSURANCE - PER LOCATION** Provision shall continue to apply as stipulated.

12. IN REM ACTIONS

A quasi in rem action against any vessel owned or operated by or for the **Named Insured**, or chartered by or for the **Named Insured**, will be treated in the same manner as though the action were in personam against the **Named Insured**.

13. INCIDENTAL HEALTH CARE MALPRACTICE COVERAGE

Solely with respect to **bodily injury** that arises out of a **health care incident**:

A. Under **COVERAGES, Coverage A – Bodily Injury And Property Damage Liability**, the **Insuring Agreement** is amended to replace Paragraphs **1.b.(1)** and **1.b.(2)** with the following:

b. This insurance applies to **bodily injury** provided that the professional health care services are incidental to the **Named Insured's** primary business purpose, and only if:

(1) such **bodily injury** is caused by an **occurrence** that takes place in the **coverage territory**.

(2) the **bodily injury** first occurs during the **policy period**. All **bodily injury** arising from an **occurrence** will be deemed to have occurred at the time of the first act, error, or omission that is part of the **occurrence**; and

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B. Under **COVERAGES, Coverage A – Bodily Injury And Property Damage Liability**, the paragraph entitled **Exclusions** is amended to:

i. add the following to the **Employers Liability** exclusion:

This exclusion applies only if the **bodily injury** arising from a **health care incident** is covered by other liability insurance available to the **Insured** (or which would have been available but for exhaustion of its limits).

ii. delete the exclusion entitled **Contractual Liability** and replace it with the following:

This insurance does not apply to:

Contractual Liability

the **Insured's** actual or alleged liability under any oral or written contract or agreement, including but not limited to express warranties or guarantees.

iii. to add the following additional exclusions:

This insurance does not apply to:

Discrimination

any actual or alleged discrimination, humiliation or harassment, including but not be limited to **claims** based on an individual's race, creed, color, age, gender, national origin, religion, disability, marital status or sexual orientation.

Dishonesty or Crime

Any actual or alleged dishonest, criminal or malicious act, error or omission.

Medicare/Medicaid Fraud

any actual or alleged violation of law with respect to Medicare, Medicaid, Tricare or any similar federal, state or local governmental program.

Services Excluded by Endorsement

Any **health care incident** for which coverage is excluded by endorsement.

C. **DEFINITIONS** is amended to:

i. add the following definitions:

Health care incident means an act, error or omission by the **Named Insured's employees** or **volunteer workers** in the rendering of:

a. **professional health care services** on behalf of the **Named Insured** or

b. Good Samaritan services rendered in an emergency and for which no payment is demanded or received.

Professional health care services means any health care services or the related furnishing of food, beverages, medical supplies or appliances by the following providers in their capacity as such but solely to the extent they are duly licensed as required:

a. Physician;

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b. Nurse;

c. Nurse practitioner;

d. Emergency medical technician;

e. Paramedic;

f. Dentist;

g. Physical therapist;

h. Psychologist;

i. Speech therapist;

j. Other allied health professional; or

Professional health care services does not include any services rendered in connection with human clinical trials or product testing.

ii. delete the definition of **occurrence** and replace it with the following:

Occurrence means a **health care incident**. All acts, errors or omissions that are logically connected by any common fact, circumstance, situation, transaction, event, advice or decision will be considered to constitute a single **occurrence**;

iii. amend the definition of **Insured** to:

a. add the following:

the **Named Insured's employees** are **Insureds** with respect to:

(1) **bodily injury** to a co-**employee** while in the course of the co-**employee's** employment by the **Named Insured** or while performing duties related to the conduct of the **Named Insured's** business; and

(2) **bodily injury** to a **volunteer worker** while performing duties related to the conduct of the **Named Insured's** business;

when such **bodily injury** arises out of a **health care incident**.

the **Named Insured's volunteer workers** are **Insureds** with respect to:

(1) **bodily injury** to a co-**volunteer worker** while performing duties related to the conduct of the **Named Insured's** business; and

(2) **bodily injury** to an **employee** while in the course of the **employee's** employment by the **Named Insured** or while performing duties related to the conduct of the **Named Insured's** business;

when such **bodily injury** arises out of a **health care incident**.

b. delete Subparagraphs **(a), (b), (c) and (d)** of Paragraph **2.a.(1)** of **WHO IS AN INSURED**.

D. The **Other Insurance** condition is amended to delete Paragraph **b.(1)** in its entirety and replace it with the following:

Other Insurance

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b. Excess Insurance

(1) To the extent this insurance applies, it is excess over any other insurance, self insurance or risk transfer instrument, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by the **Named Insured** to be excess of this coverage.

14. JOINT VENTURES / PARTNERSHIP / LIMITED LIABILITY COMPANIES

A. Past Joint Ventures, Partnerships, Limited Liability Companies

The following is added to **WHO IS AN INSURED:**

If the **Named Insured** was a joint venturer, partner, or member of a limited liability company and such joint venture, partnership or limited liability company terminated prior to or during the **policy period**, such **Named Insured** is an **Insured** with respect to its interest in such joint venture, partnership or limited liability company but only to the extent that:

a. any offense giving rise to **personal and advertising injury** occurred prior to such termination date, and the **personal and advertising injury** arising out of such offense, first occurred after such termination date;

b. the **bodily injury** or **property damage** first occurred after such termination date; and

c. there is no other valid and collectible insurance purchased specifically to insure the partnership, joint venture or limited liability company.

If the joint venture, partnership or limited liability company is or was insured under a **consolidated (wrap-up) insurance program**, then such insurance will always be considered valid and collectible for the purpose of paragraph **c.** above. But this provision will not serve to exclude **bodily injury**, **property damage** or **personal and advertising injury** that would otherwise be covered under the **Architects, Engineers And Surveyors General Liability Extension Endorsement** provision entitled **WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS**. Please see that provision for the definition of **consolidated (wrap-up) insurance program.**

B. Participation In Current Professional Joint Ventures

The following is added to **WHO IS AN INSURED:**

The **Named Insured** is also an **Insured** for participation in a current joint venture that is not named on the Declarations, but only if such joint venture meets all of the following criteria:

a. Each and every one of the **Named Insured's** co-venturers are architectural, engineering or surveying firms only; and

b. There is no other valid and collectible insurance purchased specifically to insure the joint venture.

However, the **Named Insured** is an **Insured** only for the conduct of such **Named Insured's** business within such a joint venture. The **Named Insured** is not insured for liability arising out of the acts or omissions of other co-venturers, nor of their partners, members or employees.

C. WHO IS AN INSURED is amended to delete its last paragraph and replace it with the following:

Except as provided under this **Architects, Engineers And Surveyors General Liability Extension Endorsement** or by the attachment of another endorsement (if any), no person or organization is an **Insured** with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a **Named Insured** in the Declarations.

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15. LEGAL LIABILITY – DAMAGE TO PREMISES / ALIENATED PREMISES / PROPERTY IN THE NAMED INSURED'S CARE, CUSTODY OR CONTROL

A. Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete exclusion **j. Damage to Property** in its entirety and replace it with the following:

This insurance does not apply to:

j. Damage to Property

Property damage to:

(1) Property the **Named Insured** owns, rents, or occupies, including any costs or expenses incurred by you, or any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another's property;

(2) Premises the **Named Insured** sells, gives away or abandons, if the **property damage** arises out of any part of those premises;

(3) Property loaned to the **Named Insured**;

(4) Personal property in the care, custody or control of the **Insured**;

(5) That particular part of real property on which the **Named Insured** or any contractors or subcontractors working directly or indirectly on the **Named Insured's** behalf are performing operations, if the **property damage** arises out of those operations; or

(6) That particular part of any property that must be restored, repaired or replaced because **your work** was incorrectly performed on it.

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to **property damage** (other than damage by fire) to premises rented to the **Named Insured** or temporarily occupied by the **Named Insured** with the permission of the owner, nor to the contents of premises rented to the **Named Insured** for a period of 7 or fewer consecutive days. A separate limit of insurance applies to Damage To Premises Rented To You as described in **LIMITS OF INSURANCE**.

Paragraph **(2)** of this exclusion does not apply if the premises are **your work**.

Paragraphs **(3), (4), (5)** and **(6)** of this exclusion do not apply to liability assumed under a sidetrack agreement.

Paragraph **(6)** of this exclusion does not apply to **property damage** included in the **products-completed operations hazard.**

Paragraphs **(3)** and **(4)** of this exclusion do not apply to **property damage** to:

i. tools, or equipment the **Named Insured** borrows from others, nor

ii. other personal property of others in the **Named Insured's** care, custody or control while being used in the **Named Insured's** operations away from any **Named Insured's** premises.

However, the coverage granted by this exception to Paragraphs **(3)** and **(4)** does not apply to:

a. property at a job site awaiting or during such property's installation, fabrication, or erection;

b. property that is **mobile equipment** leased by an **Insured**;

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c. property that is an **auto**, aircraft or watercraft;

d. property in transit; or

e. any portion of **property damage** for which the **Insured** has available other valid and collectible insurance, or would have such insurance but for exhaustion of its limits, or but for application of one of its exclusions.

A separate limit of insurance and deductible apply to such property of others. See **LIMITS OF INSURANCE** as amended below.

B. Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete its last paragraph and replace it with the following:

Exclusions **c.** through **n.** do not apply to damage by fire to premises while rented to a **Named Insured** or temporarily occupied by a **Named Insured** with permission of the owner, nor to damage to the contents of premises rented to a **Named Insured** for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in **LIMITS OF INSURANCE**.

C. The following paragraph is added to **LIMITS OF INSURANCE**:

Subject to **5.** above, $25,000 is the most the Insurer will pay under **Coverage A** for **damages** arising out of any one **occurrence** because of the sum of all **property damage** to borrowed tools or equipment, and to other personal property of others in the **Named Insured's** care, custody or control, while being used in the **Named Insured's** operations away from any **Named Insured's** premises. The Insurer's obligation to pay such **property damage** does not apply until the amount of such **property damage** exceeds $1,000. The Insurer has the right but not the duty to pay any portion of this $1,000 in order to effect settlement. If the Insurer exercises that right, the **Named Insured** will promptly reimburse the Insurer for any such amount.

D. Paragraph **6.**, Damage To Premises Rented To You Limit, of **LIMITS OF INSURANCE** is deleted and replaced by the following:

6. Subject to Paragraph **5.** above, (the Each Occurrence Limit), the Damage To Premises Rented To You Limit is the most the Insurer will pay under **Coverage A** for **damages** because of **property damage** to any one premises while rented to the **Named Insured** or temporarily occupied by the **Named Insured** with the permission of the owner, including contents of such premises rented to the **Named Insured** for a period of 7 or fewer consecutive days. The Damage To Premises Rented To You Limit is the greater of:

a. $500,000; or

b. The Damage To Premises Rented To You Limit shown in the Declarations.

E. Paragraph **4.b.(1)(a)(ii)** of the **Other Insurance** Condition is deleted and replaced by the following:

(ii) That is property insurance for premises rented to the **Named Insured**, for premises temporarily occupied by the **Named Insured** with the permission of the owner; or for personal property of others in the **Named Insured's** care, custody or control;

16. LIQUOR LIABILITY

Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete the exclusion entitled **Liquor Liability**.

This **LIQUOR LIABILITY** Provision does not apply to any person or organization who otherwise qualifies as an additional insured on this **Coverage Part**.

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17. MEDICAL PAYMENTS

A. LIMITS OF INSURANCE is amended to delete Paragraph **7.** (the Medical Expense Limit) and replace it with the following:

7. Subject to Paragraph **5.** above (the Each Occurrence Limit), the Medical Expense Limit is the most the Insurer will pay under **Coverage C** for all medical expenses because of **bodily injury** sustained by any one person. The Medical Expense Limit is the greater of:

(1) $15,000 unless a different amount is shown here: $N,NNN,NNN,NNN; or

(2) the amount shown in the Declarations for Medical Expense Limit.

B. Under **COVERAGES**, the **Insuring Agreement** of **Coverage C – Medical Payments** is amended to replace Paragraph **1.a.(3)(b)** with the following:

(b) The expenses are incurred and reported to the Insurer within three years of the date of the accident; and

18. NON-OWNED AIRCRAFT

Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended as follows:

The exclusion entitled **Aircraft, Auto or Watercraft** is amended to add the following:

This exclusion does not apply to an aircraft not owned by any **Named Insured**, provided that:

1. the pilot in command holds a currently effective certificate issued by the duly constituted authority of the United States of America or Canada, designating that person as a commercial or airline transport pilot;

2. the aircraft is rented with a trained, paid crew to the **Named Insured**; and

3. the aircraft is not being used to carry persons or property for a charge.

19. NON-OWNED WATERCRAFT

Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended to delete subparagraph **(2)** of the exclusion entitled **Aircraft, Auto or Watercraft**, and replace it with the following.

This exclusion does not apply to:

(2) a watercraft that is not owned by any **Named Insured**, provided the watercraft is:

(a) less than 75 feet long; and

(b) not being used to carry persons or property for a charge.

20. PERSONAL AND ADVERTISING INJURY –DISCRIMINATION OR HUMILIATION

A. Under **DEFINITIONS**, the definition of **personal and advertising injury** is amended to add the following tort:

Discrimination or humiliation that results in injury to the feelings or reputation of a natural person.

B. Under **COVERAGES, Coverage B – Personal and Advertising Injury Liability**, the paragraph entitled **Exclusions** is amended to:

1. delete the Exclusion entitled **Knowing Violation Of Rights Of Another** and replace it with the following:

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This insurance does not apply to:

Knowing Violation of Rights of Another

Personal and advertising injury caused by or at the direction of the **Insured** with the knowledge that the act would violate the rights of another and would inflict **personal and advertising injury**. This exclusion shall not apply to discrimination or humiliation that results in injury to the feelings or reputation of a natural person, but only if such discrimination or humiliation is not done intentionally by or at the direction of:

(a) the **Named Insured**; or

(b) any **executive officer**, director, stockholder, partner, member or manager (if the **Named Insured** is a limited liability company) of the **Named Insured**.

2. add the following exclusions:

This insurance does not apply to:

Employment Related Discrimination

discrimination or humiliation directly or indirectly related to the employment, prospective employment, past employment or termination of employment of any person by any **Insured**.

Premises Related Discrimination

discrimination or humiliation arising out of the sale, rental, lease or sub-lease or prospective sale, rental, lease or sub-lease of any room, dwelling or premises by or at the direction of any **Insured**.

Notwithstanding the above, there is no coverage for fines or penalties levied or imposed by a governmental entity because of discrimination.

The coverage provided by this **PERSONAL AND ADVERTISING INJURY –DISCRIMINATION OR HUMILIATION** Provision does not apply to any person or organization whose status as an **Insured** derives solely from

Provision **1. ADDITIONAL INSURED** of this endorsement; or

attachment of an additional insured endorsement to this **Coverage Part**.

21. PERSONAL AND ADVERTISING INJURY - CONTRACTUAL LIABILITY

A. Under **COVERAGES, Coverage B –Personal and Advertising Injury Liability**, the paragraph entitled **Exclusions** is amended to delete the exclusion entitled **Contractual Liability**.

B. Solely for the purpose of the coverage provided by this **PERSONAL AND ADVERTISING INJURY - LIMITED CONTRACTUAL LIABILITY** provision, the following changes are made to the section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B:**

1. Paragraph **2.d.** is replaced by the following:

d. The allegations in the **suit** and the information the Insurer knows about the offense alleged in such **suit** are such that no conflict appears to exist between the interests of the **Insured** and the interests of the indemnitee;

2. The first unnumbered paragraph beneath Paragraph **2.f.(2)(b)** is deleted and replaced by the following:

So long as the above conditions are met, attorney's fees incurred by the Insurer in the defense of that indemnitee, necessary litigation expenses incurred by the Insurer, and necessary litigation expenses incurred

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by the indemnitee at the Insurer's request will be paid as **defense costs**. Such payments will not be deemed to be **damages** for **personal and advertising injury** and will not reduce the limits of insurance.

C. This **PERSONAL AND ADVERTISING INJURY - LIMITED CONTRACTUAL LIABILITY** Provision does not apply if **Coverage B –Personal and Advertising Injury Liability** is excluded by another endorsement attached to this **Coverage Part**.

This **PERSONAL AND ADVERTISING INJURY - CONTRACTUAL LIABILITY** Provision does not apply to any person or organization who otherwise qualifies as an additional insured on this **Coverage Part**.

22. PROPERTY DAMAGE – ELEVATORS

A. Under **COVERAGES, Coverage A – Bodily Injury and Property Damage Liability**, the paragraph entitled **Exclusions** is amended such that the **Damage to Your Product** Exclusion and subparagraphs **(3)**, **(4)** and **(6)** of the **Damage to Property** Exclusion do not apply to **property damage** that results from the use of elevators.

B. Solely for the purpose of the coverage provided by this **PROPERTY DAMAGE – ELEVATORS** Provision, the **Other Insurance** conditions is amended to add the following paragraph:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis that is Property insurance covering property of others damaged from the use of elevators.

23. RETIRED PARTNERS, MEMBERS, DIRECTORS AND EMPLOYEES

WHO IS INSURED is amended to include as **Insureds** natural persons who are retired partners, members, directors or employees, but only for **bodily injury**, **property damage** or **personal and advertising injury** that results from services performed for the **Named Insured** under the **Named Insured's** direct supervision. All limitations that apply to **employees** and **volunteer workers** also apply to anyone qualifying as an **Insured** under this Provision.

24. SUPPLEMENTARY PAYMENTS

The section entitled **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** is amended as follows:

A. Paragraph **1.b.** is amended to delete the $250 limit shown for the cost of bail bonds and replace it with a $5,000. limit; and

B. Paragraph **1.d.** is amended to delete the limit of $250 shown for daily loss of earnings and replace it with a $1,000. limit.

25. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS

If the **Named Insured** unintentionally fails to disclose all existing hazards at the inception date of the **Named Insured's Coverage Part**, the Insurer will not deny coverage under this **Coverage Part** because of such failure.

26. WAIVER OF SUBROGATION - BLANKET

Under **CONDITIONS**, the condition entitled **Transfer Of Rights Of Recovery Against Others To Us** is amended to add the following:

The Insurer waives any right of recovery the Insurer may have against any person or organization because of payments the Insurer makes for injury or damage arising out of:

1. the **Named Insured's** ongoing operations; or

2. **your work** included in the **products-completed operations hazard**.

However, this waiver applies only when the **Named Insured** has agreed in writing to waive such rights of recovery in a written contract or written agreement, and only if such contract or agreement:

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1. is in effect or becomes effective during the term of this **Coverage Part**; and

2. was executed prior to the **bodily injury**, **property damage** or **personal and advertising injury** giving rise to the **claim**.

27. WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS

Note: The following provision does not apply to any public construction project in the state of Oklahoma, nor to any construction project in the state of Alaska, that is not permitted to be insured under a **consolidated (wrap-up) insurance program** by applicable state statute or regulation.

If the endorsement **EXCLUSION – CONSTRUCTION WRAP-UP** is attached to this policy, or another exclusionary endorsement pertaining to Owner Controlled Insurance Programs (O.C.I.P.) or Contractor Controlled Insurance Programs (C.C.I.P.) is attached, then the following changes apply:

A. The following wording is added to the above-referenced endorsement:

With respect to a **consolidated (wrap-up) insurance program** project in which the **Named Insured** is or was involved, this exclusion does not apply to those sums the **Named Insured** become legally obligated to pay as **damages** because of:

1. **Bodily injury, property damage**, or **personal or advertising injury** that occurs during the **Named Insured's** ongoing operations at the project, or during such operations of anyone acting on the **Named Insured's** behalf; nor

2. **Bodily injury** or **property damage** included within the **products-completed operations hazard** that arises out of those portions of the project that are not **residential structures**.

B. Condition **4. Other Insurance** is amended to add the following subparagraph **4.b.(1)(c)**:

This insurance is excess over:

(c) Any of the other insurance whether primary, excess, contingent or any other basis that is insurance available to the **Named Insured** as a result of the **Named Insured** being a participant in a **consolidated (wrap-up) insurance program**, but only as respects the **Named Insured's** involvement in that **consolidated (wrap-up) insurance program**.

C. DEFINITIONS is amended to add the following definitions:

Consolidated (wrap-up) insurance program means a construction, erection or demolition project for which the prime contractor/project manager or owner of the construction project has secured general liability insurance covering some or all of the contractors or subcontractors involved in the project, such as an Owner Controlled Insurance Program (O.C.I.P.) or Contractor Controlled Insurance Program (C.C.I.P.).

Residential structure means any structure where 30% or more of the square foot area is used or is intended to be used for human residency, including but not limited to:

1. single or multifamily housing, apartments, condominiums, townhouses, co-operatives or planned unit developments; and

2. the common areas and structures appurtenant to the structures in paragraph **1.** (including pools, hot tubs, detached garages, guest houses or any similar structures).

However, when there is no individual ownership of units, **residential structure** does not include military housing, college/university housing or dormitories, long term care facilities, hotels or motels. **Residential structure** also does not include hospitals or prisons.

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CNA PARAMOUNT

Architects, Engineers and Surveyors General Liability Extension Endorsement

This **WRAP-UP EXTENSION: OCIP, CCIP, OR CONSOLIDATED (WRAP-UP) INSURANCE PROGRAMS** Provision does not apply to any person or organization who otherwise qualifies as an additional insured on this **Coverage Part**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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CNA PARAMOUNT

Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

I. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and
2. This **Coverage Part** provides such coverage; and

C. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

1. Coverage broader than what you are required to provide by the **written contract**; or
2. A higher limit of insurance than what you are required to provide by the **written contract**.

Any coverage granted by this Paragraph **I.** shall apply solely to the extent permissible by law.

II. If the written contract requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and
2. This **Coverage Part** provides such coverage.

III. But if the **written contract** requires:

A. Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or

B. Additional insured coverage with "arising out of" language;

then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

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Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

IV. But if the **written contract** requires additional insured coverage to the greatest extent permissible by law, then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

V. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury**, **property damage**, or **personal and advertising injury** arising out of:

A. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:

1. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
2. Supervisory, inspection, architectural or engineering activities; or

B. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **Coverage Part**.

VI. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS,** the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **Coverage Part**:

Primary and Noncontributory Insurance

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

1. Primary and non-contributing with other insurance available to the additional insured; or
2. Primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

VII. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. Give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;
2. Send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and
3. Make available any other insurance, and endeavor to tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph **3.** does not apply to other insurance under which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

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CNA	CNA PARAMOUNT **Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement**

VIII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **Coverage Part**, provided the contract or agreement:

A. Was executed prior to:

1. The **bodily injury** or **property damage**; or
2. The offense that caused the **personal and advertising injury**;

for which the additional insured seeks coverage; and

B. Is still in effect at the time of the **bodily injury** or **property damage occurrence** or **personal and advertising injury** offense.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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CNA PARAMOUNT

Waiver of Transfer of Rights of Recovery Against Others to the Insurer Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE
Name Of Person Or Organization:
ANY PERSON OR ORGANIZATION WHOM THE NAMED INSURED HAS AGREED IN WRITING IN A CONTRACT OR AGREEMENT TO WAIVE SUCH RIGHTS OF RECOVERY, BUT ONLY IF SUCH CONTRACT OR AGREEMENT:
1. IS IN EFFECT OR BECOMES EFFECTIVE DURING THE TERM OF THIS COVERAGE PART; AND 2. WAS EXECUTED PRIOR TO THE BODILY INJURY, PROPERTY DAMAGE OR PERSONAL AND ADVERTISING INJURY GIVING RISE TO THE CLAIM.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

Under **COMMERCIAL GENERAL LIABILITY CONDITIONS**, it is understood and agreed that the condition entitled **Transfer Of Rights Of Recovery Against Others To Us** is amended by the addition of the following:

With respect to the person or organization shown in the Schedule above, the Insurer waives any right of recovery the Insurer may have against such person or organization because of payments the Insurer makes for injury or damage arising out of the **Named Insured's** ongoing operations or **your work** included in the **products-completed operations hazard**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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CNA PARAMOUNT

Coverage Part Aggregate Limit of Insurance Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Coverage Part Aggregate Limit	$10,000,000

If no entry appears above, information required to complete this Schedule is shown on the Declarations

It is understood and agreed that the Section entitled **Limits of Insurance** is amended to add the following paragraph:

Excepting only **defense costs**, the most we will pay under this **Coverage Part** is the **Coverage Part Aggregate Limit** shown herein. All Limits of Insurance set forth on the Declarations of this **Coverage Part** or any of its endorsements, including any Limits that apply on an each project or each location basis, are subject to the **Coverage Part Aggregate Limit**. As such, all other Limits of Insurance are sublimits which are part of and not in addition to the **Coverage Part Aggregate Limit**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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General Aggregate Limit - Designated Projects Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE
Designated Construction or Service Projects:
EACH OF YOUR CONSTRUCTION PROJECTS LOCATED AWAY FROM PREMISES OWNED BY OR RENTED TO YOU

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

It is understood and agreed as follows:

I. For each single designated construction or service project shown in the Schedule above, a separate Designated Project General Aggregate Limit, equal to the amount of the General Aggregate Limit shown in the Declarations, is the most the Insurer will pay for the sum of:

A. all **damages** under **Coverage A**, except **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard**; and

B. all medical expenses under **Coverage C**;

that arise from **occurrences** or accidents which can be attributed solely to ongoing operations at that designated project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations, nor the Designated Project General Aggregate Limit applicable to any other project.

II. All:

A. **damages** under **Coverage B**, regardless of the number of locations or projects involved;

B. **damages** under **Coverage A**, caused by **occurrences** which cannot be attributed solely to ongoing operations at a single designated project, except **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard**; and

C. medical expenses under **Coverage C**, caused by accidents which cannot be attributed solely to ongoing operations at a single designated project,

will reduce the General Aggregate Limit shown in the Declarations.

III. The limits shown in the Declarations for Each Occurrence, for Damage To Premises Rented To You and for Medical Expense continue to apply, but will be subject to either the Project General Aggregate Limit or the General Aggregate Limit shown in the Declarations, depending on whether the **occurrence** can be attributed solely to ongoing operations at a particular designated project.

IV. When coverage for liability arising out of the **products-completed operations hazard** is provided, any payments for **damages** because of **bodily injury** or **property damage** included in the **products-completed operations hazard** will

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reduce the Products-Completed Operations Aggregate Limit shown in the Declarations, regardless of the number of projects involved.

V. If the applicable scheduled construction or service project has been abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, such project will still be deemed to be the same project.

VI. The provisions of **LIMITS OF INSURANCE** not otherwise modified by this endorsement shall continue to apply as stipulated.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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Changes - Notice of Cancellation or Material Restriction Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
EMPLOYEE BENEFITS LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
STOP GAP LIABILITY COVERAGE PART
TECHNOLOGY ERRORS AND OMISSIONS LIABILITY COVERAGE PART
SPECIAL PROTECTIVE AND HIGHWAY LIABILITY POLICY – NEW YORK DEPARTMENT OF TRANSPORTATION

SCHEDULE	
Number of days notice (other than for nonpayment of premium):	030
Number of days notice for nonpayment of premium:	10
Name of person or organization to whom notice will be sent:	PER SCHEDULE ON FILE
Address:	PER SHCEDULE ON FILE PER SCHEDULE ON FILE XX 00000

If no entry appears above, the number of days notice for nonpayment of premium will be 10 days.

It is understood and agreed that in the event of cancellation or any material restrictions in coverage during the **policy period**, the Insurer also agrees to mail prior written notice of cancellation or material restriction to the person or organization listed in the above Schedule. Such notice will be sent prior to such cancellation in the manner prescribed in the above Schedule.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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EXTENDED COVERAGE ENDORSEMENT - BA PLUS

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

I. LIABILTY COVERAGE

A. Who Is An Insured

The following is added to **SECTION II, Paragraph A.1., Who Is An Insured:**

1. **a.** Any incorporated entity of which the Named Insured owns a majority of the voting stock on the date of inception of this Coverage Form; **provided that,**

   b. The insurance afforded by this provision **A.1.** does not apply to any such entity that is an **insured** under any other liability **policy** providing **auto** coverage.

2. Any organization you newly acquire or form, other than a limited liability company, partnership or joint venture, and over which you maintain majority ownership interest.

   The insurance afforded by this provision **A.2.:**

   a. Is effective on the acquisition or formation date, and is afforded only until the end of the policy period of this Coverage Form, or the next anniversary of its inception date, whichever is earlier.

   b. Does not apply to:

   (1) **Bodily injury** or **property damage** caused by an **accident** that occurred before you acquired or formed the organization; or

   (2) Any such organization that is an **insured** under any other liability **policy** providing **auto** coverage.

3. Any person or organization that you are obligated to provide Insurance where required by a written contract or agreement is an insured, but only with respect to legal responsibility for acts or omissions of a person for whom Liability Coverage is afforded under this policy.

4. An **employee** of yours is an **insured** while operating an **auto** hired or rented under a contract or agreement in that **employee's** name, with your permission, while performing duties related to the conduct of your business.

Policy, as used in this provision **A. Who Is An Insured,** includes those policies that were in force on the inception date of this Coverage Form but:

1. Which are no longer in force; or
2. Whose limits have been exhausted.

B. Bail Bonds and Loss of Earnings

SECTION II, Paragraphs A.2.a.(2) and A.2.a.(4) are revised as follows:

1. In **a.(2),** the limit for the cost of bail bonds is increased from $2,000 to $5,000, and
2. In **a.(4),** the limit for the loss of earnings is increased from $250 to $500 a day.

C. Fellow Employee

SECTION II, Paragraph B.5 does not apply.

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Such coverage as is afforded by this provision C. is excess over any other collectible insurance.

II. PHYSICAL DAMAGE COVERAGE

A. Towing

SECTION III. Paragraph A.2., is revised to include Light Trucks up to 10,000 pounds G.V.W.

B. Glass Breakage – Hitting A Bird Or Animal – Falling Objects Or Missiles

The following is added to **SECTION III, Paragraph A.3.:**

With respect to any covered **auto**, any deductible shown in the Declarations will not apply to glass breakage if such glass is repaired, in a manner acceptable to us, rather than replaced.

C. Transportation Expenses

SECTION III, Paragraph A.4.a. is revised, with respect to transportation expense incurred by you, to provide:

a. $60 per day, in lieu of $20; subject to

b. $1,800 maximum, in lieu of $600.

D. Loss of Use Expenses

SECTION III, Paragraph A.4.b. is revised, with respect to loss of use expenses incurred by you, to provide:

a. $1,000 maximum, in lieu of $600.

E. Personal Property

The following is added to **SECTION III, Paragraph A.4.**

c. We will pay up to $500 for loss to **Personal Property** which is:

(1) Owned by an **insured**; and

(2) In or on the covered **auto**.

This coverage applies only in the event of a total theft of your covered **auto**.

This insurance is excess over any other collectible insurance and no deductible applies.

F. Rental Reimbursement

The following is added to **SECTION III, Paragraph A.4.:**

d. We will pay for rental reimbursement expenses incurred by you for the rental of an **auto** because of **loss** to a covered **auto**. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered **auto**. No deductibles apply to this coverage.

1. We will pay only for those expenses incurred during the policy period beginning 24 hours after the **loss** and ending, regardless of the policy's expiration, with the lesser of the following number of days:

   (a) The number of days reasonably required to repair or replace the covered **auto**; or,

   (b) 15 days.

2. Our payment is limited to the lesser of the following amounts:

   (a) Necessary and actual expenses incurred; or,

   (b) $25 per day subject to a maximum of $375.

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3. This coverage does not apply while there are spare or reserve **autos** available to you for your operations.

4. If **loss** results from the total theft of a covered **auto** of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under the Physical Damage Coverage Extension.

G. Hired "Autos"

The following is added to **SECTION III. Paragraph A.:**

5. Hired **Autos**

If Physical Damage coverage is provided under this policy, and such coverage does not extend to Hired Autos, then Physical Damage coverage is extended to:

a. Any covered **auto** you lease, hire, rent or borrow without a driver; and

b. Any covered **auto** hired or rented by your **employee** without a driver, under a contract in that individual **employee's** name, with your permission, while performing duties related to the conduct of your business.

c. The most we will pay for any one **accident** or **loss** is the actual cash value, cost of repair, cost of replacement or $75,000 whichever is less minus a $500 deductible for each covered auto. No deductible applies to **loss** caused by fire or lightning.

d. The physical damage coverage as is provided by this provision will be limited to the types of physical damage coverage(s) provided on your owned **autos**.

e. Such physical damage coverage for hired **autos** will:

(1) Include loss of use, provided it is the consequence of an **accident** for which the Named Insured is legally liable, and as a result of which a monetary loss is sustained by the leasing or rental concern.

(2) Such coverage as is provided by this provision **G.e.(1)** will be subject to a limit of $750 per **accident**.

H. Airbag Coverage

The following is added to **SECTION III, Paragraph B.3.**

The accidental discharge of an airbag shall not be considered mechanical breakdown.

I. Electronic Equipment

SECTION III, Paragraphs B.4.c and B.4.d. are deleted and replaced by the following:

c. Physical Damage Coverage on a covered **auto** also applies to **loss** to any permanently installed electronic equipment including its antennas and other accessories

d. A $100 per occurrence deductible applies to the coverage provided by this provision.

J. Diminution In Value

The following is added to **SECTION III, Paragraph B.6.**

Subject to the following, the **diminution in value** exclusion does not apply to:

a. Any covered **auto** of the private passenger type you lease, hire, rent or borrow, without a driver for a period of 30 days or less, while performing duties related to the conduct of your business; and

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b. Any covered **auto** of the private passenger type hired or rented by your **employee** without a driver for a period of 30 days or less, under a contract in that individual **employee's** name, with your permission, while performing duties related to the conduct of your business.

c. Such coverage as is provided by this provision is limited to a **diminution in value** loss arising directly out of accidental damage and not as a result of the failure to make repairs; faulty or incomplete maintenance or repairs; or the installation of substandard parts.

d. The most we will pay for **loss** to a covered **auto** in any one accident is the lesser of:

(1) $5,000; or

(2) 20% of the **auto's** actual cash value (ACV)

III. Drive Other Car Coverage – Executive Officers

The following is added to **SECTIONS II and III:**

1. Any **auto** you don't own, hire or borrow is a covered **auto** for Liability Coverage while being used by, and for Physical Damage Coverage while in the care, custody or control of, any of your executive officers, except:

   a. An **auto** owned by that **executive officer** or a member of that person's household; or

   b. An auto used by that **executive officer** while working in a business of selling, servicing, repairing or parking **autos.**

   Such Liability and/or Physical Damage Coverage as is afforded by this provision will be:

   (1) Equal to the greatest of those coverages afforded any covered **auto**; and

   (2) Excess over any other collectible insurance.

2. For purposes of this provision, **executive officer** means a person holding any of the officer positions created by your charter, constitution, by-laws or any other similar governing document, and, while a resident of the same household, includes that person's spouse.

   Such **executive officers** are **insureds** while using a covered **auto** described in this provision.

IV. BUSINESS AUTO CONDITIONS

A. Duties In The Event Of Accident, Claim, Suit Or Loss

The following is added to **SECTION IV, Paragraph A.2.a.**

(4) Your **employees** may know of an **accident** or **loss**. This will not mean that you have such knowledge, unless such **accident** or **loss** is known to you or if you are not an individual, to any of your executive officers or partners or your insurance manager.

The following is added to **SECTION IV, Paragraph A.2.b.**

(6) Your **employees** may know of documents received concerning a claim or **suit**. This will not mean that you have such knowledge, unless receipt of such documents is known to you or if you are not an individual, to any of your executive officers or partners or your insurance manager.

B. Concealment, Misrepresentation or Fraud

The following is added to **SECTION IV, Paragraph B.2.**

Your failure to disclose all hazards existing on the date of inception of this Coverage Form shall not prejudice you with respect to the coverage afforded provided such failure or omission is not intentional.

C. Policy Period, Coverage Territory

SECTION IV, Paragraphs 7.(5).(a). is revised to provide:

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a. 45 days of coverage in lieu of 30 days

V. DEFINITIONS

SECTION V. Paragraph C. is deleted and replaced by the following:

Bodily injury means bodily injury, sickness or disease sustained by a person, including mental anguish, mental injury or death resulting from any of these

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PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM

BUSINESS AUTO COVERAGE FORM

MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. The following is added to the **Other Insurance** Condition in the BUSINESS AUTO COVERAGE FORM and the **Other Insurance - Primary And Excess Insurance Provisions** in the MOTOR CARRIER COVERAGE FORM and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "**insured**" under your policy provided that:

1. Such "**insured**" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "**insured**".

B. The following is added to the **Other Insurance** Condition in the AUTO DEALERS COVERAGE FORM and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "**insured**" under your policy provided that:

1. Such "**insured**" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "**insured**".

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WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) – AUTOMATIC WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM

BUSINESS AUTO COVERAGE FORM

MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

The **Transfer Of Rights Of Recovery Against Others To Us** Condition does not apply to any person(s) or organization(s) for whom you are required to waive subrogation with respect to the coverage provided under this Coverage Form, but only to the extent that subrogation is waived:

A. Under a written contact or agreement with such person(s) or organization(s); and

B. Prior to the "**accident**" or the "**loss**."

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NOTICE OF CANCELLATION TO CERTIFICATEHOLDERS

It is understood and agreed that:

If you have agreed under written contract to provide notice of cancellation to a party to whom the Agent of Record has issued a Certificate of Insurance, and if we cancel a policy term described on that Certificate of Insurance for any reason other than nonpayment of premium, then notice of cancellation will be provided to such Certificateholders at least 30 days in advance of the date cancellation is effective.

If notice is mailed, then proof of mailing to the last known mailing address of the Certificateholder on file with the Agent of Record will be sufficient to prove notice.

Any failure by us to notify such persons or organizations will not extend or invalidate such cancellation, or impose any liability or obligation upon us or the Agent of Record.

All other terms and conditions of the policy remain unchanged

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

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(3) other insurance is provided for "transportation" (under Subsection I.C.1.b.) or non-owned disposal sites (under Subsection I.C.1.c.);

(4) you are not required by written contract or written agreement to provide insurance for an "additional insured" under Subsection I.C.1.e. on a primary basis; or

(5) another insurance policy, in force prior to this "policy period", is available to an "insured" for any "loss" or "claim expenses" also covered under the terms and conditions of this policy, even if the other insurance policy does not provide coverage in whole or in part for the "loss" or "claim expenses".

3. When this policy is excess under Subsection K.1. or Subsections K.2.b. (1) – (5) above and any other insurance has a duty to defend an "insured" in a matter for which an "insured" has notified us of a "claim", regardless of whether that other insurance covers the same "damages", "loss" or "claim expenses", we will have no duty to defend the "claim". If no other insurer defends and we have a duty to defend the "claim", we will undertake the defense, but we will be entitled to the "insured's" rights against all other insurers. When this insurance is excess over other insurance, we will pay only our share of the amount of the "damages", "loss", or "claim expenses", if any, that exceeds the sum of;

   a. the total amount that all such other insurance would pay for the "damages", "loss" or "claim expenses" in the absence of this insurance; and

   b. the total of all deductible and self-insured amounts under all the other insurance.

4. When this insurance and other insurance apply to any payment on the same basis, whether primary, excess or otherwise, we shall not be liable under this policy for a greater proportion of any payment than set out in the Limits of Insurance or the following contribution provision, whichever is lower:

   a. contribution by equal shares – under this approach each insurer contributes equal amounts until it has paid its applicable limit or all of the payments have been paid, whichever occurs first; or

   b. contribution by limits – each insurer share is based on the ratio of its applicable limit to the total available limits.

L. Representations

By acceptance of this policy, you agree that the statements in the application and its attachments are your agreements and representations that this policy is issued in reliance upon the truth of such representations, and that this policy, its Declarations and endorsements embody all agreements existing between you and us relating to this insurance.

M. Separation Of Insureds

Except with respect to the Limits of Insurance, Self-Insured Retention and any rights or duties specifically assigned to you, this insurance applies:

1. As if each "named insured" were the only "named insured", and

2. Separately to each "insured" against whom a "claim" is made.

Misrepresentation, concealment, breach of condition or violation of any duty under this policy by one "insured" shall not prejudice the interest or coverage of another "insured" under this policy.

N. Sole Agent

If there is more than one "named insured" in this policy, the "named insured" that is first listed in the Declarations shall act on behalf of all "insureds" for all purposes, including but not limited to the payment or return of premium, responsibility for payment of any Self-Insured Retention amount(s), receipt and acceptance of any endorsement issued to form a part of this policy, complying with all applicable "claims" provisions, giving and receiving notice of cancellation or nonrenewal, and the exercise of the rights provided in the Optional Extended Reporting Period or Subrogation condition.

O. Subrogation And Transfer Of Rights Of Recovery

1. If we make any payment under this policy, we shall be subrogated to any Insured's rights against any person or organization, including the right to participate with the "insured" in the exercise of all the "insured's" rights of recovery. The "insured" shall execute and deliver instruments and papers to us and do whatever else is necessary to secure such rights. The "insured" shall do nothing to prejudice such rights.

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2. We shall not exercise any such rights against any persons, firms or corporations included in the definition of an "insured" or against the "insured's" clients if, prior to a "professional liability claim" or "pollution claim" a waiver of subrogation was so required in a written contract or written agreement with you executed and effective prior to the performance of your services which is the subject of such written contract or written agreement.

3. Any recovery obtained through subrogation, after expenses incurred in such subrogation are deducted by the party bearing the expense, reimbursement will be made in the following order:

   a. first, to any interest who has paid any amount in excess of the Limits of Insurance provided under this policy;

   b. next, to us; and

   c. then to any interests as are entitled to claim the remainder, if any.

P. Policy Territory

Coverage under this policy applies anywhere in the world, where permitted by applicable law.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

Schedule

Any Person or Organization on whose behalf you are required to obtain this waiver of our right to recover from under a written contract or agreement.

The premium charge for the endorsement is reflected in the Schedule of Operations.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ☐ Specific Waiver

   Name of person or organization

   ☒ Blanket Waiver

   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations: All Texas Operations
3. Premium:

   The premium charge for this endorsement shall be 2% percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium: Refer to Schedule of Operations

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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UTAH WAIVER OF SUBROGATION ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Utah is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule. Our waiver of rights does not release your employees' rights against third parties and does not release our authority as trustee of claims against third parties.

Schedule

Any Person or Organization on whose behalf you are required to obtain this waiver of our right to recover from under a written contract or agreement.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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BLANKET WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS

This endorsement changes the policy to which it is attached.

It is agreed that **Part One - Workers' Compensation Insurance G. Recovery From Others** and **Part Two - Employers' Liability Insurance H. Recovery From Others** are amended by adding the following:

We will not enforce our right to recover against persons or organizations. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

PREMIUM CHARGE - Refer to the Schedule of Operations

The charge will be an amount to which you and we agree that is a percentage of the total standard premium for California exposure. The amount is 3%.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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NOTICE OF CANCELLATION TO CERTIFICATE HOLDERS

It is understood and agreed that:

If you have agreed under written contract to provide notice of cancellation to a party to whom the Agent of Record has issued a Certificate of Insurance, and if we cancel a policy term described on that Certificate of Insurance for any reason other than nonpayment of premium, then notice of cancellation will be provided to such Certificate Holders at least 30 days in advance of the date cancellation is effective.

If notice is mailed, then proof of mailing to the last known mailing address of the Certificate Holder on file with the Agent of Record will be sufficient to prove notice.

Any failure by us to notify such persons or organizations will not extend or invalidate such cancellation, or impose any liability or obligation upon us or the Agent of Record.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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NOTICE OF CANCELLATION TO CERTIFICATE HOLDERS

It is understood and agreed that:

If you have agreed under written contract to provide notice of cancellation to a party to whom the Agent of Record has issued a Certificate of Insurance, and if we cancel a policy term described on that Certificate of Insurance for any reason other than nonpayment of premium, then notice of cancellation will be provided to such Certificate Holders at least 30 days in advance of the date cancellation is effective.

If notice is mailed, then proof of mailing to the last known mailing address of the Certificate Holder on file with the Agent of Record will be sufficient to prove notice.

Any failure by us to notify such persons or organizations will not extend or invalidate such cancellation, or impose any liability or obligation upon us or the Agent of Record.

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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Workers Compensation And Employers Liability Insurance
Policy Endorsement

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in the Schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer.

The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

Schedule

Alternate Employer	Address	State of Special or Temporary Employment
As required by a written contract that is in effect or becomes effective during the policy period and was executed prior to the bodily injury by accident or bodily injury by disease	Per Schedule on File	

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in Item 2 of the Schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured. If an entry is shown in Item 3 of the Schedule the insurance afforded by this endorsement applies only to work you perform under the contract or at the project named in the Schedule.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer.

The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

Schedule

	Alternate Employer	Address
1.	As required by a written contract that is in effect or becomes effective during the policy period and was executed prior to the bodily injury by accident or bodily injury by disease	Per Schedule on File

2. State of Special or Temporary Employment CA
3. Contract or Project Per Schedule on file

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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CHANGES – NOTICE OF CANCELLATION ENDORSEMENT

This endorsement modifies insurance provided under the following:

PARAMOUNT EXCESS AND UMBRELLA LIABILITY POLICY

PARAMOUNT UMBRELLA LIABILITY POLICY

PARAMOUNT EXCESS LIABILITY POLICY

It is understood and agreed as follows:

I. In the event of cancellation of this coverage during the **policy period** for a reason other than nonpayment of premium, the Insurer agrees to mail prior written notice of cancellation to:

SCHEDULE		
Name	**Address**	**Number of Days Advanced Notice**
SEE SCHEDULE ON FILE	SEE SCHEDULE ON FILE SEE SCHEDULE ON FILE SEE SCHEDULE ON FILE, XX 00000 XX	60

II. If this Endorsement is attached to the PARAMOUNT EXCESS LIABILITY POLICY, then the bolded term "**policy period**" is deleted in its entirety and replaced with the term "policy period".

All other terms and conditions of the policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective Date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy unless another expiration date is shown below.

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seq.), any State or local government, any Indian tribe, or, if such resources are subject to a trust restriction on alienation, any member of an Indian tribe.

"Natural resource damages" does not include "cleanup costs" or "property damage".

BB. "Negative publicity" means information which is broadcasted or publicized through two or more media outlets such as newspapers, radio, television, internet, or comparable print, electronic, or broadcast media and has or is likely to materially reduce public confidence in the **Insured's** competence, integrity or viability to conduct business.

CC. "Policy period" means the period stated in the Declarations, or any shorter period resulting from cancellation or termination of this policy.

DD. "Pollution event(s)" means the discharge, dispersal, release, or escape of any solid, liquid, gaseous or thermal irritant, contaminant or pollutant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, microbial substance, bacteria, "fungus(i)", legionella pneumophila, waste, and low level radioactive waste and material as defined in the Code of Federal Regulations, Title 10, Part 61 (10 CFR 61) in concentrations at levels in excess of those naturally present in the environment.

However, "pollution event" does not include any exposure to infected humans or animals, or contact with bodily fluids or materials of infected humans or animals.

EE. "Pollution claim(s)" means any written demand or notice received by an "insured" alleging liability or responsibility on the part of an "insured" for "loss" or "losses" from a "pollution event".

FF. "Professional liability claim" means any written demand received by an "insured" seeking "damages" or "professional services" and alleging liability or responsibility on the part of the "insured" or on the part of any entity for whom the "insured" is legally responsible.

GG. "Professional services" means:

Those services that the "insured" and any entity for which the "insured" is legally responsible and is qualified to perform for others for a fee in their capacity as an environmental engineer, industrial hygienist, health and safety consultant, environmental laboratory consultant, environmental compliance consultant, waste management consultant, indoor air quality consultant, wetlands consultant, hydrogeology consultant, architect, engineer, landscape architect, land surveyor or planner, construction manager, a LEED accredited professional, or interior designer/space planner; or as specifically described by endorsement to this policy. "Professional services" includes "technology services" to the extent provided in conjunction with aforementioned capacities.

HH. "Property damage" means:

1. Physical injury to or destruction of tangible property including (i) the resulting loss of use thereof, and (ii) diminution in property value and stigma damage to property, but only when such diminution in value or stigma damage is a direct result of physical injury to such property.
2. Loss of use of tangible property that has not been physically injured or destroyed,

Solely with respect to Subsection I.C., "property damage" also includes "cleanup costs" and "natural resource damages".

II. "Protective claim" means a written demand by you against any "sub-consultant" under contract with you alleging legal liability on the part of such "sub-consultant" for "protective loss".

JJ. "Protective loss" means the amount you are legally entitled to recover from any "sub-consultant" either through adjudication by a court of competent jurisdiction, arbitration or settlement or any other method of dispute resolution to which we agree in writing. Such "protective loss" must be the result of an act, error or omission on the part of the "sub-consultant" in rendering or failure to render "sub-consultant services". "Protective loss" does not include any amounts deemed uninsurable by law or "claim expenses" incurred in the making of a "protective claim" against a "sub-consultant".

KK. "Rectification claim" means a written demand by you to us for indemnification of "actual and necessary costs and expenses", in remedying a design defect, which shall be considered first made by you at the earlier of the following:

1. When you first incur "actual and necessary costs and expenses"; or

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ZURICH

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l Prem.	Return Prem.
PEC9924169-02	07/26/2024	08/25/2025	07/26/2024	02781000	.....	.....

Named Insured and Mailing Address:

SWCA, INCORPORATED
20 E THOMAS RD STE 1700
PHOENIX, AZ 85012-3127

Producer:

RSG SPECIALTY, LLC
2465 KUSER RD STE 202
HAMILTON, NJ 08690-3303

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

Professional Environmental Consultant's Liability Insurance

In consideration of the payment of premium and the Deductible by you and in reliance upon the statements in the Application made a part hereof, we agree with you, subject to all the terms, exclusions and conditions of the policy that **Section III, Definitions, Paragraph GG, Professional Services,** includes the following:

Environmental Consulting, Natural Resource Consulting, Cultural Resource Consulting, Training, Environmental Compliance and Inspection Services, Environmental Permitting Services, Archaeology and Paleontology, land use planning consultant including leasing, permitting, site approval selection services, vegetation control, design associated with ecological restoration, environmental remediation design, Certified Land Surveyors, Water Systems Consulting, Environmental Engineering, Waste Management Consulting, Pesticide application where applied for its intended use, wetlands consulting, and sustainability management consulting.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY SHALL APPLY AND REMAIN UNCHANGED.

EXHIBIT D

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

CONTACT INFO.

RFP NO. 1659

Name:	Sarah Zink
Signature:	
Title:	Office Director
	PRINT OR TYPE NAME OF PERSON SIGNING PROPOSAL

PLEASE CHECK IF APPLICABLE

- ❑ **MINORITY OWNED BUSINESS**
- ❑ **WOMAN OWNED BUSINESS**

Company Name:	SWCA, Incorporated
Company Address:	15 Research Drive, Amherst, Massachusetts 01002
Contact Person for Proposal Follow-Up:	Ari Porter
Business Contact Telephone No.:	(505) 254-1115
Cell Number:	(505) 254-1115
E-Mail Address:	arianna.porter@swca.com
Fax Number:	(413) 256-1092
Date:	**6/26/2025**

This page must be fully completed

EXHIBIT E

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

PROPOSER ACKNOWLEDGEMENT OF 1659 RFP REQUIREMENTS

DATE: 6/26/2025

COMPANY NAME: SWCA, Incorporated
(LEGAL NAME)

COMPANY ADDRESS: 15 Research Drive

Amherst, Massachusetts 01002

PRINTED NAME: Sarah Zink

SIGNATURE:
(AUTHORIZED AGENT)

PHONE NUMBER: (630) 705-1762

FAX NUMBER: (630) 495-3740

E-MAIL ADDRESS: sarah.zink@swca.com

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

DRAFT

July 16, 2025

liwaterquality@dec.ny.gov

RE: Comments on the NYSDEC Long Island Watershed Action Agenda
Long Island Watershed Action Agenda Public Comment
Public Comment Draft June 2025

Dear Sir/Madam:

The Central Pine Barrens Commission received a notice via email including the subject plan and offers comments for your consideration on the proposal open for public comment until July 25, 2025.

According to the subject plan, the NYSDEC states that the purpose of the Action Agenda is to:

> "Build from the foundation developed through the creation of the Long Island Nitrogen Action Plan (LINAP), which began in 2015. LINAP provided a strategic plan to address a priority water quality concern, nitrogen loading, as well as create a program that would facilitate collaboration and leverage ongoing nitrogen reduction work. Since its inception, $1.6 billion has been invested in Nassau and Suffolk counties to advance more than 300 projects and programs that reduce nitrogen pollution and restore water quality. The Action Plan ensures continued success of these efforts and expand them to meet emerging challenges to the region's water resources, with this Action Agenda, NYSDEC is creating a Long Island Watershed Program that will establish a watershed approach to protecting the surface, coastal, and ground waters of Nassau and Suffolk counties. Developed with stakeholder input solicited through an Implementation Committee, the Action Agenda represents a transparent blueprint for water quality improvements, aquatic habitat conservation, groundwater protection, and the public engagement necessary to ensure success."

In 1993, New York State adopted the Long Island Pine Barrens Protection Act (the Act) which designated an area of Suffolk County within the Towns of Brookhaven, Riverhead and Southampton as the Central Pine Barrens. The Act declared the Central Pine Barrens as a major resource area of statewide significance where hydrological and ecological integrity is endangered.

Comments

Comments are offerred as they relate to the two primary goals of the Act outlined in ECL Article 57 Section 57-0121 including protection of the pine barrens ecosystem and protection of the quality of surface water and groundwater.

Page 54

The map on this page should show the boundary of Central Pine Barrens. Please contact this office if a shapefile is needed.

Page 5

This section should mention Suffolk County Water Authority as the main water purveyor in Suffolk County.

Page 7

Water resources should include often unmapped but ecologically significant communities including vernal pool habitats and coastal plain ponds as freshwater wetland habitats that are important for protection and unique natural ecological communities on Long Island and particularly in Suffolk County within and outside of the Central Pine Barrens.

Page 6

Water Resources should distinguish and have separate sections for Freshwater and Tidal or Estuarine habitats including areas of Peconic and Carmans Rivers in the Central Pine Barrens as well as other rivers and tidal creeks on Long Island. The extent of land use development on the shorelines varies from isolated, pristine undeveloped marshlands and wetlands to developed waterfronts with residential and non-residential uses.

Page 13

Add the Central Pine Barrens Commission who oversees the Act's two primary goals that are consistent with this Action Plan including water resource protection and ecological resource protection.

Page 19

Summary tables should include the Towns that actively acquire and preserve land to protect water and natural resources and open spaces and that have 1) land use regulatory controls and 2) Community Preservation Fund (CPF) money including Riverhead, Southampton in the Central Pine Barrens and Southold, East Hampton and Shelter Island outside of the Central Pine Barrens.

Page 20 Healthy Habitats

In alignment with the Action Plan's goal to "protect, restore, and enhance habitats to sustain the long-term viability of healthy and holistic ecosystem functions to benefit people and nature," this section should include a variety of mechanisms and well established planning practices in place by local municipal zoning codes to protect a portion of natural vegetation and habitat while accommodating development. These methods include open space requirements, cluster plans, vegetation clearing restrictions, protection of topography and steep slopes, restoration requirements, fertilizer dependent vegetation restrictions and utilizing native plants adapted to the local environment in landscaping plans. These requirements ensure the natural resources and character of the region are protected while accommodating compact, efficient and orderly development. Sound planning practices are well established and support concentrating development

patterns to minimize fragmented open space and reduce sprawl, minimize erosion and stormwater, protect soils and provide greater connectivity of open space and reduce costs to extend infrastructure to low density rural areas.

Page 25

This section should cover the NYS Environmental Conservation Law Article 57 the Long Island Pine Barrens Protection Act of 1993 with its goals of groundwater protection and ecological resource protection, compact efficient and orderly development and preservation of cultural resources and support of environmental education and stewardship partnerships and activities.

The Commission is presently engaged in a year-long feasibility study to build a Central Pine Barrens Nature Center. This type of center focused on the history and resources of the region is planned to engage the public and Commission partners to experience and spread awareness and education about the presence of the Central Pine Barrens. This study is another reason the Commission should be engaged in the Action Agenda on its mission to "education the public on how to protect, improve and sustain water resources for the future," and to "foster stewardship" and "engage residents and the public," as it is described in the Action Plan Agenda.

Page 21

This section should include Town CPF Programs and Transfer of Development Rights (TDR) Programs including the Pine Barrens Credit Program designed to protect the Core Preservation Area and send the development to areas outside of the Core as tools to preserve land while accommodating compact, efficient and orderly development.

Thank you for your attention.

Sincerely,

Julie Hargrave
Pine Barrens Manager

NEW YORK STATE | Department of Environmental Conservation

Long Island Watershed Action Agenda

PUBLIC COMMENT DRAFT JUNE 2025

Kathy Hochul, Governor | Amanda Lefton, Commissioner

Executive Summary

With its mix of urban cities, developing suburbs, dynamic coastline, and rural agricultural communities, Long Island is a New York State treasure, and a globally significant ecosystem. Key to the region's quality of life, health and economic vitality is the health of Long Island's water resources. Long Island Sound on the north shore, the Peconic Estuary on eastern Long Island, and the Atlantic Ocean on the south shore provide unparalleled recreational and commercial opportunities that define the region's connections to, and influences on, water quality.

Protecting water quality is a top priority for Governor Kathy Hochul, and to focus the state's efforts to safeguard Long Island's water and water dependent natural resources, the New York State Department of Environmental Conservation (NYSDEC) has developed the Long Island Watershed Action Agenda (Action Agenda). This 10-year strategic framework is designed to guide actions and investments to engage Long Island residents in the state's comprehensive efforts to improve water quality.

This Action Agenda builds from the foundation developed through the creation of the Long Island Nitrogen Action Plan (LINAP), which began in 2015. LINAP provided a strategic plan to address a priority water quality concern, nitrogen loading, as well as create a program that would facilitate collaboration and leverage ongoing nitrogen reduction work. Since its inception, $1.6 billion has been invested in Nassau and Suffolk counties to advance more than 300 projects and programs that reduce nitrogen pollution and restore water quality.

To ensure the continued success of these efforts and expand them to meet emerging challenges to the region's water resources, with this Action Agenda, NYSDEC is creating a Long Island Watershed Program that will establish a watershed approach to protecting the surface, coastal, and ground waters of Nassau and Suffolk counties. Developed with stakeholder input solicited through an Implementation Committee, the Action Agenda represents a transparent blueprint for water quality improvements, aquatic habitat conservation, groundwater protection, and the public engagement necessary to ensure success. Through the actions and priorities identified, New York State will bolster the resilience[1] and sustainability of Long Island's precious water resources.

The *Action Agenda* is organized into four main goals:

1. Clean Water
2. Healthy Habitats
3. Sustainable Groundwater Resources
4. Inspired & Engaged Public

These goals will guide the NYSDEC Long Island Watershed Program efforts to effectively organize federal, state and local partners to address the most urgent actions needed to protect and restore Long Island's watersheds. The Action Agenda will complement and augment the many water quality programs currently underway through

[1] Resilience in this document is defined as the ability of a system to withstand shocks and stresses while still maintaining its essential function.

LINAP and leverage emerging science and understanding to grow new and diverse partnerships, and a strong base of local champions necessary to achieve these goals.

Long Island Watershed Program

NYSDEC's Long Island Watershed Program will guide, partner, and educate on the water-related activities across Long Island. Long Island's water resources are vital to the residents, countless tourists, and the aquatic and terrestrial species that inhabit the island. The Long Island Watershed Program is guided by a strategic framework called the *Long Island Watershed Action Agenda*. The purpose of the Action Agenda is to guide the actions and next steps to improve and protect water and natural resources through implementation actions in Nassau and Suffolk counties.

LINAP, previously guided NYSDEC's efforts for water quality in Nassau and Suffolk counties. LINAP focused on the impacts caused by nitrogen to our surface water and groundwater and worked to implement strategies to reduce nitrogen at the source. Moving forward, the Action Agenda will build upon the success of LINAP and broaden the focus to include other water quality concerns, as well as address habitats, groundwater quantity, and education on water resource management topics in Nassau and Suffolk counties. The Action Agenda will complement and support plans such as Nassau County's *Nine Key Element Plan*, Suffolk County's *Subwatersheds Wastewater Plan*, and the *New York Ocean Action Plan*.

Using the Action Agenda, the Long Island Watershed Program will coordinate and collaborate with ongoing programs including the New York State Department of State's South Shore Estuary Reserve, and the U.S. Environmental Protection Agency's (EPA) Peconic Estuary Partnership and Long Island Sound Partnership to leverage and enhance these programs and avoid duplication of efforts underway in each program's respective Management Plan. DEC experts will continue to participate in the three estuary program's management committees and councils, technical advisory committees, and citizens advisory committees. Other committees include the Long Island Groundwater Sustainability Model Project Steering Committee and Suffolk County's Water Quality Restoration Fund Board of Trustees. The Long Island Watershed Program will participate in future ad hoc committees and other management networks as they arise to ensure this important coordination and collaboration maximizes implementation of programs.

NYSDEC brought together key stakeholders to assist in identifying priority water-related concerns and drafting the Action Agenda, creating the Long Island Watershed Action Agenda Implementation Committee. The Implementation Committee is comprised of regional stakeholders from other state agencies, environmental groups, and industry representatives. The goals, objectives, and actions within the Action Agenda reflect the shared vision of the Long Island Watershed Program and Implementation Committee members.

The Long Island Watershed Program will continue to be the regional facilitator and collaborator of these efforts, and will work with partners to:

- Continue to reduce nitrogen through LINAP;
- Protect and restore waterbodies for their best uses;
- Conserve and protect essential habitats;
- Encourage sustainable use and protect the water quality of the aquifer system;
- Promote behavioral changes that will lead to environmental benefits;
- Support activities that will lead to water quality improvements; and
- Enhance the resilience of Long Island's coastal resources.

Implementation of the Action Agenda relies on partnerships with federal and state agencies, municipalities, Indian Nations, nonprofits, academia, agriculture, business, landowners, and the general public.

About Long Island

As the largest island in the continental United States, Long Island is a unique landscape that makes up the most eastern portion of New York State and is home to over 2.8 million New Yorkers. The island is bordered by the Atlantic Ocean to the south and east, the Long Island Sound to the north, and the East River to the west. While geographically the island includes Queens and Brooklyn, the term Long Island typically only represents Nassau and Suffolk counties.

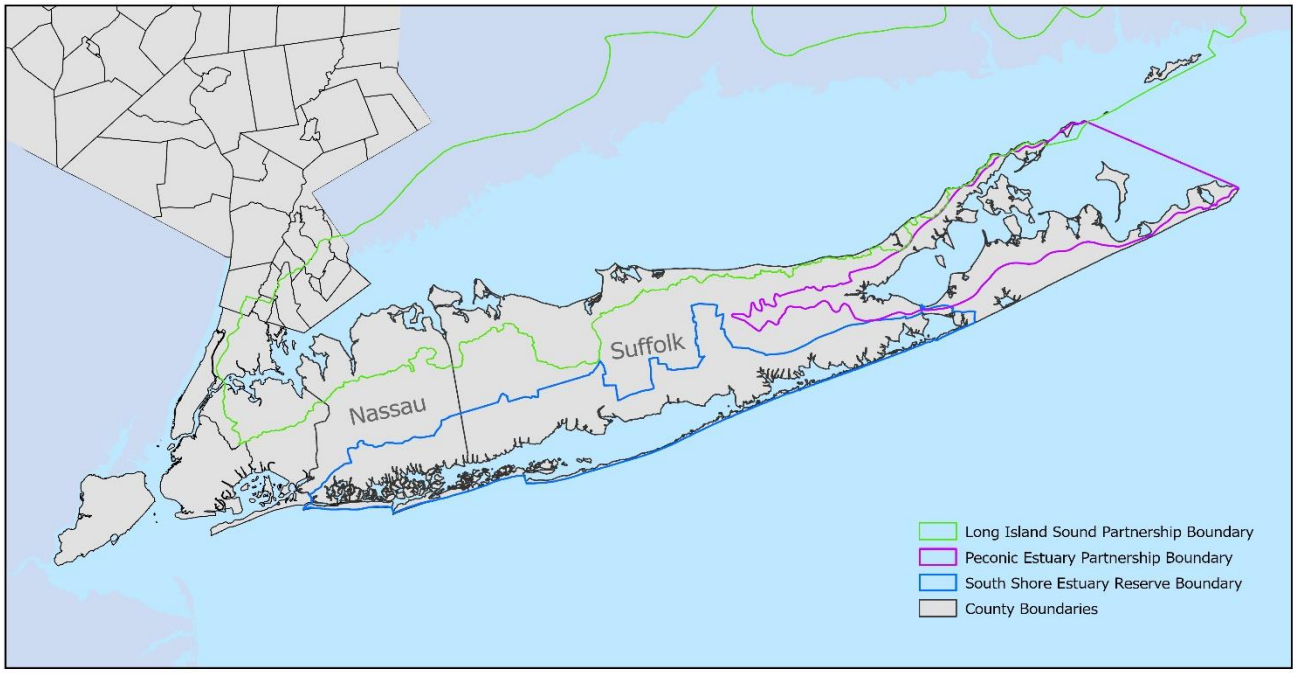


Figure1. Long Island counties

Long Island is 118 miles long and 23 miles wide at its widest point. With a land area of just over 1,400 square miles, Long Island is larger than the smallest state—Rhode Island. The land area of Long Island is largely high-density to low-density developed or residential areas. Areas of agricultural lands are present on the eastern end of the island and forested areas are present across the island, with the largest being the Pine Barrens in the eastern central portion of Suffolk County.

Long Island's landscape was shaped by indigenous peoples throughout history to the present day. Today, along the south shore of Long Island, the Shinnecock Indian Nation has both federal and state recognition while the Unkechaug Nation is a state recognized Indian Nation. The evidence of the history of the indigenous Algonquian people can be seen all around the island, with one example being the names of municipalities like Napeague and Acabonac, among others. These, along with other non-recognized Nations, are the original stewards of the natural resources of the island whose members remain engaged with it today. Those Nations continue to implement caretaking for the land, groundwater, and ocean in accordance with their traditional customs that have spanned centuries, and we acknowledge their continued efforts to preserve Long Island's natural environment.

One of the unique aspects of Long Island is its aquifer system, which is the only source of drinking water on the island. There are three main aquifers that make up the aquifer system of Long Island—Upper Glacial, Magothy, and Lloyd. The Upper Glacier aquifer is the shallowest and closest to the surface. The Magothy aquifer is the largest and is the main source of the drinking water supply. The Lloyd aquifer is the deepest and oldest water in the system.

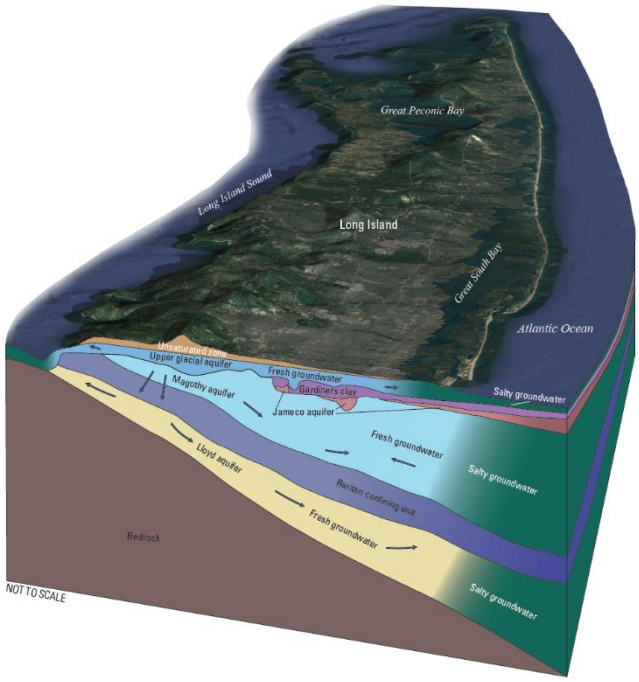


Figure 2. Long Island's aquifers - USGS SIR 2024-5044

The embayments surrounding the island are estuaries, or areas, where fresh water and saltwater meet. Three major estuary systems are recognized, including two EPA National Estuary Programs, the Long Island Sound Partnership and the Peconic Estuary Partnership, and the Department of State's South Shore Estuary Reserve. These estuary programs work to protect and restore the land and waters within their watersheds.

Protecting Our Water Resources

The water resources of Long Island play a vital role in everyday life for the residents of the island and countless tourists. With over 1,600 miles of coastline and numerous waterbodies, the water is used for leisure, tourism, commercial and recreational fishing, shellfishing, and numerous other activities.

The health of water resources on Long Island, both the surface water and groundwater are critical to environmental and public health. Achieving good water quality in the surface water is key to ensuring it is safe for human activities and maintaining healthy habitats for fish and wildlife. For groundwater, both good quality and sufficient quantity are imperative to support existing and future needs.

NYSDEC's Section 303(d) List of Impaired Waters Requiring a Total Maximum Daily Load identifies numerous Long Island waterbodies impaired for nitrogen, phosphorus, pathogens, and other parameters. While there are a variety of water-quality concerns on Long Island, nutrient pollution is one of the leading causes of water-quality impairment, with nitrogen being the main concern for marine waters and phosphorus for fresh waters. The main sources of nutrients are wastewater, fertilizer, and stormwater runoff. Excess nutrients from these sources are one of the factors that contribute to increased algal growth and an increased potential for the formation of harmful algal blooms (HABs).

HABs can vary across the island in color, size, and toxicity depending on the type of organism. HABs in marine systems, including Long Island waters, generally consist of phytoplankton or algae; red, brown, rust, and mahogany tides are the most common types of HABs documented in Long Island's marine environment. HABs in freshwater generally consist of cyanobacteria (also referred to as blue-green algae); cyanobacteria blooms have also been documented in Long Island's inland freshwater systems. HABs can contribute to the decline of shellfish harvests, fish kills, low oxygen conditions, loss of aquatic vegetation, and beach closures.

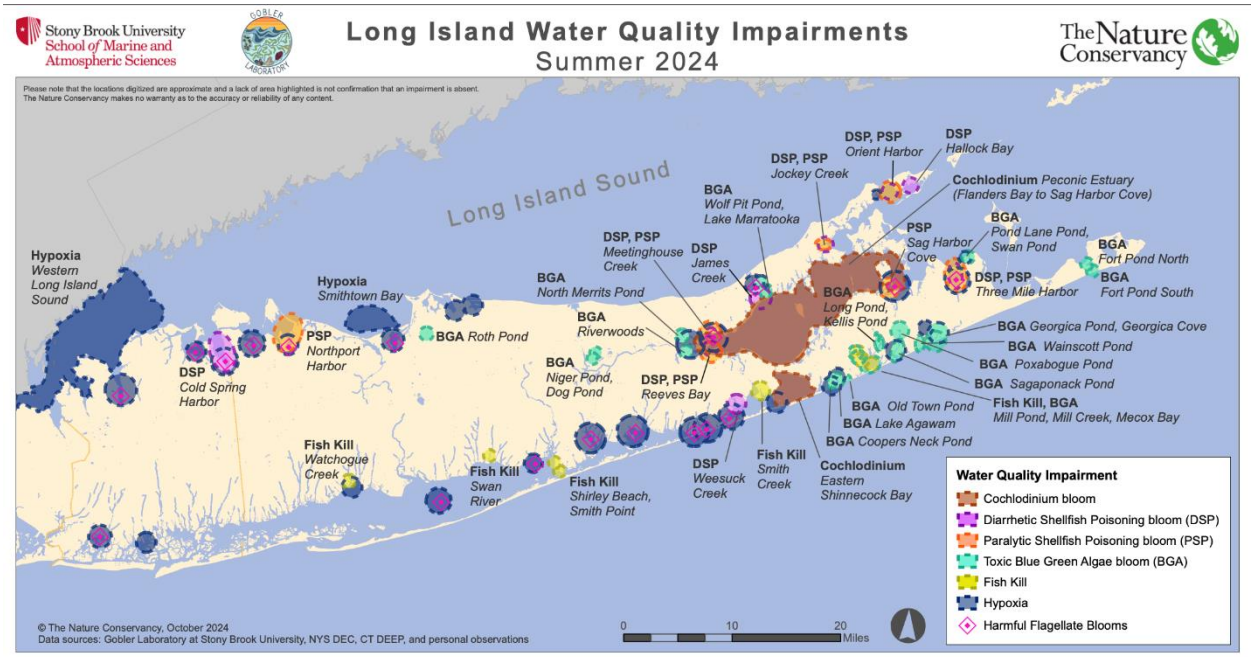


Figure 3. 2024 Marine HABs map (Dr. Gobler, SBU, TNC)

Excess nitrogen contributes to low oxygen conditions in the water, known as hypoxia. While some aquatic organisms are more tolerant of lower oxygen concentrations in the water, many cannot survive in low oxygen conditions. Hypoxia has been most prevalent in the waters on the north shore and in Long Island Sound, though many observable instances have been seen in shallow embayments across Long Island overnight.

Marine habitats are also affected by increased nitrogen levels. Submerged aquatic vegetation, or SAV, are impacted by the low light availability due to the excess algal growth, which reduces their ability to thrive. This in turn impacts critical habitat for shellfish, including Long Island's bay scallops, and various finfish. Wetlands, including salt marshes, are degraded when excess nitrogen causes vegetation to grow faster but with shallower root structures, leading to erosion. This decreases the level of natural protection wetlands provide to coastal communities from storms.

Nitrogen in groundwater can also be a concern. Groundwater is the only source of drinking water on the island and most areas are below the Maximum Contaminant Level (MCL)[2] set by New York State Department of Health for nitrogen in groundwater. However, it is essential to reduce the nitrogen sources going into the groundwater that migrates to the coast and discharges to surface waters.

Coastal and ocean acidification occurs when ocean water chemistry is adversely affected by climate change and human activities. In coastal areas, excess nutrients coming off the land and from groundwater can heighten the acidification of the waters. This can negatively affect aquatic life, including shellfish.

[2] https://www.health.ny.gov/environmental/water/drinking/annual_water_quality_report/docs/table1.pdf

Bacteria pollution around Long Island is another concern for the shellfish industry, as well as for the recreational use of the waters. Pathogenic bacteria present in the waters at concentrations above State Sanitary Code indicator levels are not safe for recreational swimming and may lead to beach closures. Additionally, shellfish should not be consumed in areas that are closed to harvesting in accordance with health and safety regulations.

While many pollution sources are well studied and documented, there are others that are not well understood in terms of how they may affect humans or the environment. These types of pollution sources are called emerging contaminants, and they can refer to a number of different types of chemicals. Recent emerging contaminants of concern on Long Island are 1,4-dioxine and per- and polyfluoroalkyl substances (PFAS). Though research continues, it is known that these types of chemicals can end up in our waterways and may have detrimental effects on humans, fish, and other wildlife.

Understanding these critical issues that affect Long Island surface water, habitats, and groundwater will ensure the proper steps are taken to have more resilient water resources now and into the future.

Long Island Nitrogen Action Plan

LINAP, began in 2015 and is a partnership between NYSDEC, the Long Island Regional Planning Council, and Nassau and Suffolk counties. The goal of LINAP was to provide an assessment of the nitrogen problem, determine the nitrogen sources, establish reduction endpoints, and develop implementation plans to achieve those reductions. *The LINAP Nitrogen Action Plan Scope* was developed to guide the program and was drafted with input from stakeholders.

The greatest strength of LINAP is the focus on partnerships—which has proven to be highly successful. The support available at the local, state, and federal levels have fostered a team effort and enacted true change. As of December 2024, LINAP and its partners have spent over $1.6 billion on 345 nitrogen reduction projects and programs. These projects and programs range from large-scale wastewater improvements and the septic system replacement grant program to more localized stormwater reduction projects.

Major successes to come out of LINAP in the past 10 years include:

- **Suffolk County Subwatershed Wastewater Plan**
    - The *Suffolk County Subwatersheds Wastewater Plan* (*SC SWP*) was completed in 2020 and was accepted as the first county-wide *Nine Element Plan* by NYSDEC. By assessing nitrogen loading at the parcel level, the *SC SWP* was able to identify the source(s) of nitrogen entering the surface water and groundwater. The largest source of nitrogen was determined to be the over 380,000 on-site wastewater treatment systems, including septic systems and cesspools. The *SC SWP* includes a 50-year implementation plan to address the nitrogen in wastewater.

- **Nassau County Nine Elements Watershed Plan**
  - The *Nassau County Nine Key Elements Plan*, completed in 2022, is also a county-wide nitrogen reduction plan and NYSDEC approved *Nine Element Plan*. It set the strategy for the nitrogen reduction efforts and outlined milestones for the county to follow related to sewering projects, septic upgrades, and nonpoint source reductions providing that funding is made available. While the plan shows the largest source for the county overall was wastewater, it showed that wastewater from on-site systems was of concern on the north shore and residential fertilizer was the largest source on the south shore, after the removal of the effluent from the Bay Park Wastewater Treatment Facility. There is a 10-year schedule included in the plan to address these sources.
- **Suffolk County Septic Improvement Program**
  - In response to the findings of the *SC SWP*, the county invested in replacing existing on-site wastewater systems (e.g. cesspools and septic systems) with advanced on-site wastewater treatment systems that treat nitrogen. Grant funding to replace the outdated systems is available to residents through the State's Septic System Replacement Program and the county's Septic Improvement Program, which provide grants of up to $30,000 toward the installation of an approved system. As of March 2025, 2,399 systems have been replaced through the grant programs.
- **Suffolk County Water Quality Restoration Act**
  - The passage of the Suffolk County Water Quality Restoration Act establishes a Countywide Wastewater Management District and secures a dedicated funding source to combat nitrogen pollution in surface and groundwater. Funded by a 0.125% sales tax increase, the Act is projected to generate $3.1 billion over 50 years, supporting sewer expansions, cesspool and septic system upgrades, and nitrogen reduction programs. It also extends the 0.25% sales tax supporting the Suffolk County Drinking Water Protection Program through 2060, ensuring long-term financial backing for water quality initiatives.
- **Nassau County S.E.P.T.I.C.**
  - The Septic Environmental Program to Improve Cleanliness, or S.E.P.T.I.C., is Nassau County's grant program that provides up to $10,000 in funding toward the installation of an approved on-site wastewater system. From January 2022 to December 2024, grantees were also eligible for $10,000 from Nassau County. While the S.E.P.T.I.C. Program is a county-wide program, the north shore of the county has large pockets of unsewered areas and is the focus of the S.E.P.T.I.C. Program. As of April 2025, 176 on-site wastewater systems have been replaced through the grant program, and an additional 128 program applicants have signed agreements and plan to install a new system within the next 12 months.
- **Suffolk County Coastal Resiliency Initiative**
  - Suffolk County is also tackling wastewater through major sewering initiatives, including the Suffolk County Coastal Resiliency Initiative which

is taking over 5,500 cesspools and septic systems offline and connecting those parcels to wastewater treatment systems on the south shore.

- **South Shore Water Reclamation Facility**
  - The South Shore Water Reclamation Facility (SSWRF), formerly known as the Bay Park Sewage Treatment Plant, is the largest source of nitrogen entering the western bays complex on the south shore of Nassau County. Major upgrades have been completed at the facility, including biological nutrient removal processes which have reduced approximately 60% of the nitrogen in the effluent. Storm protection measures have also been implemented at the facility to improve resilience and provide protection during storms. The Bay Park Conveyance Project will make the most significant reduction of nitrogen entering the western bays by diverting nearly all the effluent to the Cedar Creek Water Pollution Control Plant's ocean outfall, which discharges three miles offshore in the Atlantic Ocean. Compounded with the conversion of the Long Beach Wastewater Treatment Plant into a fortified storm resilient pump station that will redirect the water for treatment to the upgraded SSWRF, approximately 60 million gallons per day will be diverted from the western bays.
- **New York State Center for Clean Water Technology**
  - The Center for Clean Water Technology was created in 2015, aligning with the start of LINAP. The Center is developing and commercializing cost-effective water quality protection and restoration solutions. Its focus is to deliver affordable, high-performance technology to efficiently remove nitrogen and other contaminants from household wastewater through replacing or retrofitting existing cesspools and septic systems. Current research is being done on nitrogen removing biofilters, constructed wetlands, and permeable reactive barriers, among other technologies.
- **Fertilizer Recommendations**
  - The LINAP Fertilizer Management Workgroup held multiple meetings to discuss a path forward in managing lawn fertilizers. The final recommendations of the workgroup were published in the *Recommendations for Fertilizer Nitrogen Applications on Residential and Commercial Turfgrass*, which is posted on NYSDEC's webpage. The recommendations include the single and annual application rates, use of 50% slow-release nitrogen, and updates to packaging to make it easier for the user. The recommendations also include some best management practices (BMPs) such as irrigating properly and calibrating a spreader.
- **Long Island Garden Rewards Program**
  - The Long Island Garden Rewards Program is a stormwater reduction and treatment program that reimburses property owners up to $500 for installing a rain garden, using a rain barrel, and/or planting native plants. Since the program's inception in 2023, over $100,000 in reimbursements has been issued.
- **Long Island Water Quality Challenge**
  - The Long Island Water Quality Challenge is a LINAP initiative that promotes project-based learning in Science, Technology, Engineering, Arts, and Mathematics (STEAM) in Long Island schools, encouraging

enthusiasm for STEAM and an interest in STEAM-related careers. It is an opportunity for students in grades 6–12 to play an important role in improving water quality on Long Island by reducing nitrogen pollution on school grounds coming from stormwater. Winning proposals are provided a grant of up to $2,500 dollars to implement their project. As of December 2024, over 280 students across 41 schools have competed in the challenge.

- **Nutrient Bioextraction Initiative**
    - While the reducing sources of nitrogen is ongoing, efforts to remove nitrogen in waters through the Nutrient Bioextraction Initiative are also underway. Nutrient bioextraction is the growing and harvesting of seaweed and shellfish for the purpose of removing nitrogen from coastal waters. With financial support from EPA's Long Island Sound Partnership, the Nutrient Bioextraction Initiative includes researching and speaking with experts to understand the potential for a sustainable bioextraction industry on Long Island that would efficiently remove the nitrogen from impacted waters and turn the harvested shellfish and seaweed into a commercially viable product.

About the Action Agenda

While LINAP focused efforts on reducing nitrogen for the past decade, this Action Agenda takes a more holistic approach and supports effective watershed management and implementation on Long Island to sustain water quality and quantity, protect aquatic habitats, ensure human health, and promote the long-term resilience of Long Island's water resources.

The Action Agenda follows the principles of ecosystem-based management (EBM) with an emphasis on water quality and quantity protection. The EBM approach recognizes the complexity of the interconnected ecosystem with the services it provides, including the impacts from human activities. The core principles of EBM will be factored into decision-making, including recognizing connections, understanding cumulative impacts, and learning from past experiences. Utilizing the principles of EBM, the Action Agenda will take an adaptive approach to watershed management, ensuring sustainable and comprehensive solutions to complex water quality and quantity challenges as projects are implemented and new and emerging science advances.



[Figure 4. EBM figure]

Implementation Committee

A Long Island Watershed Action Agenda Implementation Committee was assembled to identify key water quality and quantity issues, habitat concerns, and public stewardship efforts that need to be addressed, and to support implementation projects across Long Island. The organizations that are members of the Implementation Committee are listed in the table below. These member organizations have been critical to the development of this strategic plan and will take the lead on many of the actions outlined. The successful implementation of the Action Agenda will rely on the partners on the Committee, as well as other partners across the island.

Implementation Committee Members
County Agencies
Nassau County Department of Public Works
Nassau County Department of Public Works, Planning Division
Nassau County Health
Suffolk County Executive
Suffolk County Department of Health Services

Suffolk County Department of Planning
Estuary Programs
Long Island Sound Partnership Peconic Estuary Partnership South Shore Estuary Reserve (Department of State)
Environmental Organizations
Group for the East End The Nature Conservancy Citizens Campaign for the Environment
Soil and Water Conservation Districts
Nassau County Soil and Water Conservation District Suffolk County Soil and Water Conservation District
Academia
Stony Brook University Cornell Cooperative Extension
Agriculture
Long Island Farm Bureau
Protection Committees
Hempstead Harbor Protection Committee
Water Conservation
Long Island Water Conference Long Island Commission for Aquifer Protection Suffolk County Water Authority Western Nassau Aquifer Commission
Tourism & Business
Discover Long Island Long Island Builders Institute
Regional Planning
Long Island Regional Planning Council
Indian Nations
Shinnecock Nation
Marine
Aquaculture Industry The Nature Conservancy–Marine Program Cornell Cooperative Extension–Marine Program
State Agencies
Agriculture & Markets Office of Parks, Recreation, and Historic Preservation Department of Transportation Department of Environmental Conservation

Within each goal of the Action Agenda, implementation actions were drafted and approved by the Implementation Committee. Alongside each action is a list of implementation partners that are already implementing the corresponding action or are planning to implement it in the future. These assignments are nonbinding and do not commit partners to implementing specific actions, nor do they limit the possibility of

other organizations (e.g. state agencies such as NYS Department of Health or NYS Homes and Community Renewal) or individuals acting as partners on specific actions.

Structure

The Action Agenda follows other similar strategic planning structures and foundational principles—starting broadly with a Mission and Vision and ending with specific Actions. The Implementation Committee worked together to define the foundational aspects of the Action Agenda.

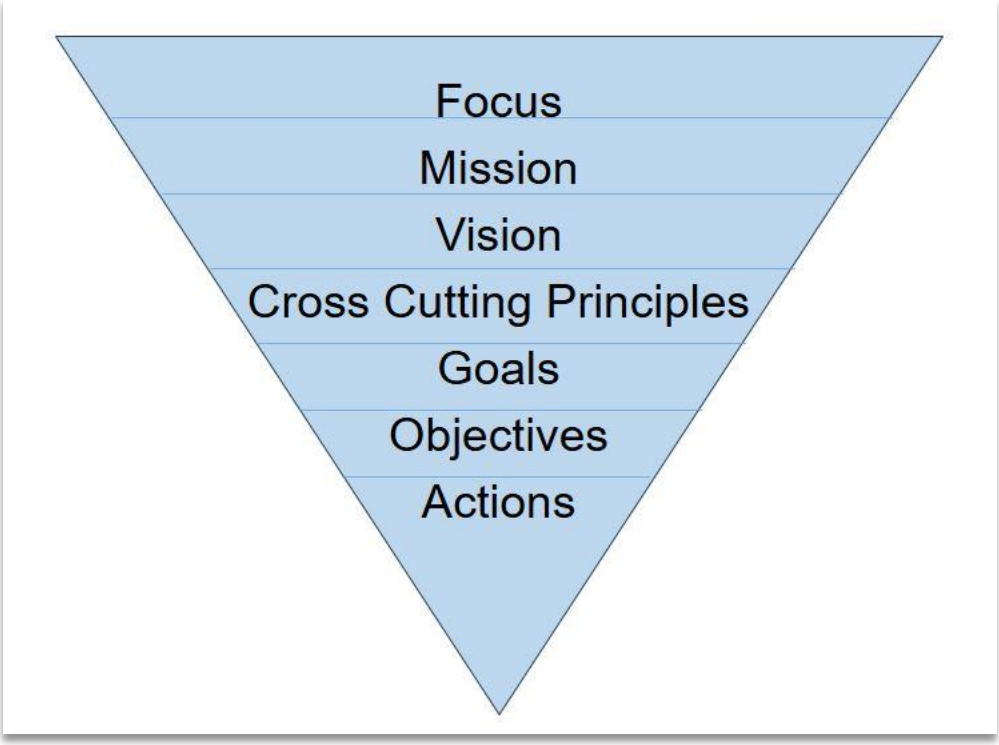


Figure 5. Upside down triangle with mission to actions

Focus

Focus statement: Address water quality issues across Long Island and items that are influenced by the status of water quality through federal, state, and local partnerships.

Mission and Vision

Mission statement: Protect and restore Long Island's water resources for a healthy environment and sustainable future.

Vision statement: A Long Island with clean, healthy, and sustainable water resources and habitats achieved through innovative strategies and an engaged public.

Cross-Cutting Principles

Several concepts were identified by the Implementation Committee as critical to the success of the Action Agenda. These cross-cutting principles are items that will be considered in each of the actions moved forward.

- **Environmental Justice**
  - An environmental justice[3] or disadvantaged community[4] is one that experiences disproportionate adverse environmental impacts, which may include industrial air pollution, substandard water quality, and lack of access to open space. To determine if or how projects will address inadequacies to environmental justice or disadvantaged communities, the NYSDEC's Potential Environmental Justice Areas map, and the Disadvantaged Communities Criteria Map will be used.
- **Climate Change**
  - Warmer temperatures, changing precipitation patterns, and increased frequency and intensity of storm events affect every aspect of water resources on Long Island. Projected climatic changes and cumulative impacts on water resources and habitats will be considered during project planning and implementation. Work within the Action Agenda will consider and integrate climate mitigation, adaptation, and resilience benefits to ensure sustainable outcomes.
- **Science-Based Decision-Making**
  - Science-based decision-making refers to the practice of utilizing data and tools from high-quality science to inform management decisions. Science-based decision-making also encompasses the idea of purposeful and deliberate science. Work under the Action Agenda will use science-based decision-making. For example, data being quality assured, analysis done using State certified laboratory standards, and meeting State reporting standards, like adding data to EPA's Water Quality Exchange database.
- **Partnerships**
  - Strong partnerships are crucial to implementing the goals, objectives, and actions of the Action Agenda. Under LINAP many partnerships and collaborative initiatives were made, and those partnerships will continue. As the Action Agenda is implemented it is anticipated that partnerships will be expanded. Utilizing partner strengths to leverage and coordinate ongoing efforts will lead to effective and efficient results.
- **Innovative Strategies**
  - To achieve the mission and vision of the Action Agenda, it is essential to innovate. The Action Agenda aims to promote testing new ideas, scaling up successful pilot projects, and expanding the adoption of impactful approaches for the next generation. It is imperative that innovation is utilized with a clear purpose and toward the goal of success.

[3] https://www.nysenate.gov/legislation/laws/ENV/75-0111
[4] https://www.nysenate.gov/legislation/laws/ENV/75-0111

Goals

There are four main goal categories that are the foundation of the Action Agenda. They are Clean Water, Sustainable Groundwater Resources, Healthy Habitats, and Inspired & Engaged Public. Each of the categories focus on actions that are needed to realize their goals. While they are separate categories, all these efforts are interconnected and work together to result in a more sustainable and resilient watershed that is able to withstand ever changing environmental conditions. Within each goal is a list of supporting efforts, highlighting already established programs and plans that connect with that goal. Like cross-cutting principles, these plans and efforts will be considered in the work and projects implemented under the Action Agenda.

Clean Water

Goal statement: Understand, improve, and protect surface water and groundwater quality to meet or surpass ecological and public health targets.

Long Island ecosystems and residents are reliant on clean water. Long Island is home to multiple estuary systems, streams, lakes, rivers, and, unique to the rest of New York State, the ocean and coastal systems. Poor water quality impacts both aquatic and terrestrial ecosystems, and ultimately affects public health, quality of life, and economic development. Through supporting efforts such as those listed below, some nutrient reduction targets have been met, while progress continues to address water quality impacts that impact Long Island's surface waters and groundwater. These impacts can be felt when beaches close due to the public health concern from pathogens or the risk of exposure to HABs, the shellfishing industry struggles to operate, and recreation and tourism are negatively impacted due to declining water quality.

Other stressors that affect waterbodies and watersheds include increased area covered by impervious surfaces and loss of vegetative cover, polluted runoff, overapplying fertilizer on lawns and green spaces, failing on-site wastewater treatment systems, pollutant discharges, increased heavy rainfall and storms, and sea level rise. To reduce the impact of these stressors, the Action Agenda recommends research and implementation work to better understand nutrient pollution, sources of bacteria, and emerging contaminants. The Action Agenda also recommends work to implement wastewater reduction initiatives, address the adverse impacts of stormwater runoff, and proactively address land-use planning and practices in relation to climate change.

The actions, when implemented, will include key initiatives: clean water BMPs such as riparian buffers, replacing impervious surfaces with green infrastructure, implementing agricultural Best Management Practices (BMPs), researching, and developing innovative approaches to wastewater treatment, and more. Additionally, an important sentiment carried throughout the Clean Water actions, and water-quality improvement efforts overall, is to first and foremost address pollution at the source.

The Clean Water goal aims to continue implementing pollution-source reduction projects, such as stormwater reduction, as well as support new, innovative ways to achieve pollution-source reduction where possible. This goal also seeks to continue water-quality monitoring through established sampling programs and gaging stations

and conduct new sampling to assist with research of emerging water quality parameters. Continuing and building upon monitoring and research efforts within this goal will help make informed management decisions. Finally, the Clean Water goal aims to implement land-use practices to increase sustainability and make our waters more resilient to water quality issues.

Supporting Efforts:

- Long Island Sound Partnership Comprehensive Conservation and Management Plan
- NOAA Mid-Atlantic Marine Debris Action Plan
- Nassau County Nine Key Element Watershed Plan
- Peconic Estuary Partnership Comprehensive Conservation and Management Plan
- Peconic Estuary Partnership Shoreline Assessment
- South Shore Estuary Reserve Comprehensive Management Plan
- Suffolk County Agricultural Stewardship Plan
- Suffolk County HABs Action Plan
- Suffolk County Long Term Monitoring Plan *(in development)*
- Suffolk County Subwatersheds Wastewater Plan
- Local, state, and federal regulations

Objective 1: Prevent and reduce nonpoint source pollution.

Actions	Implementation Partners
Reduce the discharge of pollutants from urban stormwater to the maximum extent practicable through the Municipal Separate Storm Sewer System General Permit (MS4 GP) or Individual SPDES Permit.	NYSDEC, Protection Committees, NYSDOT, County Agencies, Estuary Programs, Academia, SWCD, Marine, MS4 Operators
Reduce the discharge of pollutants from industrial stormwater through the Multi-sector General Permit (MSGP).	NYSDEC, County Agencies, SWCD, MSGP Permittees
Support the development and implementation of conservation plans[5] including soil health programs and agricultural BMPs.	NYSDEC, NYSDOT, NYSAGM, Agriculture, SWCDs, County Agencies, Indian Nations
Reduce stormwater pollution sources and runoff on a property-by-property basis.	Academia, SWCD, ENGOs, Protection Committees, NYS Parks, Estuary Programs, County Agencies, Indian Nations
Implement removal and prevention practices for trash, litter, and debris.	NYSDEC, Estuary Programs, Academia, NYSDOT, Protection Committees, SWCD, NYS Parks, ENGOs, County Agencies

Objective 2: Implement and build upon Nassau County's and Suffolk County's wastewater efforts through upgrading and expanding treatment facilities, cesspool and septic replacement, and other technologies and practices.

Action(s)	Implementation Partners
Complete the wastewater treatment facility projects outlined in the Nassau and Suffolk counties Nine Element plans.	NYSDEC, ENGOs, Protection Committees, NYSDEC, Estuary Programs, County Agencies
Replace cesspools and inadequate septic systems with advanced on-site wastewater treatment systems in Nassau and Suffolk counties, pursuant to their Nine Element plans.	NYSDEC, ENGOs, Protection Committees, Estuary Programs, County Agencies, Marine, Indian Nations, SWCD
Support research for advanced on-site wastewater treatment systems pursuant to adopted standards, regulations, and codes.	NYSDEC, Academia, ENGOs, Protection Committees, NYSDEC, Estuary Programs, County Agencies, SWCD, Water Conservation

[5] Examples of conservation plans are New York State Agriculture and Markets AEM Nutrient Management Plans and Suffolk County's Agriculture Stewardship Plan.

Conduct studies to further the implementation of centralized, decentralized, and on-site wastewater treatment systems.	NYSDEC, Academia, NYS Parks, Estuary Programs, County Agencies

Objective 3: Understand water quality through purposeful monitoring and research of parameters including nitrogen, phosphorus, pathogens, and emerging contaminants.

Action(s)	Implementation Partners
Support action-oriented water-quality monitoring and research using science-based approaches.	NYSDEC, Estuary Programs, Academia, Protection Committees, ENGOs, SWCD, NYS Parks, County Agencies
Share monitoring results and deliver findings to local decision-makers to support management decisions and show progress in the recovery of ecosystems.	NYSDEC, Academia, Protection Committees, NYS Parks, Estuary Programs, Regional Planning, County Agencies, Indian Nations
Support research to better understand climate-related water-quality issues or impacts, including coastal acidification.	NYSDEC, ENGOs, Protection Committees, NYS Parks, Academia, Agriculture, SWCD, Regional Planning, Estuary Programs, Water Conservation, Marine, County Agencies, Indian Nations
Support research to address contamination when source control alone will not meet desired end points.	NYSDEC, ENGOs, NYS Parks, Academia, SWCD, Regional Planning, Water Conservation, County Agencies, Estuary Programs
Conduct field investigations to better understand sources of pollutants, including nutrients, emerging contaminants, and pathogens.	NYSDEC, Academia, County Agencies, Protection Committees, Marine

Objective 4: Create and foster innovative land preservation and land-use strategies for greater sustainability.

Action(s)	Implementation Partners
Evaluate, update, and integrate relevant land use and land protection plans and programs in accordance with the latest science and adopted water quality plans.	NYSDEC, ENGOs, NYSDOT, NYS Parks, NYSAGM, Estuary Programs, County Agencies, Marine, SWCD, Indian Nations

Support development of projects and programs that reduce flood risk and damage through flood plain management, including planned retreat.	NYSDEC, NYSDOT, ENGOs, Protection Committees, NYS Parks, Academia, NYSAGM, Estuary Programs, County Agencies, SWCD, Tourism & Business, Indian Nations
Prioritize the retention of existing natural shorelines.	NYSDEC, ENGOs, Protection Committees, NYS Parks, Estuary Programs, County Agencies, SWCD, Indian Nations
Evaluate the extent of hardened shorelines and pursue opportunities to soften existing hardened shorelines.	NYSDEC, ENGOs, Protection Committees, NYS Parks, SWCD, Estuary Programs
Facilitate development of next generation regulations at the local level, promoting natural infrastructure, nature-based features and land use decisions that protect water quality and essential habitat.	NYSDEC, ENGOs, Protection Committees, Estuary Programs, County Agencies, SWCD

Healthy Habitats

Goal statement: Protect, restore, and enhance habitats to sustain the long-term viability of healthy and holistic ecosystem functions to benefit people and nature.

Long Island is home to an array of habitat types that are not only a natural environment for wildlife, but also, when functioning properly, can provide essential ecological services like reducing risk from flooding and storm surges, providing water filtration, sequestering carbon, and other essential functions. These functions are critical for coastal resiliency, and supporting efforts to strengthen these habitats will lead to an increased ability to withstand and recover from storm and flooding impacts and changing conditions.

Within the context of the Action Agenda, essential habitat is defined as coastal marine and/or freshwater habitat that impacts water quality, or habitat affected by water quality. This includes but is not limited to wetlands, submerged aquatic vegetation (SAV), and shellfish beds.

While NYSDEC and its partners have made progress in restoring and protecting essential habitats, it is imperative this work advance. Innovation, adaptation, and proactiveness is necessary when working in habitat restoration and conservation. Throughout the Healthy Habitats actions, the sentiment of “restoration readiness” is present. This is the accepted and widely used project preparation strategy of evaluating the condition to identify the reasons for loss or degradation and address them before implementing restoration strategies. This approach not only begins to address habitat loss at the source, but also allows for groups to learn from what has, and has not, worked in the past. Without habitat restoration, protection, and management, Long Island habitats and ecosystem services will be significantly diminished.

Key initiatives within the Healthy Habitats goal include proactively identifying habitat in need of protection or restoration, and increasing the area of essential habitat under protection, restoration, and/or conservation efforts. Monitoring and research are also crucial to this goal, with initiatives focused on better understanding innovative approaches to restoration and conservation through pilot projects, as well as furthering the monitoring and mapping of essential habitat to better understand habitat status and trends.

Supporting Efforts:

- Long Island Sound Partnership Comprehensive Conservation and Management Plan
- NYS Ocean Action Plan
- NYS Open Space Conservation Plan
- Peconic Estuary Comprehensive Conservation and Management Plan
- South Shore Estuary Reserve Seagrass Conservation Management Plan
- South Shore Estuary Reserve Action Plan
- Local, state, and federal regulations

Objective 1: Conserve, protect, and increase the area and function of essential habitat.

Action(s) –	Implementation Partners
Identify essential habitat in need of protection and/or restoration by developing new or enhancing existing prioritization criteria.	NYSDEC, NYS Parks, Academia, Estuary Programs, SWCD, County Agencies
Support open space protection at the state and local level for essential habitats.	NYSDEC, ENGOs, NYS Parks, Estuary Programs, County Agencies, SWCD, Indian Nations
Support conservation and restoration through science-based methods and pilot projects.	NYSDEC, ENGOs, NYSDOT, Protection Committees, NYS Parks, Academia, NYSAGM, SWCD, Estuary Programs, County Agencies Marine, Indian Nations

Objective 2: Monitor the status, trends, and function of essential habitat.

Action(s) –	Implementation Partners
Identify the reasons for habitat loss or degradation, and develop and implement actions to address those threats.	NYSDEC, NYS Parks, Academia, Estuary Programs, County Agencies, Marine, SWCD, Indian Nations

Support the development and use of modeling and forecasting tools for protection and/or restoration of essential habitat.	NYSDEC, Protection Committees, NYS Parks, Academia, SWCD, County Agencies, Estuary Programs, ENGOs
Support monitoring and mapping of essential habitat using the best available science-based approaches.	NYSDEC, ENGOs, NYS Parks, Academia, County Agencies, Estuary Programs, SWCD
Assess the effectiveness of new and existing priority conservation and restoration techniques.	NYSDEC, ENGOs, NYS Parks, Academia, SWCD, Estuary Programs, NYSDEC, County Agencies

Sustainable Groundwater Resources

Goal statement: Achieve sustainable use of water resources through protection, conservation, and management efforts to ensure a dependable supply of clean water now and into the future.

Compared to the rest of New York State, Long Island has unique hydrology and geology with sandy soils, minimal fresh surface water, and a large sole-source aquifer system underlying the island that connects to marine embayments. More than 2.8 million New Yorkers rely on the sole-source aquifer that supplies drinking water. Factors such as over-pumping, population increase, pollutants, and impacts of climate change and sea-level rise, such as drought, erratic rainfall, and saltwater intrusion, can stress the aquifer system and public water supplies. To sustain Long Island's groundwater resources, water conservation initiatives must continue, expand, innovate, and improve.

One focus of the actions identified is water conservation and protection initiatives that any Long Island resident could put into practice. This includes irrigation BMPs, green infrastructure, and sustainable landscaping. Irrigation BMPs include smart irrigation controllers that are attuned to current conditions and can reduce the need to irrigate by integrating weather and landscape conditions, as well as soil moisture, into the timing and duration of irrigation events. Other irrigation BMPs include rainwater capture, xeriscaping (the process of landscaping or gardening that reduces or eliminates the need for irrigation), and proper native plant selection and placement. Sustainable landscaping refers to the way homeowners and businesses can design portions of their property to result in significant positive benefits for water quality, the environment, and public health. Encouraging Long Islanders to better understand the connection between practices performed on land and how it could impact water quality and quantity, in tandem with providing avenues for them to take action, will lead to long-term, sustainable behavioral changes that improve water conservation.

Actions within this goal will advance water conservation on a regional level, including conservation efforts made through Public Water Suppliers. Public Water Suppliers maintain the infrastructure and provide the service of delivering water to residents and businesses. Public Water Suppliers report monthly pumpage to the NYSDEC, as well as

an annual water conservation report. The Action Agenda recommends actions for suppliers to manage water loss and better understand the way the water is being used. Additionally, collaboration between key partners such as municipal planning and zoning boards will need to take place to support programs that will manage the use of the public water supply efficiently.

Water reuse can be another way to reduce the need to pump from the aquifer. Water reuse refers to the process where wastewater, storm water, or graywater (non-sewage wastewater from sinks, baths, and laundry) is treated and used for another purpose, such as irrigation.

Also note that some of the actions and practices highlighted under this goal have a co-benefit of filtering contaminants, which will protect the water quality and allow for a more resilient drinking water supply. Protection of groundwater quality will take on some of the same efforts outlined in the Clean Water goal. The Action Agenda recommends engaging local communities in their drinking water protection.

The Sustainable Groundwater Resources goal aims to increase water conservation on properties (residential, commercial, industrial) through water-efficient practices like sustainable landscaping or best irrigation practices, as well as through supporting programs that encourage WaterSense retrofits. The goal also aims to expand and implement regional water conservation initiatives and protect source water to ensure an abundant and safe drinking water supply.

Supporting Efforts:

- LICAP Our Water Our Lives
- Long Island Groundwater Sustainability Project
- NYSDEC Drinking Water Source Protection Program
- Local, state, and federal regulations

Objective 1: Increase water conservation measures on a property-by-property basis.

Action(s) –	Implementation Partners
Advance the adoption of sustainable landscaping.	NYSDEC, ENGOs, NYSDOT, Water Conservation, Protection Committees, NYS Parks, SWCD, Academia, Regional Planning, Marine, County Agencies, Indian Nations
Further the adoption and implementation of irrigation BMPs.	NYSDEC, Water Conservation, ENGOs, Protection Committees, NYS Parks, NYSAGM, Agriculture, SWCD, Academia, Regional Planning, County Agencies

Support programs that encourage WaterSense fixtures, appliances, and other retrofits.	NYSDEC, ENGOs, Water Conservation, Protection Committees, NYS Parks, Academia, SWCD, Regional Planning, County Agencies

Objective 2: Expand existing and implement new regional water conservation initiatives.

Action(s) –	Implementation
Enhance, promote, and support water loss and use characterization programs at Public Water Suppliers.	NYSDEC, Water Conservation, ENGOs, SWCD, County Agencies
Support and grow programs that promote the efficient use of the public water supply.	NYSDEC, Water Conservation, ENGOs, Protection Committees, NYS Parks, Academia, NYSDEC, Estuary Programs, Tourism & Business, SWCD, County Agencies
Promote water reuse infrastructure in new construction and retrofits in existing facilities.	NYSDEC, ENGOs, Academia, County Agencies, Marine, Tourism & Business, SWCD
Prioritize working with high volume water users to use public water more efficiently.	NYSDEC, Water Conservation, County Agencies, SWCD

Objective 3: Protect the quality and quantity of drinking water sources.

Action(s) –	Implementation Partners
Maximize participation and implementation of the strategies outlined in the New York State Drinking Water Source Protection Program (DWSP2).	NYSDEC, ENGOs, Estuary Programs, Water Conservation, Marine, SWCD, County Agencies
Support the completion and utilization of information made available through the Long Island Groundwater Sustainability Project for management decisions.	NYSDEC, Water Conservation, ENGOs, Regional Planning, County Agencies, Indian Nations, Estuary Programs, SWCD
Expand land acquisition for the purpose of source water protection.	NYSDEC, ENGOs, NYSAGM, Estuary Programs, County Agencies, Tourism & Business, SWCD

Inspired & Engaged Public

Goal statement: Engage the public in the protection of Long Island's waters to create and foster stewardship which inspires change and mobilizes community support for personal, enduring, and effective environmental action.

Much of the water quality improvement work that has been achieved on Long Island can be attributed to strong partnerships and public engagement. Creating networks of effective partners across different agencies, organizations, and groups can lead to leveraging and coordinating ongoing water quality improvement efforts. Strong partnerships can in turn create strong public support for environmental actions and plans like the Action Agenda, as well as strengthen public engagement and stewardship for water and ecosystems.

Through this goal, the Action Agenda will target outreach to a variety of groups—recreational water users, tourists, the public, environmental groups, Indian Nations, and more —by providing educational material and opportunities to participate in community science, with the goal of increasing overall stewardship of Long Island's waters. Recreational water users refers to the group of people who use water to recreate (swim, fish, boat, surf, etc.). Engaging this group provides an opportunity to promote best environmental practices like proper boat pump-out techniques, reducing plastic waste, and respecting wildlife habitats—empowering recreational water users to make choices that protect and sustain water quality to make water resources are more resilient.

There are many opportunities to improve and expand community science efforts across the island. Community science is the practice of public participation and collaboration in scientific research to increase scientific knowledge or understanding, and there are multiple opportunities for individuals to get involved in community science on Long Island. The three estuary programs, Long Island Sound Partnership, Peconic Estuary Partnership, and the South Shore Estuary Reserve, as well as many not-for-profit groups, host community events ranging from wildlife monitoring to beach cleanups. It is essential that community science is goal-oriented, whether that goal is to educate the public or engage residents who are familiar with water quality monitoring, or community groups that conduct monitoring.

The Inspired & Engaged Public goal aims to educate the public on issues and challenges related to water quality and quantity, and how they can get involved in protecting these resources. This goal seeks to find new and innovative approaches to energize and engage the public to participate in volunteer events, community science, educational events, and more. It involves communicating with the public and stakeholders about our accomplishments, progress, and ongoing challenges related to the mission and vision of the Action Agenda. Ultimately, the Inspired & Engaged Public goal intends to foster stewardship that will lead to long-term behavioral changes and support actions that will drive change

Objective 1: Educate the public on how to protect, improve, and sustain water resources for the future.

Action(s) –	Implementation Partners
Create and disseminate material to advance the goals of the Action Agenda.	NYSDEC, ENGOs, Protection Committees, NYS Parks, Academia, SWCD, Regional Planning, Tourism

	& Business, Estuary Programs, Water Conservation, County Agencies
Develop and promote education and outreach campaigns to advance the goals of the Action Agenda.	NYSDEC, ENGOs, Protection Committees, NYS Parks, SWCD, Academia, Regional Planning, Estuary Programs, Water Conservation, County Agencies, Indian Nations
Advance education and outreach programs to school aged children (K–12) to help develop an understanding of vital water resources.	NYSDEC, ENGOs, Water Conservation, Protection Committees, SWCD, NYS Parks, Estuary Programs, Regional Planning, County Agencies
Support public education efforts that lead to long-term behavioral changes.	NYSDEC, ENGOs, NYSDOT, Water Conservation, Protection Committees, NYS Parks, Academia, NYSDEC, County Agencies, Marine, Tourism & Business, Indian Nations, SWCD

Objective 2: Improve public participation and stewardship in protecting, improving, and sustaining water quality and quantity.

Action(s) –	Implementation Partners
Encourage the public to participate in volunteer events.	NYSDEC, ENGOs, Protection Committees, NYS Parks, Academia, SWCD, Regional Planning, Water Conservation, Estuary Programs, Tourism & Business, Marine, County Agencies, Indian Nations
Conduct and support goal-oriented community science.	NYSDEC, ENGOs, NYS Parks, Academia, NYSDEC, SWCD, Regional Planning, Estuary Programs, County Agencies, Indian Nations
Promote and demonstrate best environmental and water conservation practices for increased adoption.	NYSDEC, ENGOs, Water Conservation, Protection Committees, NYS Parks, Academia, NYSAGM, SWCD, Regional Planning, Estuary Programs, County Agencies, Tourism & Business, Indian Nations
Advance water-related public participation efforts.	NYSDEC, ENGOs, Water Conservation, Protection Committees, Academia, SWCD,

	Regional Planning, Tourism & Business, Estuary Programs, County Agencies, Indian Nations

Objective 3: Communicate the program's mission, progress, accomplishments, and challenges.

Action(s) –	Implementation Partners
Publish newsletters that provide information on ongoing initiatives and activities, including program progress.	NYSDEC, ENGOs, Water Conservation, Protection Committees, Academia, SWCD, Tourism & Business, Estuary Programs, County Agencies
Reach a variety of audiences through various outreach mediums or platforms.	NYSDEC, ENGOs, Water Conservation, Protection Committees, Academia, SWCD, Regional Planning, Tourism & Business, County Agencies, Estuary Programs, Marine
Participate in and promote outreach events.	NYSDEC, ENGOs, Water Conservation, Protection Committees, NYS Parks, Academia, SWCD, Regional Planning, Estuary Programs, Tourism & Business, County Agencies, Indian Nations

Implementation

With historic investments in water quality improvements through Governor Hochul's leadership, New York is poised to make even more progress to address water quality and quantity concerns across Long Island.
While much has been achieved since LINAP's inception in 2015, the *Long Island Watershed Action Agenda* builds on these accomplishments and sets forth an aspirational vision and strategic framework to enhance the Long Island Watershed.

We challenge you to heed the call outlined in the Action Agenda, learn more about your Long Island watershed, and get involved in the comprehensive efforts to protect these vital resources. There are many ways to join with others to protect Long Island's water and natural resources, from education and outreach on water quality and quantity concerns to participating in community science and volunteer opportunities. There are many beach cleanup events, water quality monitoring, wildlife surveying, and other volunteer opportunities already occurring that you can participate in.

The Action Agenda's Implementation Committee will work on implementing the actions outlined in each goal and meet periodically to assess progress. Connect with Implementation Committee organizations through their websites and outreach events to learn about ways you can participate. Involvement can range from on the ground

implementation to supporting education and outreach efforts. These partnerships are paramount in enabling us to accomplish the goals outlined in the Action Agenda.

While the Action Agenda is a 10-year strategic plan, the progress toward meeting the goals and objectives will be evaluated in five years and an adaptive management approach will be used throughout the 10-year plan to ensure continued success. The Long Island Watershed Program will gather information from the Implementation Committee and partners on their implementation efforts to support the actions and consult with Committee members to evaluate the program's progress. This information will inform the next phase of the Action Agenda to ensure priorities are being met and work is on track and being accomplished.

Visit our webpage and subscribe to our newsletter to stay involved and informed about ongoing water quality successes and challenges, as well as stewardship opportunities. We invite everyone to work with us to help keep our Long Island waters clean!

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

DRAFT

July 16, 2025

Antonia and Thomas Marsh
58 Sally Lane
Ridge, NY 11961

RE: Proposal for four sheds for horses on SCTM # 200-352-1-19.1
58 Sally Lane, Ridge, Town of Brookhaven
Central Pine Barrens Core Preservation Area
Pine Barrens Credit Program Conservation Easement property

Dear Ms. and Mr. Marsh:

The Central Pine Barrens Commission is in receipt of your letter dated June 11, 2025 with a proposal to build four horse sheds on the subject property. As per your email dated June 26, 2025 including a photograph of the sheds, it appears the construction activity, as proposed, has already occurred sometime in June, after a monitoring visit to your property.

The proposal would not conflict with the *Reserved Rights* section outlined in the easement if the installed sheds conform to Town zoning code requirements and the Town's definition of incidental use.

The following items must be provided to the Commission to ensure it is not in conflict with the conservation easement:

1. A formal letter from the Town stating the sheds are defined as "customarily incidental" in the Brookhaven Town Code including the use, size and number of sheds and number of horses.
2. Any other permits and approvals including from the Town for 1) Wetland permit and 2) Building permit(s) for structures, if applicable.

The documents must be submitted to this office by August 29, 2025. If the Commission does not receive it by this date the construction activity might violate the conservation easement terms and reserves the right pursue the remedy it deems appropriate.

Thank you for your attention, and if you have any questions, please contact me at (631) 563-0352.

Sincerely,

Jerry Tverdyy
Senior Environmental Analyst

cc: Judith Jakobsen, Executive Director, Central Pine Barrens Commission
John C. Milazzo, Counsel to the Commission
Julie Hargrave, Pine Barrens Manager, Central Pine Barrens Commission
Michelle DiBrita, Deputy Commissioner of PELM, Brookhaven Town
Peter Fountaine, Principal Environmental Analyst, Brookhaven Town PELM

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY 11978

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

RECEIVED
JUN 16 2025
Central Pine Barrens Joint
Planning & Policy Commission

Central Pine Barrens
Joint Planning & Policy Commission
624 Old Riverhead Rd.
Westhampton Beach,N.Y. 11978

June 11,2025

Antonia & Thomas Marsh
58 Sally Lane
Ridge, N.Y. 11961
(631) 506-5106
ADGM2211@GMAIL.COM

RE: 58 Sally Lane Ridge N.Y. 11961-horse sheds

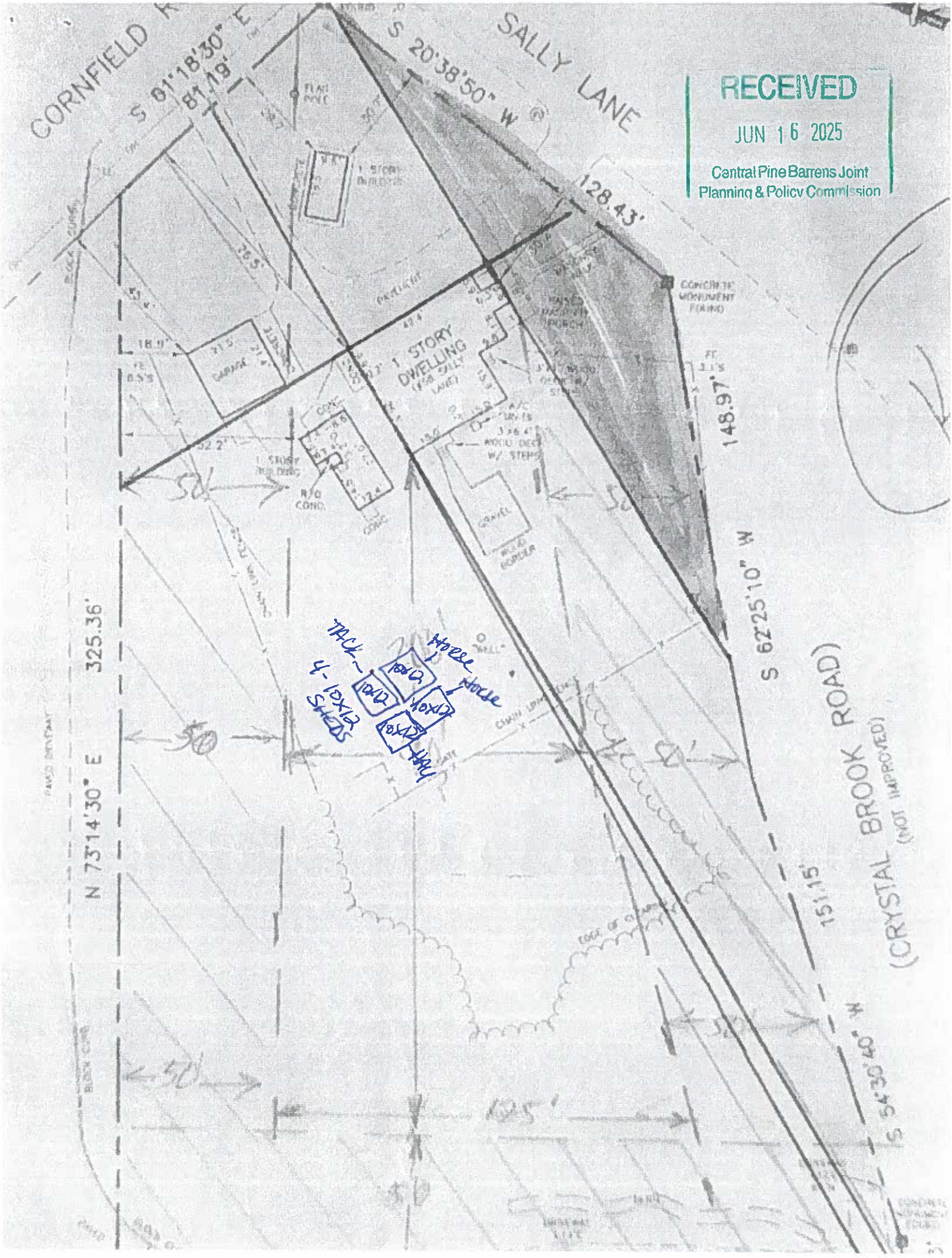
Dear Pine Barrens Commission,

We, Antonia and Thomas Marsh,are writing this letter of our intent for your records,to use 10x12 sheds within the town codes, instead of building a horse barn that was approved by the Pine Barren Commission last year.

Thank You,

Antonia & Thomas Marsh

Antonia Marsh
Thomas W. Marsh



RECEIVED
JUN 16 2025
Central Pine Barrens Joint Planning & Policy Commission

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Planning & Policy Commission

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Planning & Policy Commission

Town of Brookhaven's
Division of Environmental Protection's
Wetland/CEHA Jurisdiction Review

Email to Planningstaff@brookhavenny.gov

Pablo Lopez
Name

Email

Phone

Address 55 Sally Ln. City Ridge State NY Zip 11961

Project Location:

N/ E/ S/ W of Sally Lane Street name, 55 Number, Distance from intersection

N/ E/ S/ W of Corner Cornfield Rd Cross street name, Ridge Hamlet

SCTM# 0200 352 Section, 1 Block, 19.1 Lot

Project Description/ Inquiry:

Division Use:

Determination:

- ☐ Wetland Application Required
- ☒ Exempt
- ☐ Supplemental Survey/Project Plan Required
- ☐ Partial Jurisdiction
- ☐ Wetland Delineation Required

Comments: Property is outside wetlands jurisdiction.

Determined by

2/6/23
Date

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

DRAFT

July 16, 2025

Antonia & Thomas Marsh
58 Sally Lane
Ridge, New York 11961

RE: Request to remove a tree on SCTM # 200-352-1-19.1
58 Sally Lane, Ridge, Town of Brookhaven
Central Pine Barrens Core Preservation Area
Pine Barrens Credit Program Conservation Easement property

Dear Mr. and Ms. Marsh:

On June 30, 2025, the Central Pine Barrens Commission office received your letter requesting to remove one diseased cherry tree on the subject property in the Central Pine Barrens Core Preservation Area. Based on the information provided, it appears the cherry tree is dead and diseased and poses a risk to the health of animals kept on the property. Its removal is not inconsistent with the easement but must conform to other applicable requirements.

If the proposal changes, please consult with this office first prior to undertaking activity. If activities are proposed in the future, please avoid undertaking activity on the property that may contravene the easement and consult with this office prior to commencing activity.

Thank you for your attention, and if you have any questions, please contact me at (631) 563-0352.

Sincerely,

Jerry Tverdyy
Senior Environmental Analyst

cc: Judith Jakobsen, Executive Director
Julie Hargrave, Pine Barrens Manager
John C. Milazzo, Counsel to the Commission
Rob Marsh, Region 1, New York State Department of Environmental Conservation
Michelle DiBrita, Deputy Commissioner of PELM, Brookhaven Town
Peter Fountaine, Principal Environmental Analyst, Brookhaven Town PELM

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

RECEIVED

JUN 30 2025

Central Pine Barrens
Joint Planning & Policy Commission

Central Pine Barrens
Joint Planning & Policy Commission
624 Old Riverhead Rd.
Westhampton Beach,N.Y. 11978

June 30,2025

Antonia & Thomas Marsh
58 Sally Lane
Ridge, N.Y. 11961
(631) 506-5106
ADGM2211@GMAIL.COM

RE: 58 Sally Lane Ridge N.Y. 11961-Tree Removal

Dear Pine Barrens Commission,

We, Antonia and Thomas Marsh, would please, like permission to cut down a Toxic Black Cherry Tree that is located in the fenced part of our property. The tree is highly toxic for my animals and humans. We also, have many small children that visit. My veterinarian told me to remove from the property a.s.a.p. This tree is very worrisome for us.

Please consider granting us permission to remove this Toxic Tree so that it doesn't cause harm to anyone or any of our animals.

Also ,the tree has bark missing and has cracks at the base with large rotting holes from bugs eating into it.It doesn't look very stable to us.

If granted permission,we will replace with another tree that is safe for everyone.

Thank You for considering our request.

Thank You,

Antonia & Thomas Marsh

Antonia & Marsh
Thomas W Marsh

is a black cherry tree poi...

AI Overview +8



Yes, black cherry trees are poisonous to humans in most parts, with the exception of the ripe fruit. The leaves, bark, and seeds all contain cyanogenic glycosides, which can release cyanide when metabolized. While the ripe fruit is generally safe to eat, consuming the other parts, especially when damaged or wilted, can lead to serious health issues.

Here's a more detailed explanation:

Toxic Parts:

The leaves, bark, and seeds of the black cherry tree contain cyanogenic glycosides, which can release cyanide when metabolized by the body.

Mechanism of Toxicity:

These compounds, when ingested and processed by the digestive system, can release cyanide, a toxic substance.

Severity of Poisoning:

Consuming large quantities of these parts,

Home Search Notifications Activity

cyanide, a toxic substance.

Severity of Poisoning:

Consuming large quantities of these parts, especially when wilted or damaged, can lead to serious health problems, including respiratory distress and even death.

Fruit Exception:

The fleshy part of the ripe fruit is typically safe to eat and is even used in various culinary applications.

Symptoms of Poisoning:

Symptoms of black cherry poisoning can include gasping, weakness, dizziness, pupil dilation, spasms, convulsions, and, in severe cases, respiratory failure leading to death.

Vulnerable Groups:

Children and pets are particularly vulnerable due to their smaller size and tendency to explore and potentially ingest unknown substances.

Black Knot:

Black knot is a fungal disease that affects Prunus species, including black cherry trees. It causes galls on branches and trunks, but is not directly related to the toxicity of the plant.

AI Overview +21

The black cherry tree (Prunus serotina) is considered toxic to livestock and pets due to the presence of cyanide compounds in its leaves, twigs, bark, and seeds. While the ripe fruit is generally safe for consumption by humans and wildlife, other parts of the tree contain cyanogenic glycosides, which can release cyanide when ingested.

Toxicity:

Cyanide:

The leaves, twigs, bark, and seeds of the black cherry tree contain cyanogenic glycosides, which can break down into cyanide when ingested.

Wilted Leaves:

Wilted leaves are particularly dangerous as the process of wilting can increase the

Livestock poisoning is most commonly caused by ingesting wilted black cherry leaves. Symptoms can include difficulty breathing, weakness, and even death.

Pets:

While the fruit itself is not considered toxic to humans, it's recommended to prevent pets from consuming large quantities of other parts of the tree, like the leaves or bark.

Identification:

- Black cherry trees are native to North America and can grow to be quite large.
- They have a reddish-brown bark that may appear to peel or have a bumpy texture.
- The leaves are oval-shaped with finely toothed edges.
- The fruit is a small, dark red or black cherry

large.

- They have a reddish-brown bark that may appear to peel or have a bumpy texture.
- The leaves are oval-shaped with finely toothed edges.
- The fruit is a small, dark red or black cherry that ripens in late summer.

Important Considerations:

- While the fruit is generally safe for consumption, it's best to avoid processing it in a way that could crack the pits, as the seeds within contain cyanide.
- If you suspect your pet or livestock has ingested a toxic part of the black cherry tree, contact your veterinarian or local animal poison control center immediately.








Black Cherry Tree
Wed Apr 9 2025
Imagery © 2025 Nearmap, HERE
20 ft
Nearmap

RIECKER

Conservation Easement

THIS INDENTURE, made this 24 day of November, 1998,

Witnesseth:

WHEREAS, Frederick Riecker and Theresa Riecker his wife, both residing at 58 Sally Lane, Ridge, New York, 11961 hereinafter is called the Grantor that owns certain real property, hereinafter called the "Property," which has ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value (the "Natural Values") in its present state as a natural area which property is described as follows:

See Schedule A annexed hereto

SCTM: 0200 352 1 01

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), with offices at P.O. Box 587, 3525 Sunrise Highway, 2nd Floor, Great River, New York 11739-0587, was created pursuant to the Long Island Pine Barrens Protection Act of 1993 (the "Act") codified in New York Environmental Conservation Law Article 57 ("Article 57"), is hereinafter described as the "Grantee;" and

WHEREAS, the Central Pine Barrens is a 100,000 acre area within the central and eastern portions of New York's Suffolk County which includes parts of the towns of Brookhaven Riverhead and Southampton, and which is divided into two areas, the Core Preservation Area (the "Core") and the Compatible Growth Area (the "CGA"), as delineated in Article 57; and

WHEREAS, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (the "Plan") which is designed to protect, preserve and enhance the functional integrity of the Pine Barrens ecosystem and its significant natural resources, including plant and animal populations and communities, to protect the quality of surface water and groundwater, discourage piecemeal and scattered development, promote recreational and environmental educational uses that are consistent with the Plan, to accommodate development in a manner consistent with the long term integrity of the Pine Barrens ecosystem, and to ensure that the pattern of development is compact, orderly and efficient; and

WHEREAS, the Plan's goals for the Core include protecting and preserving the ecologic and hydrologic functions of the Central Pine Barrens by preserving the Central Pine Barrens area in its natural state, promoting compatible agricultural, horticultural and open space and certain recreational uses within the framework of maintaining a Pine Barrens environment and minimizing the impact of such activities thereon, prohibiting or redirecting new construction or development, accommodating specific Pine Barrens management practices, and protecting and preserving the quality of surface and

groundwaters; and

WHEREAS, this grant of Conservation Easement is made pursuant to Environmental Conservation Law ("ECL"), Title 3, Article 49 or its similar successor statute, and this Conservation Easement is intended to comply with said statute; and

WHEREAS, Grantor and Grantee recognize the ecological, scientific, groundwater recharge, scenic, educational, recreational and aesthetic value of the Property and have the common purpose of conserving the Natural Values of the Property by the conveyance to the Grantee of a Conservation Easement on, over and across the Property which shall conserve the Natural Values of the Property and advance the goals of the Commission pursuant to the Act and the Plan;

NOW, THEREFORE, Grantor, for and in consideration of the facts above and hereinafter recited including, but not limited to, entitlement to receipt of the Pine Barrens Credits pursuant to Grantor's Letter of Interpretation issued on July 10,1998 in the amount of 0.42 Pine Barrens Credits and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns forever a Conservation Easement in perpetuity over the Property consisting of the following:

1. The right of visual access to and view of the Property in its natural, scenic and open condition.

2. The Grantor's forbearance from taking any of those actions constituting development pursuant to ECL Section 57-0107(13), and the Grantor's forbearance from operations or uses pursuant to ECL Section 57-0107(13)(i-xiv) unless such operations or uses are otherwise expressly reserved herein.

3. a. The right of the Grantee, its respective agents, employees or other representatives, to enforce this Conservation Easement in an action at law or in equity or both.

   b. The right of the State of New York, the County of Suffolk, the Township in which the Property is situated or their respective agents, employees or other representatives, exercising a third party enforcement right, to enforce this Conservation Easement in an action at law or in equity or both.

   Enforcement pursuant to (a) and (b) hereinabove shall not be defeated because of any subsequent adverse possession, laches, estoppel or waiver. Grantee or any party with a third party enforcement right or their respective agents, employees or other representatives shall be permitted access, if necessary, to cross other lands retained by the Grantor, and to enter upon the Property at all reasonable times but solely for the

purpose of inspection in order to enforce and assure compliance with the terms and conditions herein contained. Grantee, its agents, employees or other representatives, agree to give Grantor reasonable advance notice of its intention to enter and inspect the Property, and further such entrance and inspection shall be in a reasonable manner and at reasonable times. Furthermore, Grantor shall provide any third party with enforcement rights, or its agents, representatives or employees, access to cross other lands retained by Grantor, and permission to enter upon the Property, upon receipt of advance notice of such third party's intention to enter and inspect. Such entrance and inspection shall be in a reasonable manner and at reasonable times.

Covenants

In furtherance of the foregoing affirmative rights, the Grantor makes the following covenants, on behalf of himself, his successors, heirs and assigns, lessees, personal representatives and other successors in interest, which covenants shall run with and bind the Property in perpetuity:

1. There shall be no alteration of vegetation or change in topography, no development as defined by ECL Section 57-0107(13) and no operations or uses not constituting development pursuant to ECL Section 57-0107(13)(i-xiv), unless otherwise expressly reserved herein.

2. There shall be no storing, dumping, discharging or placing of any substance in or on the Property in contravention of any applicable federal, state or local law or ordinance.

Reserved Rights

NEVERTHELESS, and notwithstanding any of the foregoing provisions to the contrary and as expressly limited herein, the Grantor reserves for himself, his heirs, successors and assigns the following reserved rights in addition to all those rights previously retained, reserved and defined herein, which may be exercised without written notice to the Grantee.

1. The right of exclusive possession of the Property.

2. The right to use the Property for passive recreational activities such as, but not limited to, hunting, fishing, camping, hiking and activities associated therewith so long as such activities conform to local zoning regulations and do not constitute development as defined in ECL Section 57-0107(13).

3. The right to use the Property for any existing, expanded, or new activity involving agriculture or horticulture if such use does not involve the material alteration of native vegetation; the right to use the Property for the erection of agricultural buildings, including but not limited to barns, greenhouses and farm stands, required for the production of plants or animals as reflected under ECL Section 57-0107(14), if such activity does not involve material alteration of native vegetation.

4. The right to use the Property for operations or uses described in ECL Section 57-0107(13) (i, ii, iii, iv, vi and viii), or environmental restoration projects commenced by the Grantor or his heirs, successors or assigns upon approval of any applicable Federal, State or local agency, or any activity authorized under the federal natural gas act (15 U.S.C. Sections 717- 717w), as same may be amended from time to time.

5. The right to sell, give or otherwise convey the Property or, consistent with the Covenants herein, any portion or portions of the Property, subject to the terms of this Conservation Easement. The Grantor, upon the sale, gift or other conveyance of his fee interest in the Property, shall have no further obligations or liabilities under this Conservation Easement. Grantor shall promptly notify Grantee of any conveyance of any interest in the Property, including the full names and mailing addresses of all Grantees, and the individual principals thereof, under any such conveyance. The instrument of any such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment of the terms of this Conservation Easement, and shall incorporate this Conservation Easement by reference, specifically setting forth the date, office, liber and page of the recording thereof. The failure of any such instrument to comply with the provisions hereof shall not affect Grantee's rights hereunder.

Rights of the Public

Nothing contained in this Conservation Easement shall give or grant to the public a right to enter upon or to use the Property or any portion thereof where no such right existed in the public immediately prior to the execution of this Conservation Easement except as may be granted by the Grantor herein or his successors.

Miscellaneous

1. The parties hereto understand and agree that all the terms and provisions of ECL, Title 3,

Article 49, as the same may be hereafter amended, entitled Conservation Easements, shall apply to this Conservation Easement.

2. This Conservation Easement contains the entire understanding between its parties concerning its subject matter. Any prior agreement between the parties concerning its subject matter shall be merged into this Conservation Easement and superseded by it.

3. Any provision of this Conservation Easement restricting Grantor's activities, which is determined to be invalid or unenforceable by a court, shall not be rendered a nullity. Instead, that provision shall be reduced or limited to whatever extent that the court determines will make it enforceable and effective. Any other provision of this Conservation Easement which is determined to be invalid or unenforceable by a court shall be severed from the other provisions, which shall remain enforceable and effective.

4. Regardless of any contrary rule of construction, no provision or alleged ambiguity of this Conservation Easement shall be construed in favor of one of the parties because it was drafted by the other party's attorney. If any provision of this Conservation Easement is ambiguous or shall be subject to two or more interpretations, one of which would render that provision invalid, then that provision shall be given such interpretation as would render it valid and consistent with the purposes of this Conservation Easement as intended by Grantor. Any rule of strict construction designed to limit the breadth of the restrictions on use of the Property shall not apply in the construction or interpretation of this Conservation Easement, and, this Conservation Easement shall be interpreted broadly to effect the purposes of this Conservation Easement as intended by Grantor. The parties intend that this Conservation Easement, which is by nature and character primarily negative in that Grantor has restricted and limited Grantor's right to use the Property, except as otherwise recited herein, be construed at all times and by all parties to effectuate its purposes.

5. This Conservation Easement can be terminated only in accordance with the law of the State of New York applicable to the termination of easements and covenants running with the land. This Conservation Easement may be modified only upon the written consent of both Grantor and Grantee, or their successors, heirs, representatives or assigns. Grantor and Grantee recognize that circumstances could arise which would justify the modification of certain of the restrictions contained herein. To this end, Grantee and Grantor shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement which are not inconsistent with the basic purpose of this Conservation Easement, provided, however, that the Grantee shall have no right or power to agree to any amendments hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under ECL, Title 3, Article 49 as the same may be hereafter amended.

6. The Grantor agrees that the terms, conditions, restrictions and purposes of this Conservation

Easement shall continue as a servitude running in perpetuity with the Property and will be incorporated by reference in any subsequent deed or other legal instrument by which the Grantor divests himself of either the fee simple title to or its possessory interest in the Property or any portion thereof specifically setting forth the date, and the liber and page of the Suffolk County Clerk's records of the recording hereof.

7. Any notices required in this Conservation Easement shall be written. Notices shall be given either by manual delivery or by mailing in a mail receptacle maintained by the United States Postal Service. Mailed notices must be contained in an accurately addressed, sealed envelope, marked for delivery by first class registered or certified mail, with sufficient prepaid postage affixed and with return receipt requested. Mailed notice to the Grantor shall be addressed to Grantor's address as recited herein or to any such other address as the Grantor may designate by notice in accordance with this section. Mailed notice to the Grantee shall be addressed to Grantee's address as recited herein or to any such other address as the Grantee may designate by notice in accordance with this section.

8. It is understood and agreed by the Parties hereto that the Grantor, its successors, heirs and assigns, shall not be liable for any changes to the Property caused by any natural disaster or Act of God.

9. The Grantor and Grantor's lessees, representatives, successors, heirs and assigns, shall not apply to the Commission for a hardship or other permit under the Plan or under ECL Article 57 pertaining to the "Schedule A" premises.

10. The Grantor does further covenant and represent that the Grantor is seized of the Property in fee simple and has good right to grant and convey the aforesaid Conservation Easement, that the Property is free and clear of any and all encumbrances, other than those of record, and that the Grantee shall have the use of, and enjoy all of the benefits derived from and arising out of, the aforesaid Conservation Easement.

11. The parties hereto recognize and agree that the benefits of this Conservation Easement are in gross and assignable, and the Grantee hereby covenants and agrees that any transferee or assignee will be an organization or public body qualified to hold a Conservation Easement pursuant to ECL, Title 3, Article 49, as the same may be hereafter amended, and the regulations promulgated thereunder.

12. All references to statutory provisions of Article 57 shall be as such provisions were in effect on the date of execution of this Conservation Easement.

IN WITNESS WHEREOF, Grantors have executed and delivered and Grantee has accepted and received this Grant of Conservation Easement on the day and year set forth above.

Frederick Riecker

Frederick Riecker

Theresa Riecker

Theresa Riecker

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

On this 25 day of Oct, 1998, before me personally came Frederick Riecker, to me known and known by me to be the individual described in and who executed the foregoing instrument; and he acknowledged to me that he executed the same.

Notary Public
Qualified in County of Kings
No. 02DR5062154
Commission Expiring 6/29/2000
State of New York

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

On this 25 day of Oct, 1998, before me personally came Theresa Riecker, to me known and known by me to be the individual described in and who executed the foregoing instrument; and she acknowledged to me that she executed the same.

Notary Public
Qualified in County of Kings
No. 02DR5062154
Commission Expiring 6/29/2000
State of New York

Central Pine Barrens Joint Planning and Policy Commission
GRANTEE

BY: George Proios, Acting Chairman

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

On this 24th day of November, 1998, before me personally came George Proios, Acting Chairman to me known, who, being by me duly sworn, did depose and say that he is the Acting Chairman of the Central Pine Barrens Joint Planning and Policy Commission, the Commission described in and which executed the foregoing instrument; and he acknowledged to me that he signed his name thereto by order of the Commissioners of the Commission which has no seal.

Roseann Hansen
Notary Public

ROSEANN HANSEN
Notary Public, State of New York
No. 4917002
Qualified in Suffolk County
Commission Expires December 28, 1999

Schedule A

All that certain plot, piece or parcel of land, with the buildings and improvements thereon, if any, situate, lying and being at Ridge-Middle Island, Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point at the intersection formed by the westerly side of Sally Lane and the southerly side of Cornfield Road;

RUNNING THENCE south 20 degrees, 38 minutes, 50 seconds west 128.43 feet along the westerly side of Sally Lane;

THENCE south 62 degrees, 25 minutes, 10 seconds west 148.97 feet along the northerly side of Crystal Brook Road;

THENCE south 54 degrees, 30 minutes, 40 seconds west 151.15 feet;

THENCE south 73 degrees, 01 minutes, 00 seconds west 14.83 feet;

THENCE north 16 degrees, 45 minutes, 30 seconds west 236.44 feet

THENCE north 73 degrees, 14 minutes, 30 seconds east, 325.36 feet

THENCE south 61 degrees, 18 minutes 30 seconds east 81.19 feet along the southerly side of Cornfield Road to the point or place of BEGINNING.

Said parcel being and intended to be the same as described in a deed dated April 10, 1984 between Joseph Troise as executer of the Last Will and Testament of Ralph Troise as grantor and Frederick Riecker and Theresa Riecker his wife as grantees recorded at Liber 9558 and Page 93 in the offices of the Suffolk County Clerk. Grantors herein, Frederick Riecker and Theresa Riecker his wife are the same parties as the parties of the second part, Frederick Riecker and Theresa Riecker his wife, in the deed recorded at Liber 9558 and Page 93 in the offices of the Suffolk County Clerk.

SCTM # 200-352-1-19.001

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

June 24, 2025

Maciej Kazubowski
MJK Architect, PLLC
178 Juniper Avenue
Smithtown, New York 11787

RE: Receipt of Compelling Public Need Hardship Application
608 Middle Country Road, Middle Island, NY (200-402-1-18.12)
Central Pine Barrens Core Preservation Area

Dear Mr. Kazubowski,

On June 9, 2025, the Central Pine Barrens Commission office received a Compelling Public Need Core Preservation Area Hardship Application packet for the development of a 1,450 square foot second-story commercial building expansion and addition of 12 parking spaces, 1 of which is asphalt in the front of the building and the remaining 11 are located in the rear yard and composed of crushed limestone. The materials include project description, Environmental Assessment Form (EAF) Part I, site photographs, owner's affidavit, ingress/egress easement per liber 9388 page 109, site plan prepared by MJK Architect PLLC dated March 20, 2025, and site survey prepared by Joshua R. Wicks PLS.

Please note additional details are needed to supplement the application packet, including:

1. A description of how the project satisfies the requirements of the Pine Barrens statute, NY State Environmental Conservation Law (ECL) Article 57 Section 57-0121(10). Please note, the Commission's decision history demonstrates that an expansion of commercial business is more aligned with an extraordinary hardship rather than a compelling public need.
    a. All project decision statistics including project type can be found on the Central Pine Barrens Commission website at https://pb.state.ny.us/
    b. Refer to Section 57-0121(10) enclosed in this letter and address all conditions set forth to establish an extraordinary hardship.
2. Please provide the total areas of existing cleared space, existing natural space, proposed cleared space, and proposed natural space.
3. Confirm if the proposed development includes an increase in sanitary flow. Please describe the proposal to satisfy the requirements of Article 6 of the Suffolk County Sanitary Code for non-residential development.

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

Sincerely,

Tara Murphy
Environmental Planner

cc: Judy Jakobsen, Executive Director, CPBJPPC
Julie Hargrave, Policy and Planning Manager, CPBJPPC
John C. Milazzo, Counsel, CPBJPPC
Robert Klein, Property Owner

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Core Preservation Area Hardship Application Checklist
Adopted 9/5/01

Filing an application.

The Central Pine Barrens Commission interprets the Pine Barrens statute to require the following items as part of a Core Preservation Area application pursuant to the L.I. Pine Barrens Protection Act, New York State Environmental Conservation Law Article 57-0121(10). If these items are not present, the Commission cannot accept the application, and the calendar time periods for holding a public hearing and issuing a decision cannot begin.

Please note that the Commission does not issue advisory opinions on future core area projects or on projects which are insufficiently detailed. The Commission can act only upon substantive, tangible applications. The following checklist is intended to assist applicants with preparing an application.

Item 1: A written description of the project.

This should summarize the type number, areas, dimensions, and other pertinent features of proposed structures and clearing. Their proposed uses should be described The Commission does not require formal (and sometimes costly engineering drawings or surveys from applicants unless such material has already been produced for other permitting processes

Please note that much of the information required here may be available from the items which follow

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

Section 57-0121(10) of the Environmental Conservation Law, which describes the hardship provisions of the Pine Barrens Act, lists several specific criteria which projects must meet in order to be granted relief from the core area development restrictions.

Note that the law describes two types of hardships: extraordinary hardship (related to the unique character of the property, as distinguished from other factors) or a compelling public need for the proposed project. Applicants do not have to demonstrate both aspects. Since this section of the law is quite specific, it provides a natural format for demonstrating a project's compliance. Thus, this section of the law is not paraphrased in this checklist

Copies of this section of the law (as well as the entire statute) are available to prospective applicants directly from the Commission office at no charge.

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

If this project has already been filed with a permit-issuing agency a Full Environmental Assessment Form (EAF; required under the State Environmental Quality Review Act) is likely to have already been completed. If so, applicants must provide a copy of this form.

If the Commission is the first agency to receive the project application, then Part 1 of such an EAF should be filed with the application. This form can be obtained

from the Commission office at no charge.

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

Materials which would fall into this category include, for example, the longer versions of the EAF mentioned above (also known as a Part 3 EAF), a full Draft or Final Environmental Impact Statement (EIS), Supplemental Environmental Impact Statement, site plans, surveys, engineering diagrams and drawings, etc.

When additional items such as these already exist, applicants are encouraged to speak with the Commission staff regarding which of them should be submitted with the initial application.

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

Item 6: Completed and Notarized Owner's Affidavit.

This is only required if the applicant is not the property owner.

CORE AREA HARDSHIP ECL ARTICLE 57 - 0121 (10)

10. Any person, upon a showing of hardship caused by the provisions of subdivision eight of this section on development in the core preservation area, may apply to the commission for a permit exempting such person from such subdivision eight in connection with any proposed development in the core preservation area. Such application for an exemption pursuant to the demonstration of hardship within the core preservation area shall be approved only if the applicant satisfies the following conditions and extraordinary hardship or compelling public need is determined to have been established under the following standards:

(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 the existence of extraordinary hardship only if he demonstrates, based on specific facts, that the subject property does not have any beneficial use if used for its present use or developed as authorized by the provisions of this article, and that this inability to have a beneficial use results from unique circumstances peculiar to the subject property which:

(i) Do not apply to or affect other property in the immediate vicinity;

(ii) Relate to or arise out of the characteristics of the subject property rather than the personal situation of the applicant; or

(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.

(b) An applicant shall be deemed to have established compelling public need if the applicant demonstrates, based on specific facts, one of the following:

(i) The proposed development will serve an essential health or safety need of the municipality or, in the case of an application serving more than one of the municipalities that the public health and safety require the requested waiver, that the public benefits from the proposed use are of a character that override the importance of the protection of the core preservation area as established in this article, 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; or

(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.

c) An application for a permit in the core preservation area shall be approved only if it is determined that the following additional standards also are met:

(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;

(ii) The waiver will not be inconsistent with the purposes, objectives or the general spirit and intent of this article; or

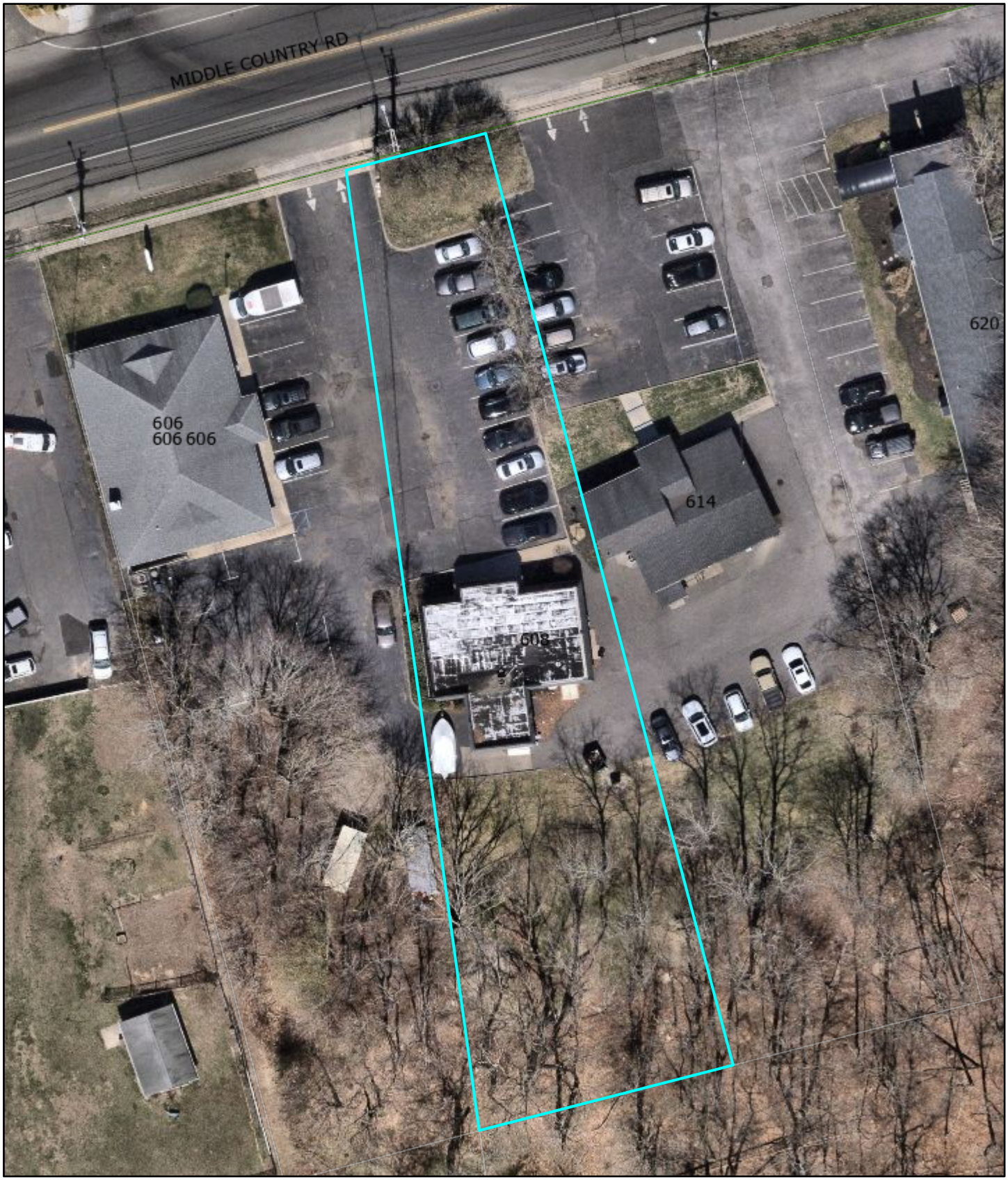
(iii) The waiver is the minimum relief necessary to relieve the extraordinary hardship, which may include the granting of a residential development right to other lands in the compatible growth area that may be transferred or clustered to those lands to satisfy the compelling public need.

Any waiver or exemption granted under the provisions of this part shall only be considered an exemption or waiver of the particular standard of this article which the commission waived. It shall not constitute an approval of the entire development proposal. Nor shall it constitute a waiver from any requirements contained within any local, county or state law or ordinance.

Within thirty days of the application being received, the commission shall provide the applicant and any other person an opportunity to be heard. Notice of any public hearing conducted in connection with an application for such a permit shall be published in a newspaper of general circulation in the Central Pine Barrens area. If the proposed development is not contrary to the policy or any provision of this article and meets the standards of extraordinary hardship or public need herein, and the commission so finds, it may issue a permit allowing the development or such development subject to appropriate conditions or modifications to occur, provided that permission may be revoked by the commission if its terms are violated, and provided further that any such hardship permit issued by the commission shall be in addition to, and not in lieu of, such permit or permits as may be required by any state agency or municipality within whose boundary such development is located.

The time within which the commission must decide a core preservation area hardship application for which a negative declaration has been made by the commission pursuant to article eight of this chapter is one hundred twenty days from receipt of such application. The time within which the commission must decide a core preservation area hardship application for which a positive declaration has been made by the commission pursuant to article eight of this chapter is sixty days from issuance of a findings statement by the commission pursuant to article eight of this chapter. If the commission fails to make a decision within the aforesaid time periods, the development shall be deemed to be approved by the commission, unless extended by mutual agreement of the applicant and commission.

608 Middle Country Road, Middle Island (SCTM # 200-402-1-18.12)



6/10/2025, 3:11:07 PM

1:500

0 20 40 80 ft

0 5 10 20 m

Pine Barren Core

Street Labels

Tax Parcels

Nearmap Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

Copyright nearmap 2015

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JUL 09 2025

Central Pine Barrens
Joint Planning & Policy Commission

MJK
ARCHITECT PLLC
178 JUNIPER AVENUE, SMITHTOWN, NY 11787
mk@mjkarchitect.com
(516) 361-7828

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

July 7, 2025

[Supplement to application package from May 19, 2025]

To Whom It May Concern:

Item 1: A written description of the project.

Description of the Project:

1. Proposed 2nd floor office building addition:
   2nd floor addition will be erected on top of existing 1st. floor structure and within the perimeter (footprint) of the 1st floor walls.
   The proposed area for the 2nd floor addition will be 1,450 square feet (measured at exterior side of walls).
   The addition will contain office space only.
   Exterior of the 2nd floor (elevations) and construction materials shall match existing 1st. floor; traditional wood framing structure with matching siding or brick veneer and low pitch asphalt shingle roof (optional standing seam metal roofing). The proposed building height will not exceed 25 feet.

   Adding additional office space requires additional parking space.

2. Proposed addition of 12 parking spaces:
   An additional one parking stall is proposed in the front yard, and 11 parking spaces are proposed in the rear yard.
   The existing parking lot in the front yard is paved with asphalt, thus the one additional parking stall will be an extension of the existing 10 parking stall area.
   A proposed 11 parking stalls in the rear will be paved with crushed limestone, because it creates a permeable surface. The gaps between the compacted stones allow water to seep through, which reduces surface runoff and contributes to an eco-friendlier parking option.
   Additionally, all existing trees or shrubs will remain intact.

   Rear parking access is guaranteed by a covenant as a "right of way" in a legal form of an easement for ingress & egress per liber 9388 page 109 (attached).

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

Supplement to application package:

1. Extraordinary hardship for the proposed project according to § 57-0121 (10). Central Pine Barrens comprehensive land use plan; interim regulations.

    a. Existing office building with relatively very modest square footage (1,796 SF) restricts proper accommodation for the employees. The business owner employs 26 office workers. Existing one floor office can accommodate 16-17 workers max. Thus, some employees work on rotating schedules, since the character of work requires physical presence in the office due to transactions confidentiality. Assuming legal office occupancy is 100-150 SF per person, this scarce office area puts a real burden on business activity. The office space limitation creates extra hardship for the owner.

    b. Summary: The condition & specifics:
    The limited office space creates extraordinary hardship, thus, restricts beneficial use of the property.
    c. This proposed project does not affect neighboring properties in any aspect of the 2nd floor addition.
    d. The owner purchased this property in 2023 to establish a computer-based trading business.
    e. The inability to have a beneficial use is not the result of any action or inaction by the applicant or the owner or his or her predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993.

2. Total area of existing cleared space: 10,162 sf
Total area of existing natural space: 5,841 sf
Total area of proposed cleared space: 10,162 sf
Total area of proposed natural space: 5,841 sf
Refer to revised site plan SP-1.

3. Compliance with requirements of Article 6 of the Suffolk County Sanitary Code for non-residential developments – refer to revised site plan SP-1

    The following additional standards also will be met:

    The proposed project 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 especially result in substantial impairment of the resources of the core preservation area.

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

- attached

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

- Site plan, notes, Survey & photographs attached.

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

- Town of Brookhaven – Planning & Environmental Department conditioned approval after Central Pine Barrens Joint Planning & Policy Commission approval.

Item 6: Completed and Notarized Owner's Affidavit.

- attached

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JUL 09 2025

Central Pine Barrens
Joint Planning & Policy Commission

PROPOSED SITE PLAN FOR 2ND. STORY OFFICE ADDITION (1,450 SF)

Figure 5-1: Clearance and Open Space Standards
This table shows total overall development project site clearance and requirement for open space including lots, roads, drainage and other improvements.

Zoning lot size (see Notes at end of table)(*)	Maximum overall development project site clearance (**)	Minimum open space requirement (**)
10,000 square feet residential (1/4 acre)	90 %	10 %
15,000 square feet residential (1/3 acre)	70 %	30 %
20,000 square feet residential (1/2 acre)	60 %	40 %
30,000 square feet residential (2/3 acre)	58 %	42 %
40,000 square feet residential (1 acre)	53 %	47 %
60,000 square feet residential (1.5 acre)	46 %	54 %
80,000 square feet residential (2 acres)	35 %	65 %
120,000 square feet residential (3 acres)	30 %	70 %
160,000 through 200,000+ square feet residential (4 - 5+ acres) The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.	25 %	75%
Other defined residential zoning lot size	Interpolate from entries above	Interpolate from entries above
All other zoning categories, including those categories without defined zoning lot sizes and parcels owned by the State or a public corporation.	60 %	40 %

Notes:

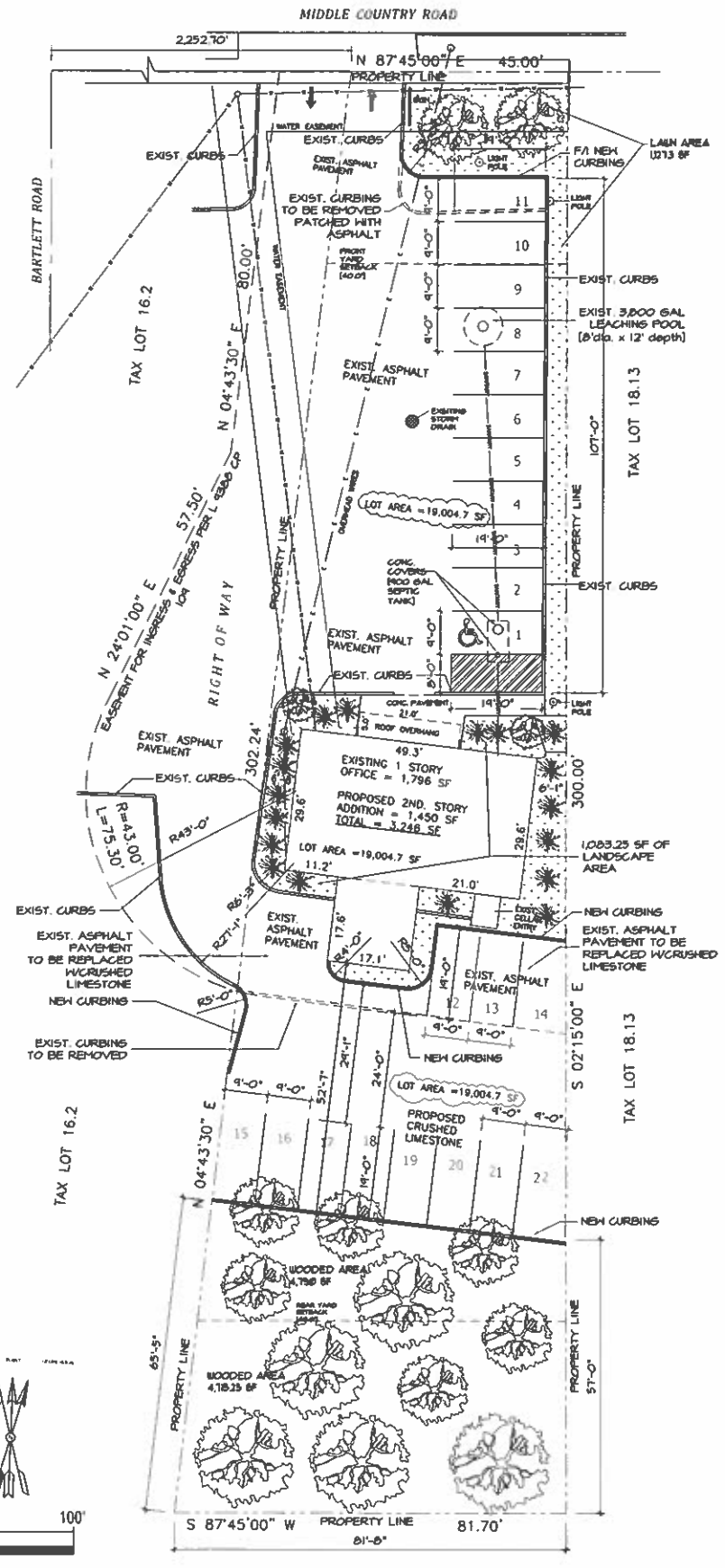
(*) These entries are the minimum lot sizes required by zoning as of June 28, 1995 or the date the parcel is added to the Central Pine Barrens if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.

(**) In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be existing native vegetation. These are maximum clearance and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.

2

EXISTING CLEARED SPACE	10,162.1 SF
EXISTING NATURAL SPACE	5,841.2 SF
PROPOSED CLEARED SPACE	10,162.1 SF
PROPOSED NATURAL SPACE	5,841.2 SF

REFER TO POINT 2



PROPOSED SITE PLAN

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

0 5' 10' 25' 50' 100'

SURVEY INFORMATION OBTAINED FROM SURVEY MAP SUPPLIED BY JOSHUA R. WICKS LICENSED LAND SURVEYOR, LIC.# 051025

PO Box 593
Center Moriches, NY 707 11934
JoshuaRWicks@gmail.com

P: 631-405-8108

SITE INFORMATION

608 Middle Country Road
MIDDLE ISLAND, NEW YORK

DISTRICT	200
SEC:	402
BLK:	01
LOT:	18.12
ZONE:	J/J
LOT AREA:	19,005.50 SF (0.4363 ac)
LOT OCCUP:	1,796 S.F.
LOT %:	9.4 %
FAR:	9.4 %
PROPOSED FAR:	17.0 %
PERMITED FAR:	20.0 %
EXIST. OFFICE AREA	1,796 SF
PROPOSED OFFICE AREA	1,450 SF
TOTAL OFFICE AREA	3,246 SF

NATURAL/LANDSCAPED AREA MIN: 20.0%*
NATURAL/LANDSCAPED AREA PROVIDED: 6,926 SF =36.5%
*(REFER TO FIGURE 5-1 ON THIS PAGE)

SUBJECT TO COVENANTS & RESTRICTIONS

WATER EASEMENT: LIBER 1881, PAGE 007

RIGHT OF WAY - EASEMENT FOR INGRESS & EGRESS:
LIBER: 9388 PAGE 109

This Site Plan shall fully comply with the Town of Brookhaven Land Use Legislation, Chapter 85, Article 34 Land Development Standards
§85-849 Required parking spaces.
§85-852 Table of parking requirements
ADA Parking requirements
& NYS Building and Property Maintenance Code

Paving, curbing, sidewalks, signs, traffic signs, catch basins and any other required work or installation shall fully comply with the Town of Brookhaven standard street and public improvement construction specifications
Parking lot or field maintenance. Any paving, sealing, striping or signage changes shall require a building permit and must be maintained in accordance with the current ADA parking requirements of the NYS Building and Property Maintenance Code.

Principal Land Use	Parking Requirement	Additional Requirement
Office	1 per 150 sqft of GFA	See Note 2

(2) *Improved and designated on-street parking along the development street frontage or municipal parking within 200 feet of the site may be included in meeting the parking requirement at the discretion of the Planning Board.*

PROPOSED OFFICE GROSS FLOOR AREA: 3,246 SF
PARKING SPACES CALCULATION: 3,246 SF / 150 SF = 21.64
22 PARKING SPACES ARE REQUIRED.

2

SEPTIC TANK:
EXISTING SEPTIC TANK 900 GAL.

LEACHING BASIN:
EXISTING LEACHING BASIN 3,800 gal.
8'-0" DIA. x 12'-0" DEPTH
300.6 DRAIN WALL AREA

EXIST. & PROPOSED OFFICE AREA = 3,246 SF
DENSITY LOAD = 194.1 gal.
HYDRAULIC LOAD = 194.1 gal.
2-DAY DESIGN SEWAGE FLOW = 389.5 gal.

REFER TO POINT 3

2

POPULATION DENSITY EQUIVALENT =
(300 GALLONS PER DAY PER ACRE IN GROUNDWATER MANAGEMENT ZONE III)
0.4363 ACRE X 300 GAL = 130.89

OFFICE SPACE:
DENSITY LOAD: 0.06 gpd/sf =
DESIGN SEWAGE FLOW: 0.06 gpd/sf
3,246 x 0.06 = 194.76 gal.

SINGLE FAMILY RESIDENCE:
DENSITY LOAD: 300 gpd/sf =
DESIGN SEWAGE FLOW: 300 gpd/sf

POPULATION DENSITY EQUIVALENT =
(300 GALLONS PER DAY PER 40,000 SF IN GROUNDWATER MANAGEMENT ZONE III)
0.918 AC (40,000 SF) X 300 GAL = 275.4 gal.

194.76 < 275.4*

Suffolk County Sanitary Code - Article 6

B. Individual Sewerage Systems or Subsurface Sewage Disposal Systems may be approved by
the Department as to the method of Sewage disposal for Other Construction Projects
provided the following conditions are met:

2. For Other Construction Projects located within Groundwater Management Zones III, V or VI;

*a.) the Population Density Equivalent is equal to or less than that of a Realty Subdivision
or Development of Single-Family Residences in which all parcels consist of an area
of at least 40,000 square feet; and

b.) the Other Construction Project, or an any portion thereof, is not located within an
existing sewer district and is located in an area where subsoil and groundwater
conditions are conducive to the proper functioning of Individual Sewerage Systems or
Subsurface Sewage Disposal Systems; and

c.) the Individual Sewerage System or Subsurface Sewage Disposal System complies
with the Department's current standards and the minimum State requirements as set
forth in 10 NYCRR, Part 75, to the extend applicable to Suffolk County.

MJK
ARCHITECT PLLC

178 JUNIPER AVENUE,
SMITHTOWN, NY 11787
architect@kazubowski.com
(516) 361-7828

No.	Date	Revision/Description
1	03/20/25	Site Plan Submission
2	06/27/25	Article 6

CLIENT NAME:
ROBERT KLEIN
608 Middle Country Road
Middle Island, NY 11953

PROJECT No: **25-03**

REGULATORY STAMP

SCTM: 0200-402 00-01.00-018.012

DRAWING BY: M K
CHECKED BY: MK
DATE: **03/20/2026**

PROJECT:
PROPOSED 2ND. STORY OFFICE ADDITION

ADDRESS:
608 Middle Country Road
Middle Island, NY 11953

DRAWING TITLE
PROPOSED SITE PLAN

ZONING: J/J

SEAL & SIGNATURE

REGISTERED ARCHITECT
MICHAEL J. KAZUBOWSKI
029795
STATE OF NEW YORK

DRAWING No.
SP-1

SHEET
1 OF 1

MJK
ARCHITECT PLLC
178 JUNIPER AVENUE, SMITHTOWN, NY 11787
mk@mjkarchitect.com
(516) 361-7828

COVER PAGE

Central Pine Barrens Joint Planning

Application

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1: Site Plan
1: Survey
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1-7 Legal form of an easement for ingress & egress per liber 9388 page 109.
1: Completed and Notarized Owner's Affidavit.

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

RECEIVED
May 19, 2025
JUN 9 2025
Central Pine Barrens Joint Planning & Policy Commission



Project Location

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ARCHITECT PLLC
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To Whom It May Concern:

Item 1: A written description of the project.

Description of the Project:

1. Proposed 2nd floor office building addition:
   2nd floor addition will be erected on top of existing 1st. floor structure and within the perimeter (footprint) of the 1st floor walls.
   The proposed area for the 2nd floor addition will be 1,450 square feet (measured at exterior side of walls).
   The addition will contain office space only.
   Exterior of the 2nd floor (elevations) and construction materials shall match existing 1st. floor; traditional wood framing structure with matching siding or brick veneer and low pitch asphalt shingle roof (optional standing seam metal roofing). The proposed building height will not exceed 25 feet.

   Adding additional office space requires additional parking space.

2. Proposed addition of 12 parking spaces:
   An additional one parking stall is proposed in the front yard, and 11 parking spaces are proposed in the rear yard.
   The existing parking lot in the front yard is paved with asphalt, thus the one additional parking stall will be an extension of the existing 10 parking stall area.
   A proposed 11 parking stalls in the rear will be paved with crushed limestone, because it creates a permeable surface. The gaps between the compacted stones allow water to seep through, which reduces surface runoff and contributes to an eco-friendlier parking option. Additionally, all existing trees or shrubs will remain intact.

   Rear parking access is guaranteed by a covenant as a "right of way" in a legal form of an easement for ingress & egress per liber 9388 page 109 (attached).

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

1. Compelling public need for the proposed project according to 57-0121. Central Pine Barrens comprehensive land use plan; interim regulations.

   This business growth is restricted by limited office area, thus the impossibility of employing more people, especially in the central Suffolk area.
   The business owner undertakes to employ an additional 15 people if he would be allowed to pursue the project and be able to enlarge the office space.
   Job creation will go along with the public need and interest.

   The following additional standards also will be met:

   The proposed project 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 especially result in substantial impairment of the resources of the core preservation area.

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

- attached

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

- Site plan, notes, Survey & photographs (appendix-1) attached.

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

- Town of Brookhaven – Planning & Environmental Department conditioned approval after Central Pine Barrens Joint Planning & Policy Commission approval.

Item 6: Completed and Notarized Owner's Affidavit.

- attached

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: Office Building - 2nd Floor Addition		
Project Location (describe, and attach a general location map): 608 Middle Country Road, Middle Island, NY 11953		
Brief Description of Proposed Action (include purpose or need): Proposed 2nd Floor Addition (1,450 SF) within existing building footprint. Addition of 12 parking stalls (gravel surface - no plant clearing). Business (rare coin collection business) expansion and potential hiring of 15 local office employees.		
Name of Applicant/Sponsor: Maciej Kazubowski	Telephone: 516-361-7828 E-Mail: mk@mjkarchitect.com	
Address: 178 Juniper Avenue		
City/PO: Smithtown	State: NY	Zip Code: 11787
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): Robert Klein	Telephone: 631-871-2333 E-Mail: rrkinc@yahoo.com	
Address: 38 Island Trial		
City/PO: Mount Sinai	State: NY	Zip Code: 11766

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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 Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning & Environmental Department	June 2025 - projected
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		
g. State agencies ☐Yes☑No		
h. Federal agencies ☑Yes☐No	Central Pine Barrens Joint Planning & Policy Commission	May 20, 2025

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):
NYS Heritage Areas:LI North Shore Heritage Area
Central Pine Barrens Core Preservation Area

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):
Proposed property is within Pine Barrens Core Preservation Area. See attached Site 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?
Zoning: J/J Business 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 CSD

b. What police or other public protection forces serve the project site?
Suffolk Police

c. Which fire protection and emergency medical services serve the project site?
Middle Island Fire Department / Brookhaven Hospital

d. What parks serve the project site?
Cathedral Pines County Park

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)? commercial / business

b. a. Total acreage of the site of the proposed action? 0.075 acres
b. Total acreage to be physically disturbed? 0.075 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.436 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)? % 1,450 sqft Units: Office 2nd floor

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: 10 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: 25' height; 29.6' width; and 49.3' length

iii. Approximate extent of building space to be heated or cooled: 1,450 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

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): _____

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: 87 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: Suffolk County Water Authority
- 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: 87 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 (87 gal/day)

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)?

Existing on-site storm drains, on-site surface water

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

groundwater /pervious gravel area

- 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 10 Proposed 22 Net increase/decrease 12

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:
15,000 kWh / 100 kW

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

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: 8am - 5pm
- Saturday: 8am - 2pm
- Sunday: -
- Holidays: -

ii. During Operations:
- Monday - Friday: 10am - 6pm
- Saturday: -
- Sunday: -
- Holidays: -

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:

LED pole down lights DarkSky approved - 12' high / 20' from other office building

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: 1.5 tons per construction period (unit of time)
- Operation : 0 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: Reuse existing roof elements (studs, metal bracing)
- Operation: operation of this business is exclusively in electronic form (computers) , minimal paper usage.

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

- Construction: Managed by the contractor / landfill
- Operation: Brookhave Town's designated carting companies for garbage pickup

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:

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	0.198	0.203	+0.005
• Forested	0.108	0.108	0
• 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: _____	-	-	-

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? _____ 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: _____ feet

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

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% 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: Sole Source Aquifer Names:Nassau-Suffolk SSA

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

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): 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: Pine Barrens Preservation Area

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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: Long Island North Shore Heritage Area

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 Maciej Kazubowski Date 05/05/2025

Signature _____ Title Registered Architect

PRINT FORM

EAF Mapper Summary Report

Monday, April 7, 2025 4:59 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.

E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Appendix – 1 Photographs



Front parking lot and office building in the background



Office building – front elevation

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Joint Planning & Policy Commission



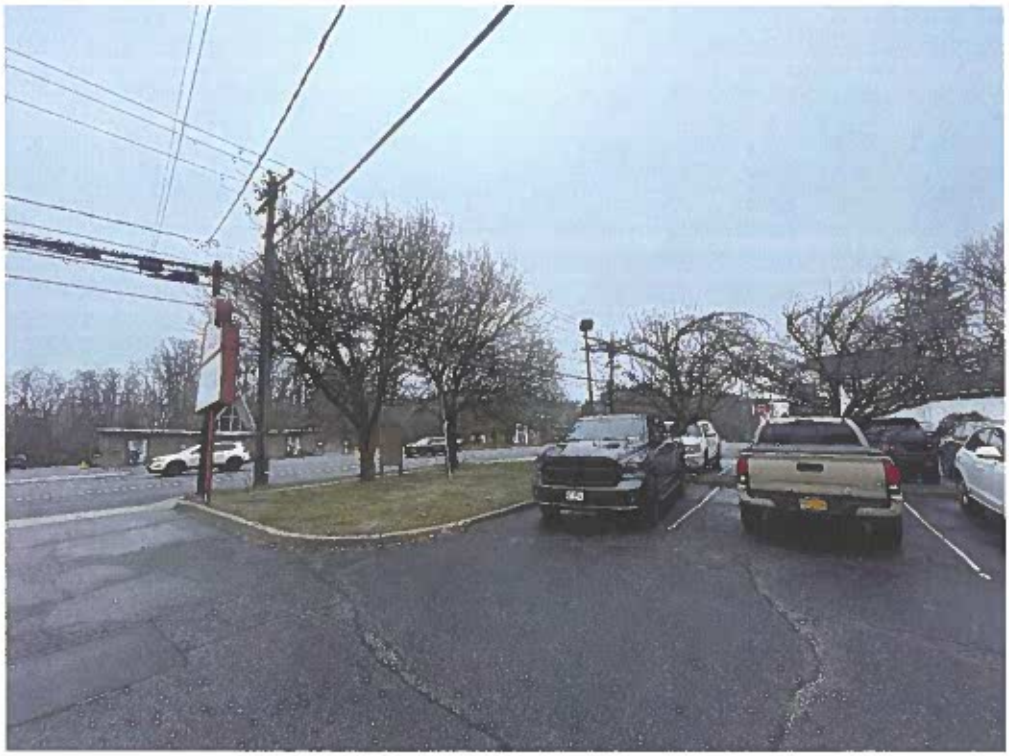
Backyard – Office building rear elevation
Area of additional parking lot



Proposed rear parking lot range area



"Right of Way" – backyard access way



View on Middle Country Road from the parking lot

OWNER'S AFFIDAVIT

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

RECEIVED
JUN 9 2025
Central Pine Barrens Joint Planning & Policy Commission

STATE OF New York

)ss:

COUNTY OF Suffolk

---------- being duly sworn, deposes Robert Klein
(Owner's Name(s))

and says that I/we reside at 38 Island Trail, Mt Sinai, NY 11766
(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 608 Middle Country Rd., Middle Island, NY
(Property Address)

which is also designated as Suffolk County Tax Map Number(s)

200-402-01-18.12 and that I/we have been the

owner(s) of this property continuously since 2023, and that I/we
(Date)

have authorized Maciej Kazubowski R.A. to make a permit application to the
(Applicant's Name)

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)

Robert Klein
(Owner's Name - Please Print)

(2nd Owner's Name - Please Print)

6/4/25
(Date)

(Date)

ALICIA GIL
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Suffolk County
01GI6158743
MY COMMISSION EXPIRES 01/08/2027

Sworn to before me this 4th day of, June 2025

Notary

Sworn to before me this ___day of, 20__

Notary

A 296 Executor's Deed—Individual or Corporation. N.Y.B.T.U. Form 8010. DATE CODE JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

11-S-5596

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 9388 PAGE 109

32880

THIS INDENTURE, made the 7TH day of JULY, nineteen hundred and EIGHTY-THREE

BETWEEN ROSALIND DOUGLASS, residing at 26 Fairway, Hempstead, New York; and HARVEY KAPLAN, residing at 90 Ingraham Boulevard, Hempstead, New York

RECEIVED

JUN 9 2025

Cecilia Pino
Joint Planning & Policy Commission

c/o

as executors of the ESTATE OF LEO LENTIN under the last will and testament of LEO LENTIN late of the County of Suffolk, State of New York who died on the 15 th day of June, nineteen hundred and seventy-seven

party of the first part, and

ALBINO T. SALVADOR and REGINA A. SALVADOR, his wife, residing at 17 Huber Place, St. James, New York

RECEIVED
$ 320.00
REAL ESTATE
JUL 15 1983
TRANSFER TAX
SUFFOLK
COUNTY

7/15/83 MMS SI

32880

party of the second part,

WITNESSETH, that the party of the first part, to whom testamentary were issued by the Surrogate's Court, Suffolk County, New York on 28 th June 1977 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of

Eighty thousand and no/100 ($80,000.00) ---------- dollars,

paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

DIST 0300

SECT 402.00

BLK 01.00

LOT 018.002 018.009 016.002

HR

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Middle Island, Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

Parcel 1: BEGINNING at a point in the southerly side of Middle Country Road, where it is intersected by the boundary line between land now or formerly of Rebecca Kaplan and the Estate of Leo Lentin; said point of beginning being also approximately 2252.70 feet easterly from the intersection of the easterly side of Bartlett Road with the southerly side of Middle Country Road, as measured along the southerly side of Middle Country Road; said point of beginning also being a distance of 629.26 feet easterly from the easterly boundary of land now or formerly of Herbert Crannon, as measured along the southerly side of Middle Country Road; from said point of beginning running South 04 degrees 43 minutes 30 seconds West along property of Kaplan, a distance of 302.24 feet; thence running North 87 degrees 45 minutes 00 seconds East, a distance of 81.70 feet; thence running North 02 degrees 15 minutes 00 seconds West, a distance of 300 feet to the southerly side of Middle Country Road; running thence along the southerly side of Middle Country Road South 87 degrees 45 minutes 00 seconds West, 45.00 feet to the point or place of beginning.

Parcel 2: BEGINNING at a point in the southerly side of Middle Country Road, where it is intersected by the boundary line between Rebecca Kaplan and the Estate of Leo Lentin. Said point of beginning being also approximately 2252.70 feet easterly from the intersection of the easterly side of Bartlett Road with the southerly side of Middle Country Road, as measured along the southerly side of Middle Country Road; said point of beginning also being a distance of 629.26 feet easterly from the easterly boundary of land now or formerly of Herbert Crannon, as measured along the southerly side of Middle Country Road, which point is also the point of beginning described in Parcel 1 above; from said point of beginning running South 04 degrees 43 minutes 30 seconds West, 302.24 feet to land now or formerly of Rebecca Kaplan; running thence South 87 degrees 45 minutes 00 seconds West, a distance of 63.30 feet to a concrete monument and the easterly line of land now or formerly of Oscar Kaplan; running thence along the easterly line of land now or formerly of Oscar Kaplan North 02 degrees 15 minutes 00 seconds West, a distance of 300 feet to the southerly side of Middle Country Road and running along the southerly side of Middle Country

Road North 87 degrees 45 minutes 00 seconds East, 100 feet to the point or place of beginning.

TOGETHER WITH an easement of right-of-way for ingress and egress over land now or formerly of Rebecca Kaplan beginning at the northwest corner of the above described parcel and running along the west line of the above described parcel S 4° 43' 30" W a distance of 192.77 ft. to a point, thence running through land now or formerly of Rebecca Kaplan (1) along the arc of a curve bearing to the right with a radius of 43.00 ft., a distance of 75.30 ft. (the chord of said arc runs N 26° 09' 00" W a distance of 66.04 ft.) (2) N 24° 01' 00" E a distance of 57.50 ft.; and (3) N 4° 43' 30" E a distance of 80.00 ft. to the south side of Middle Country Road, thence running along the south side of Middle Country Road No 87° 45' 00" E a distance of 15.00 ft. to the point or place of beginning.

TOGETHER WITH an easement or right of way for ingress and egress through the land formerly of Leo Lentin and beginning at a point in the south side of Middle Country Road said point of beginning being 40.00 ft. east of the northeast corner of land first described above as measured along the south side of Middle Country Road. From said point of beginning running the following courses and distances: (1) S 2° 15' 00" E a distance of 10.00 ft.; (2) along the arc of a tangent curve having a radius of 25.00 ft. and bearing to left, a distance of 17.89 ft.; (3) S 43° 15' 00" E a distance of 37.40 ft.; (4) along the arc of a curve having a radius of 40.00 ft. and bearing to the right, a distance of 23.74 ft.; (5) S 9° 15' 00" E a distance of 71.05 ft.; (6) along the arc of a curve having a radius of 45.00 ft. and bearing to the right, a distance of 76.18 ft.; (7) S 87° 45' 00" W a distance of 44.18 ft. to a point in the east line of property and first described above. Thence running along the east line of said property N 2° 15' 00" a distance of 20.00 ft. to a point 177.00 ft. south of the south side of Middle Country Road. Thence running (1) N 87° 45' 00" E a distance of 49.21 ft.; (2) along the arc of a curve having a radius of 25.00 ft. and bearing to the left, a distance of 42.32 ft.; (3) N 9° 15' 00" W a distance of 71.66 ft.; (4) along the arc of a curve having a radius of 25.00 ft. and bearing to the left a distance of 14.84 ft.; (5) N 43° 15' 00" W a distance of 37.40 ft.; (6) along the arc of a curve having a radius of 40.00 ft. and bearing to the right, a distance of 28.62 ft.; (7) N 2° 15' 00" W a distance of 10.00 ft. to the south side of Middle Country Road. Thence running along the south side of Middle Country Road a distance of 15.00 ft. to the point of place of beginning of described right of way.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Rosalind Douglass
ROSALIND DOUGLASS, Co-Executor
of Estate of Leo Lentin

Harvey Kaplan
HARVEY KAPLAN, Co-Executor
of Estate of Leo Lentin

LIBER 9388 PAGE 112

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 7 day of July, 1983, before me personally came

ROSALIND DOUGLASS

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

GEORGE MAISLEN
Notary Public, State of New York
No. 30-2457800
Qualified in Nassau County
Term Expires March 30, 1985

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 7 day of July, 1983, before me personally came

HARVEY KAPLAN

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

GEORGE MAISLEN
Notary Public, State of New York
No. 30-2457800
Qualified in Nassau County
Term Expires March 30, 1985

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

;

that he is the

of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

;

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Executor's Deed

TITLE NO. 111-5-5596

Estate of Leo Linton

TO

Alberto T. Salvador &
Regina A. Salvador

SECTION
BLOCK
LOT
COUNTY OR TOWN

Recorded At Request of

RETURN BY MAIL TO:

S/CHARLES BUSCEMI
1364 MIDDLE COUNTRY RD
CENTEREACH, N.Y.
Zip No. 11720

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

First American Title Insurance Company

(5)

RECORDED
JUL 15 3 50 PM '83
ARTHUR J. FELICE
CLERK
SUFFOLK COUNTY

2176

RECEIPT

Suffolk County Clerk

VINCENT PULEO

County Clerk

DATE : 3/27/2025 TIME: 6:53:27 PM

RECEIPT NUMBER: 25-0042438

PAYOR NAME: COUNTY-CLERK

	DESCRIPTION	ITEMS	TRANS AMOUNT
Type of Instrument:	CERTIFIED COPIES ($1.25-MINIMUM $5.00)		
	General Fee	1	$5.00
	Fees Paid		$5.00
	RECEIPT TOTAL		$5.00
	CHECK AMT PAID		
	TOTAL AMOUNT PAID		$5.00
	CHECK RETURNED		$0.00

COMMENTS : ELECTRONICALLY FILED CERTIFIED COPY/Auth Code:09956C/TransID:80961655914

CC # : **C25-17038**

COUNTY CLERK'S OFFICE

STATE OF NEW YORK

COUNTY OF SUFFOLK

I, VINCENT PULEO, Clerk of the County of Suffolk and the Court of Record thereof do hereby certify that I have compared the annexed with the original

DEED

recorded in my office on **7/15/1983** under Liber **D00009388** and Page **109** and that the same is a true copy thereof, and of the whole of such original.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court this **3/27/2025 6:53:27 PM**

SUFFOLK COUNTY CLERK

V Puleo

VINCENT PULEO

SEAL

LIBER 9388 PAGE 112

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 7 day of July, 1983, before me personally came

ROSALIND DOUGLASS

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

George Maisles

GEORGE MAISLEN
Notary Public, State of New York
No. 30-24-2800
Qualified in Nassau County
Term Expires March 30, 1985

CC : GCNH - JHHD - AFIV - NJIA

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 7 day of July, 1983, before me personally came

HARVEY KAPLAN

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

George Maisles

GEORGE MAISLEN
Notary Public, State of New York
No. 30-24-2800
Qualified in Nassau County
Term Expires March 30, 1985

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

; that he is the of , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

; that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Executor's Deed

TITLE NO. 111-5-5596

Estate of Leo Lentin

TO

Alfred T. Salvador &
Regina A. Salvador

SECTION
BLOCK
LOT
COUNTY OR TOWN

Recorded At Request of

RETURN BY MAIL TO:

S/CHARLES BUSCEMI
1364 MIDDLE COUNTRY RD
CENTEREACH, N.Y.
Zip No. 11720

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

First American Title Insurance Company

(6)

RECORDED
JUL 15 3 50 PM '83
ARTHUR J. FELICE
CLERK
SUFFOLK COUNTY

2176

PROPOSED SITE PLAN FOR 2ND. STORY OFFICE ADDITION (1,450 SF)

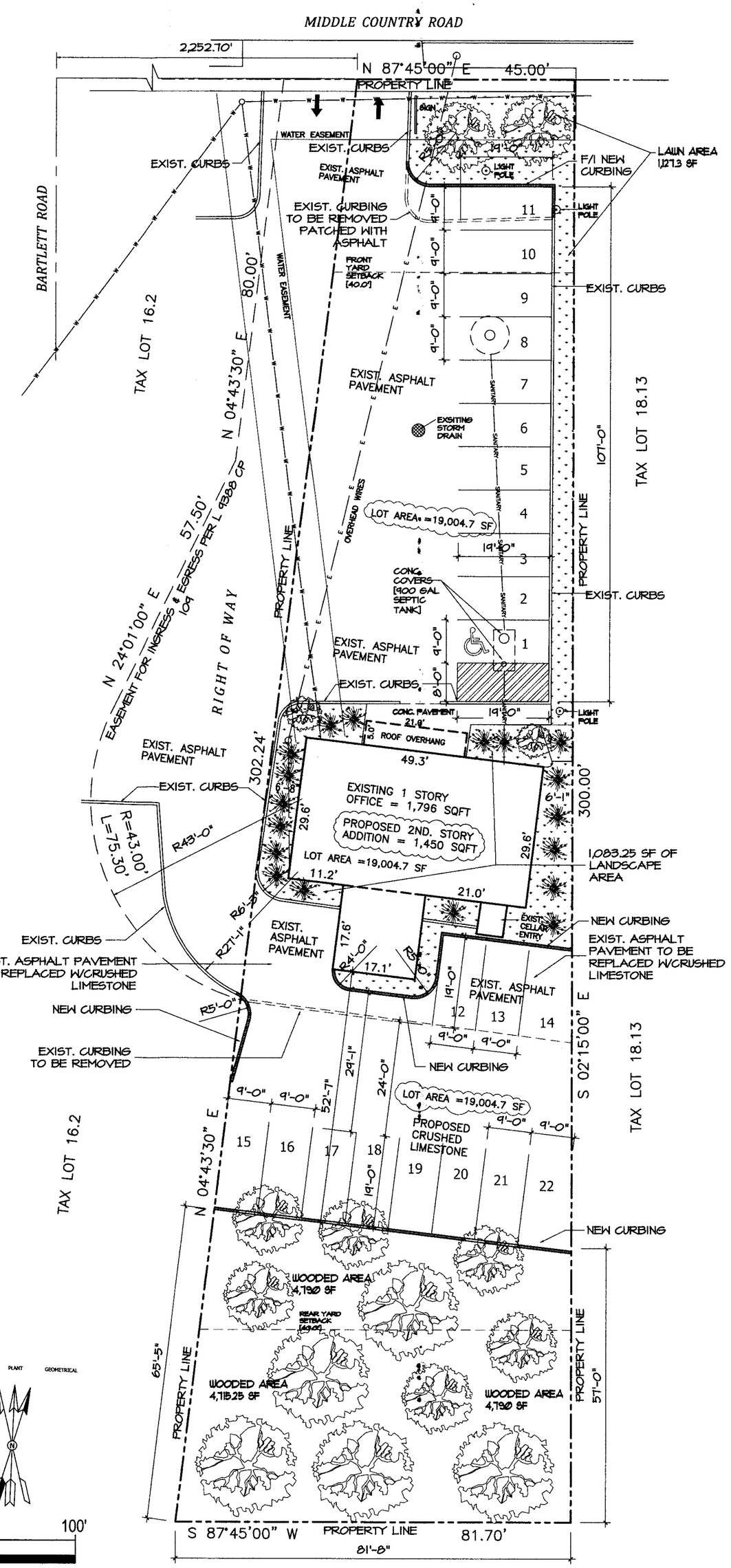
Figure 5-1: Clearance and Open Space Standards
This table shows total overall development project site clearance and requirement for open space including lots, roads, drainage and other improvements.

Zoning lot size (see Notes at end of table)(*)	Maximum overall development project site clearance (**)	Minimum open space requirement (**)
10,000 square feet residential (1/4 acre)	90 %	10 %
15,000 square feet residential (1/3 acre)	70 %	30 %
20,000 square feet residential (1/2 acre)	60 %	40 %
30,000 square feet residential (2/3 acre)	58 %	42 %
40,000 square feet residential (1 acre)	53 %	47 %
60,000 square feet residential (1.5 acre)	46 %	54 %
80,000 square feet residential (2 acres)	35 %	65 %
120,000 square feet residential (3 acres)	30 %	70 %
160,000 through 200,000+ square feet residential (4 - 5+ acres) The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.	25 %	75%
Other defined residential zoning lot size	Interpolate from entries above.	Interpolate from entries above.
All other zoning categories, including those categories without defined zoning lot sizes and parcels owned by the State or a public corporation	60 %	40 %

Notes:

(*) These entries are the minimum lot sizes required by zoning as of June 28, 1995 or the date the parcel is added to the Central Pine Barrens if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.

(**) In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be existing native vegetation. These are maximum clearance and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.



PREVAILING WIND PLANT GEOMETRICAL

PROPOSED SITE PLAN

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

0 5' 10' 25' 50' 100'

SURVEY INFORMATION OBTAINED FROM SURVEY MAP SUPPLIED BY JOSHUA R. WICKS LICENSED LAND SURVEYOR, LIC.# 051025

PO Box 593
Center Moriches, NY 707 11934
JoshuaRWicks@gmail.com

P: 631-405-8108

SITE INFORMATION

608 Middle Country Road
MIDDLE ISLAND, NEW YORK

DISTRICT	200
SEC:	402
BLK:	01
LOT:	18.12
ZONE:	J/J
LOT AREA:	19,005.50 S.F.
LOT OCCUP:	1,796 S.F.
LOT %:	9.4 %
FAR:	9.4 %
PROPOSED FAR:	17.0 %
PERMITED FAR:	20.0 %

NATURAL/LANDSCAPED AREA MIN.: 20.0%*

NATURAL/LANDSCAPED AREA PROVIDED: 6,926 SF 36.5 %

*(REFER TO FIGURE 5-1 ON THIS PAGE)

SUBJECT TO COVENANTS & RESTRICTIONS

WATER EASEMENT: LIBER 11881, PAGE 007

RIGHT OF WAY - EASEMENT FOR INGRESS & EGRESS: LIBER: 9388 PAGE 109

This Site Plan shall fully comply with the Town of Brookhaven Land Use Legislation, Chapter 85, Article 34 Land Development Standards
§85-849 Required parking spaces.
§85-852 Table of parking requirements
ADA Parking requirements
& NYS Building and Property Maintenance Code

Paving, curbing, sidewalks, signs, traffic signs, catch basins and any other required work or installation shall fully comply with the Town of Brookhaven standard street and public improvement construction specifications

Parking lot or field maintenance. Any paving, sealing, striping or signage changes shall require a building permit and must be maintained in accordance with the current ADA parking requirements of the NYS Building and Property Maintenance Code.

Principal Land Use	Parking Requirement	Additional Requirement
Office	1 per 150 sqft of GFA	See Note 2

(2) Improved and designated on-street parking along the development street frontage or municipal parking within 200 feet of the site may be included in meeting the parking requirement at the discretion of the Planning Board.

PROPOSED OFFICE GROSS FLOOR AREA: 3,246 SF
PARKING SPACES CALCULATION: 3,246 SF / 150 SF = 21.64
22 PARKING SPACES ARE REQUIRED.

RECEIVED
JUN 9 2025
Central Pine Barrens
Joint Planning & Policy Commission

MJK
ARCHITECT PLLC
178 JUNIPER AVENUE,
SMITHTOWN, NY 11787
architect@kazubowski.com
(516) 361-7828

No.	Date	Revision/Description
1	03/20/25	Site Plan Submission

CLIENT NAME:
ROBERT KLEIN
608 Middle Country Road
Middle Island, NY 11953

PROJECT No: **25-03**

REGULATORY STAMP

SCTM: 0200-402.00-01.00-018.012

DRAWING BY: M.K.

CHECKED BY: MK

DATE: **03/20/2025**

PROJECT:
PROPOSED 2ND. STORY OFFICE ADDITION
ADDRESS:
608 Middle Country Road
Middle Island, NY 11953

DRAWING TITLE:
PROPOSED SITE PLAN

ZONING: J/J

SEAL & SIGNATURE

REGISTERED ARCHITECT MICHAEL J. KAZUBOWSKI 028193 STATE OF NEW YORK

DRAWING No.
SP-1

SHEET:
1 OF 1

JOSHUA R. WICKS P.L.S.
SURVEYED BY: J.R.W. DRAWN BY: J.R.W. JOB NO.: JRW25-0005
P.O. BOX 593
Center Moriches, N.Y. 11934
JoshuaRWicks@gmail.com
#631-405-8108

GRAPHIC SCALE

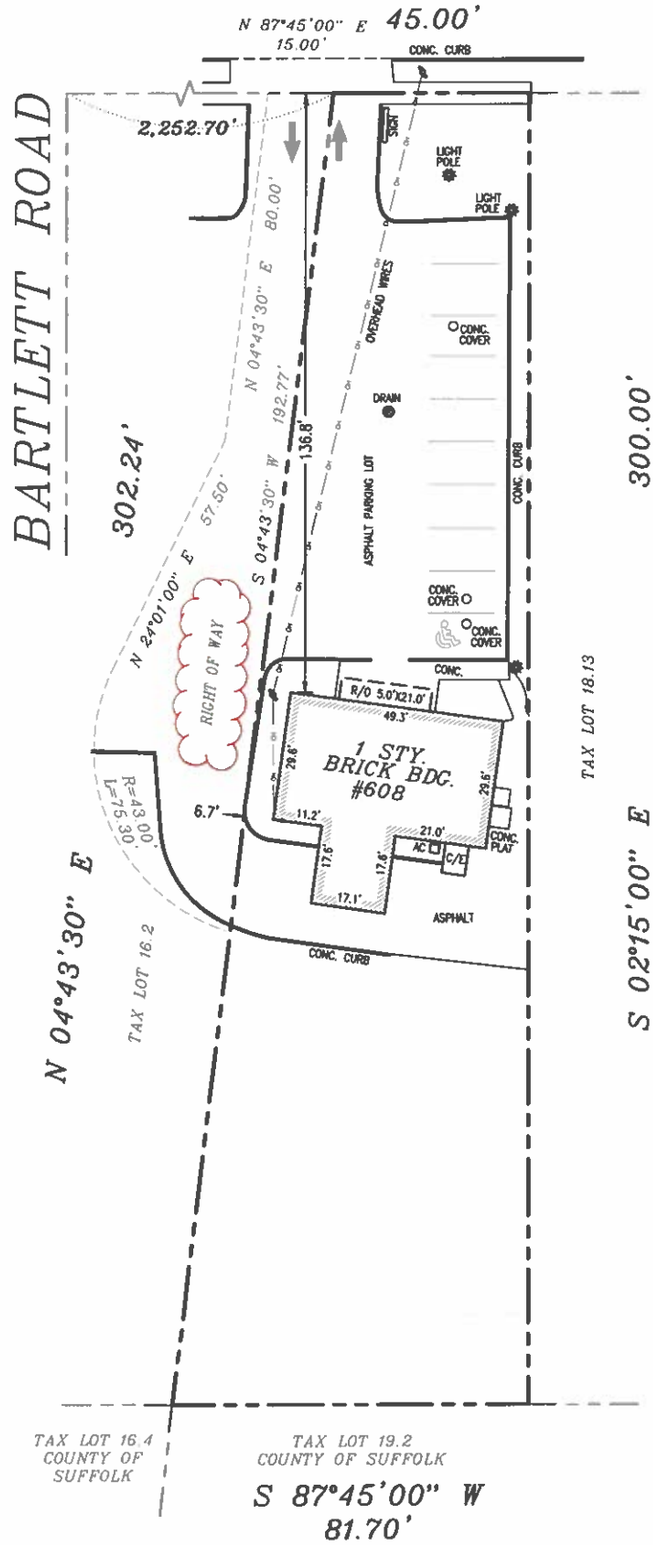
0 1 (30) 2 (60) 3 (90)

SURVEY OF PROPERTY

SITUATE
MIDDLE ISLAND, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

Suffolk County Tax Map No.:
0200-402.00-01.00-018.012

DATE SURVEYED: 01/13/2025
SCALE: 1"=30'



RECEIVED
JUN 9 2025
Central Pine Barrens
Joint Planning & Policy Commission

LOT AREA
19,005.50 S.F.
0.44 ACRE(S)

STATE OF NEW YORK
JOSHUA R. WICKS
No. 051025
LICENSED LAND SURVEYOR

CHECKED BY:

NOTES:
(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

The Central Pine Barrens Joint Planning and Policy Commission
Meeting of July 16, 2025
Draft Decision to Deny
V&G Realty Core Preservation Area Hardship Waiver
Gerard Road, Yaphank, Town of Brookhaven
SCTM Numbers 200-781-1-5 and 15

Present:
_, Suffolk County Executive
_, Brookhaven Town Supervisor
_, Riverhead Town Supervisor
_, Southampton Town Supervisor

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

I. The Project

V&G Realty LLC (the Applicant) owns property located on Gerard Road in Yaphank. The Applicant seeks to construct a two-story residence on a 36,995 square foot project site and develop a portion of Sterling Street for a driveway to the residence. An area of approximately 15,000 square feet will be cleared and the remainder protected as natural open space. An innovative alternative on site wastewater treatment system is proposed (the Project).

In 2016, the Applicant purchased the property, which consists of two contiguous parcels. The parcels are identified as Suffolk County Tax Map Numbers 200-781-1-5 and 15. Lot 5 has 6.22 linear feet of frontage on Gerard Road, an existing public improved road, while Lot 15 has no open improved frontage. The property is undeveloped and contains natural pine barrens vegetation.

The Commission must approve the Applicant's plan because the proposal constitutes development and approval is required for the Project because the property is in the Core Preservation Area as defined in Article 57 of the Environmental Conservation Law, where development is prohibited, and the project constitutes development. Details and specifications concerning the Applicant's proposal are depicted on the Building Permit Survey prepared by O'Connor – Petito, LLC, last revised January 21, 2019. The Applicant is represented by Tracey Schleske of Beach Expediting.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

II. The Act and the Commission

The New York State Legislature passed the Long Island Pine Barrens Protection Act (Act) and codified it in Article 57 of the Environmental Conservation Law (ECL), which was signed into law on July 13, 1993. The Act, among other things, created the Central Pine Barrens Joint Planning and Policy Commission (Commission), to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. In furtherance of its mission and in compliance with the directives set forth in the Act, the Commission drafted the Central Pine Barrens Comprehensive Land Use Plan (the Plan), which was adopted on June 28, 1995.

ECL §57-0107 defines development to be the "performance of any building activity, . . ., the making of any material change in use or intensity of use of any structure or land. Without limitation the following uses shall be taken for the purposes of this article to involve development . . . (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." ECL §57-0123 provides that "no application for development within the Central Pine Barrens area shall be approved by any municipality, or county or agency thereof or the [C]ommission . . . unless such approval or grant conforms to the provisions" of the Plan and Environmental Conservation Law Section. The Project constitutes development as defined in the Act.

III. The Project Site and Materials Submitted to the Commission

On April 3, 2025, the Applicant submitted a core preservation area hardship waiver application prepared by Tracey Schleske, dated March 27, 2025, with an Environmental Assessment Form Part I and property survey.

During the Hearing Applicant introduced an Exhibit marked as 'Exhibit I' which included a Brookhaven Town Zoning Board of Appeals decision dated April 2, 2025 to postpone indefinitely the ZBA's decision on the application; a map identifies a 500 foot radius map around the project site and states that 21 homes are in a 500 foot radius and 16 lots that are smaller than the project site; and a color markup of the property survey that shows areas to be developed and areas that would remain natural and protected as open space. It is important to note that at least 19 lots, roughly half of the area shown in the radius map are not in the Core. Out of roughly 21 lots that are in the Core, some are public open space owned by Suffolk County, and one lot has applied for a Pine Barrens Credit Certificate to protect the property in a conservation easement.

IV. Public Process

On June 18, 2025, the Commission held a public hearing on the Project. A Staff Report with eight Exhibits was introduced into the Record. The Applicant, by its representative Tracey Schleske, made a presentation on the Application.

The hearing was closed and a seven day written comment period. No comments were received. A transcript of the hearing was received and distributed to the Commission and posted on the Commission website.

V. The Study Area

The Staff Report defined a Study Area which analyzed, in general, the land use and ownership of property within a one-half mile radius of the Property. The Study Area includes a significant amount of natural public open space owned by Suffolk County, most prominently the 1,100 acre parkland known as Southaven County Park which includes an active Trap and Skeet shooting range. The CGA is on the west side of Gerard Road, opposite the Property.

Approximately 80 Properties in the Study Area and unopened roads were placed in the Core Preservation Area in 2014 by an amendment to the Act. In the Study Area this mainly includes undeveloped and natural areas west of Southaven County Park.

The Project Site and area to the north and east are in the old filed Map of Orient Park. The old filed map contains public land owned by Brookhaven Town and Suffolk County and a number of privately owned lots are present in the old filed map. East of the unopened road, Hawthorne Avenue, sits a privately owned, 14 acre lot in the Core that was developed with a residence and accessory structures including barns prior to the Carmans Core expansion.

VI. **Other Agency Reviews and Approvals**

The Project is a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA) and exempt from further SEQRA review. An Innovative Alternative (IA) On Site Wastewater Treatment System is proposed for wastewater treatment which requires Suffolk County Health Department approval. Other permits and/or approvals are required from the Town of Brookhaven Zoning Board of Appeals and Building Department.

The Commission requested information from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) on whether the Project would impact State listed historic or pre-historic resources. OPRHP replied by letter dated May 1, 2025 that, "[i]t is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project." Thus, the Project will not impact such resources.

The Commission requested information from the NYSDEC Natural Heritage Program (NHP) on listed species. In a letter and report dated June 12, 2025, NHP reported, "The following species has been documented within 1.5 miles (nonbreeding) and within 1.75 miles (maternity colony) of the project site: Northern Long-eared Bat. Individual animals may travel 3 miles from documented locations. The main impact of concern is the cutting or removal of potential roost trees." Northern Long-eared Bat is a Federal and State-listed Endangered species. Tree cutting restrictions are in place to minimize adverse impacts to individuals and populations of this species, which include no cutting of trees during the period of March 1 to November 30 of any given year.

VII. **Precedent**

The Commission has reviewed similar exemption requests in the past. These matters include both approvals and denials in the Commission decision history.

Out of fifteen denials of core hardships for the development of single-family residences in the Commission's historical record, applications with similar features as this application include Henry Dittmer Lot 200-529-5-35, Eagan Dittmer, Henry Dittmer Lot 200-326-3-3, Armand Gustave c/o Peter Barron, Armand Gustive Lot 200-460-1-10, Sunderland, Trocchio (Antro Realty) and Gazza Lots 200-355-4-5 and 200-412-3-6.

Lots including Dittmer, Trocchio, Gustave, Gustive and Sunderland were undersized for the zoning district and each had frontage on a developed road that did not comply with zoning

requirements or required a portion of an unopened road that was naturally vegetated and undeveloped to be cleared and developed to establish access. The subject application is similar to the conditions found in similar applications such as Dittmer where an approval of a hardship waiver would result in an adverse precedent that has the potential to result in significant additional development in the Core not only on the Project Site and in the Study Area of the Project Site but in other areas of the Core and thus substantial impairment of the resources in the Core including adverse impacts on groundwater and ecological resources and fragmentation of existing habitat and publicly owned open space and establish an adverse precedent in that it may help induce and promote similar types of development applications to be submitted in the area of the Project Site and in other hamlets in the Core where low-density development and expansive public land holdings exist.

The Commission has granted 24 exemptions authorizing the construction of single-family homes in the Core Preservation Area. The subject property materially differs from these for various reasons, including, but not limited to, the Applicant does not seek to replace a dwelling on the parcel where a dilapidated one existed, does not seek to demolish and redevelop existing structures on the parcel, is not developing a parcel surrounded by existing houses, is not developing a parcel that is listed in the Act's residential roadfront exemption list, is not in a significantly developed area, and is not developing a property for which one or more permits were issued prior to the Act.

VIII. **Commission Review of the Act's Extraordinary Hardship Waiver Criteria and Applicant's Materials**

To establish the existence of an extraordinary hardship, an Applicant must demonstrate the elements set forth in the Act including in ECL §57-0121(10)(a) and (c).

At the public hearing, the Applicant was requested to provide information that was not provided including the property deed and to review the hardship criteria outlined in the Act to demonstrate a hardship pursuant to the requirements in the Act.

To address the first criteria, the Applicant's submission and testimony are deficient and lack evidence of hardship. Pursuant to ECL §57-0121(10)(a)(i), in addressing this element, the application discusses a 14 acre lot with a residence and pool in the core to the east and in the CGA an 11 lot residential subdivision developed after 1993. Development in the CGA is in proximity to the site and outside of the Core and therefore not relevant to demonstrating a core hardship. The 14 acre lot was developed prior to the 2014 Carmans Core expansion.

The Commission finds the Applicant has not satisfied the element in ECL §57-0121(10)(a)(i) on the hardship relating "to or arising out of the characteristics of the subject property rather than the personal situation of the applicant," because the Act prohibition on Development applies to each Core parcel surrounding the Property. The Applicant has failed to provide evidence on how the characteristics of the subject property create unique circumstances and the general prohibition causes a unique hardship to the Applicant. The Applicant did not provide evidence relative to this provision and did not provide proof that the Property has no beneficial use given that the Property is eligible for Pine Barrens Credits. The Applicant did not apply for Letters of Interpretation its parcels which would establish the number of Pine Barrens Credits the parcels would be eligible to receive.

To address the second criteria, the Applicant simply replied in the hearing testimony that the property was purchased and the application stated, "V&G is the fourth owner of the property and purchased it with the intention of constructing a single-family dwelling in 2016." This statement does not demonstrate that the alleged hardship was not self created. Applicant's purchase of the Property occurred after it was included in the Core Preservation Area in 2014.

The Commission finds the characteristics of the subject property are not unique for the property in the Core where development is prohibited. The property is similar to other privately owned, substandard and undeveloped parcels on unopened roads in the old filed map in the Study Area and also in other hamlets of the Core Preservation Area where owners of property may apply to develop land in the Core.

The Applicant alleges that the Parcel is held in "single and separate" ownership as defined by the Town of Brookhaven Code. The Commission notes that whatever benefits this provided may have lapsed upon the Applicant's purchase of the parcels by the same person. Notwithstanding, the Commission has denied other applications for Development requiring a Commission granted exemption based solely on a parcel single and separate status including Dittmer and other denials referenced herein. Single and separate status alone does not exempt the project site from complying with other ordinances implemented for resource protection purposes such as the Act or create special rights under the Act such as entitlement to a hardship waiver exemption id development is proposed on the Project Site.

Pursuant to ECL §57-0121(10)(c)(i), the applicant failed to provide evidence demonstrating that if grant the Hardship exemption 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 preservation area. Absent such a proffer and without this information the Commission is unable to make such a finding.

The Commission finds that, in the absence of evidence to the contrary, the Project could be expected to impair the resources of the Core Preservation Area by setting a precedent to develop privately owned lots in the vicinity and additional disturbance and removal of vegetation to develop unopened roads. Development of the project site may in an area where a significant amount of open space is present in a fire dependent ecosystem may increase the danger of fire by allowing the development of structures within or adjacent to natural open space, expanding area known as the wildland urban interface.

The Project may generate growth-inducing impacts in the Core and is precedent setting in nature in that it would induce and promote additional development in an area where privately owned lots are present in an old filed map and where extensive public open space is also present by developing road on a subdivision map without any roads.

In considering the criteria contained in ECL §57-0121(10)(c)(ii), the Commission finds that granting of the waiver would be inconsistent with the purposes, objectives or general spirit and intent of this title as the Project does not redirect development from the Core Preservation Area or

support the preservation of Core Preservation Area lands, preserve existing natural vegetation, ecologic, and hydrologic functions of the Pine Barrens.

IX. **Conclusion**

Based on the foregoing, and upon the review of the record developed by the Applicant and the Commission, the Commission finds that the Applicant has not demonstrated extraordinary hardship exists for the reasons set forth above. The Applicant's request lacks a robust record to demonstrate extraordinary hardship, and the Commission has denied similar requests in the past.

The Applicant has not established the existence of an extraordinary hardship or provided any evidence to support the hardship requirements. The Commission finds that the denial of the hardship exemption request is consistent with its prior denials. The Commission further finds that the Applicant has not demonstrated that the Parcel shares the attributes of those parcels for which hardship exemptions were granted.

The Commission finds that the Project is not consistent with the purposes and provisions of the Act, including but not limited to, the goals and objectives to "[p]reserve the functional integrity of the Pine Barrens ecosystem, protect the quality of surface water and groundwater, discourage piecemeal and scattered development, [to] accommodate development in a matter consistent with the long-term integrity of the Pine Barrens ecosystem and to ensure that the pattern of development is compact, efficient, and orderly."

The Commission finds that, the requested waiver exceeds the minimum relief necessary to relieve hardship; the development of a vacant, privately owned Project Site on an unopened, undeveloped road is precedent setting and will result in adverse growth inducing impacts in the study area and in other hamlets in the Core Preservation Area, and if approved would be inconsistent with ECL Article 57, in particular ECL §57-0121(10)(c)(iii).

The application for a Core Preservation Area Extraordinary Hardship exemption for V&G Realty is denied.

V&G Realty Core Preservation Area Hardship Disapproval
Town of Brookhaven, SCTM Numbers 200-781-1-5 and 15
Decision to Approve
Record of Motion:
Motion by:
Seconded by:
In Favor:
Opposed:
Abstention:
Absent:

cc: Town of Brookhaven
Suffolk County Department of Health Services
New York State Department of Environmental Conservation Region 1

V & G Realty (200-781-1-5 & -15)



4/1/2025, 2:38:39 PM

1:1,000

0 45 90 180 ft

0 12.5 25 50 m

Street Labels

Pine Barren Core

Tax Parcels

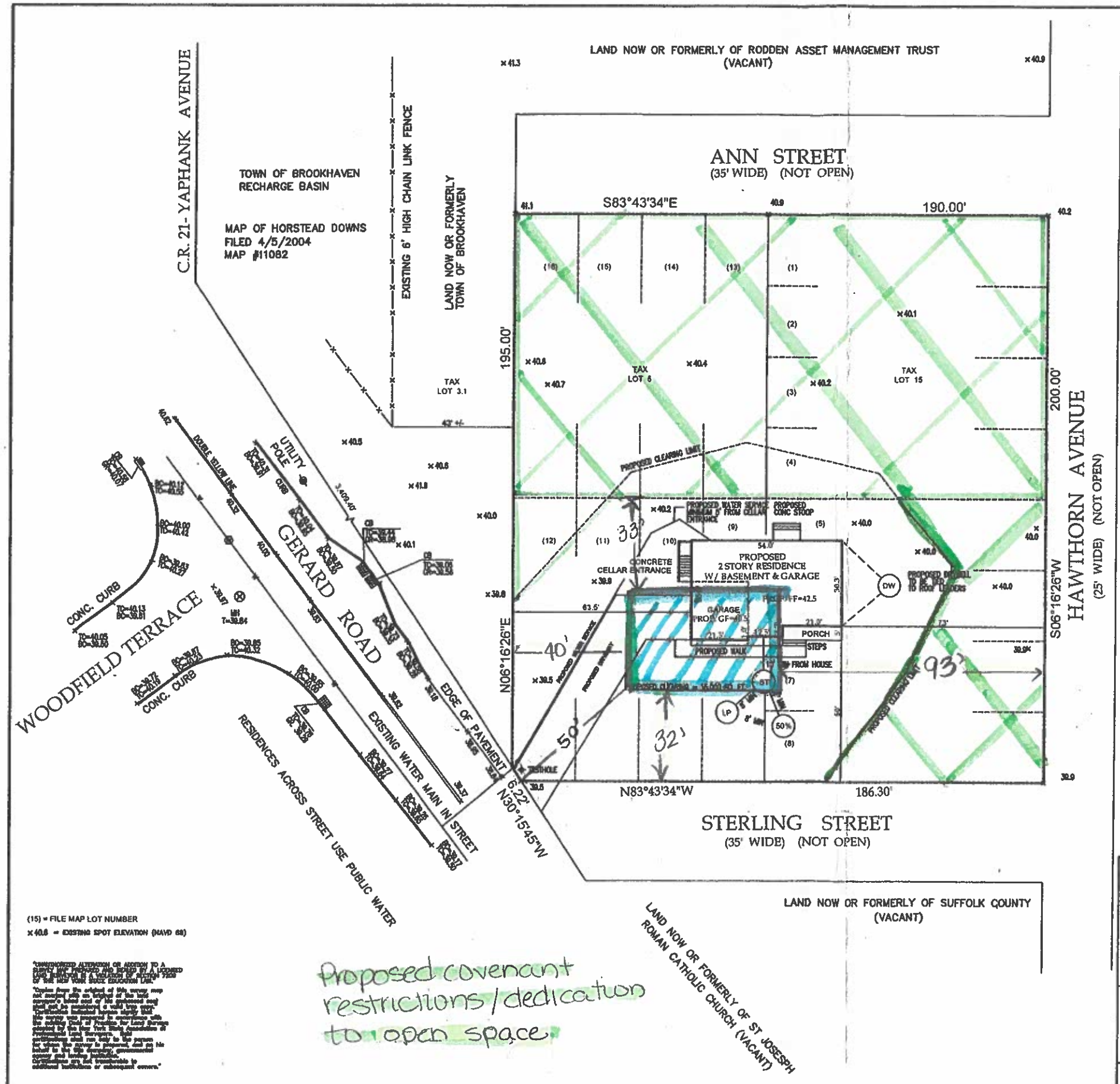
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SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES

RECEIVED

JUN 18 2025

Central Pine Barrens
Joint Planning & Policy Commission



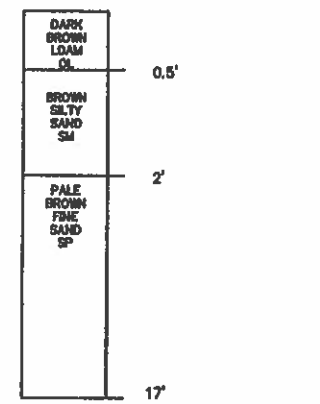
(15) = FILE MAP LOT NUMBER
×40.8 = EXISTING SPOT ELEVATION (NAVD 88)

Proposed covenant restrictions / dedication to open space.

RESIDENCE – PUBLIC WATER

TEST HOLE INFORMATION:

BY McDONALD GEOSCIENCE ON 1/9/18



1ST FLOOR AREA = 1,368 SQ FT
2ND FLOOR AREA = 1,305 SQ FT
GARAGE AREA = 414 SQ FT
PROPOSED DWELLING IS TO CONTAIN 4 BEDROOMS
PROPOSED SANITARY-1250 GAL. SEPTIC TANK WITH A 8' DIA. X 12' DEEP LEACHING POOL

PROPOSED CLEARING 15,000 / 37,992 = 39.4%

SCTM: DIST. 0200, SECT. 781, BLOCK 1, LOTS 6 & 15

TOTAL PARCEL AREA = 37,992 SQ. FT. +/-

PLOT PLAN

MAP OF ORIENT PARK-PLATE N, SECTION 3
FILE MAP No. 49, FILED 3/18/1910

SITUATED IN

YAPHANK

TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK

O'Connor - Petito, L.L.C.
Land Surveying
Civil Engineering
27 Forest Avenue
Locust Valley, NY 11560
(516) 676-3260

STATE OF NEW YORK
JOSEPH M. PETITO
050039-1
LICENSED LAND SURVEYOR

DATE: JAN. 12, 2018 REV 1/21/19 WATER SERVICE	REVISED:	SCALE: 1"= 40'	SHEET: 1 OF 1

Central Pine Barrens Joint Planning and Policy Commission
Commission Meeting of July 16, 2025
Riverhead Town Hall

DRAFT Decision to Approve
599 Middle Country Road
Compatible Growth Area Hardship Waiver Application
599 Middle Country Road, Middle Island, Town of Brookhaven
Suffolk County Tax Map Number
200-402-2-2

Present: Ms. , for the Suffolk County Executive
Ms. , for Brookhaven Town Supervisor
Mr. , for Riverhead Town Supervisor
Ms. , Southampton Town Supervisor

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

I. The Project, Application, and Project Site

RA Middle Island LLC, the Applicant, owns the 1.44 acre property located at 599 Middle Country Road (NYS Route 25) in Middle Island, Town of Brookhaven in the Compatible Growth Area (CGA) of the Central Pine Barrens. The property is in the J Business 4 (J-4) Zoning District. The Applicant is represented by Charles J. Voorhis, Nelson, Pope & Voorhis LLC.

The Project Site, identified as SCTM Number 200-402-2-2, is developed with an estimated 5,000 square foot one-story commercial building with a drive-through and parking lot. The existing building was previously occupied by a bank and has been vacant since 2019. The site was developed prior to the Long Island Pine Barrens Protection Act (the Act) and the 1995 adoption of the Central Pine Barrens Comprehensive Land Use Plan (the Plan). The site is currently cleared to a limit of 86%, or 1.24 acres, and the remaining 14%, 0.20 acres, is natural pine barrens vegetation.

The Applicant requests a CGA Hardship Waiver for a change of zone from J Business 4 to J Business 5 to allow a Starbucks restaurant to reuse and occupy the existing building with a drive-through window. The Applicant seeks relief from the Vegetation clearance limit standard (5.3.3.6.1) and Open space standard requirement, unfragmented open space and habitat standard (5.3.3.6.2) described in the Plan. The standards permit a clearing limit of 60% (0.86 acres) and a minimum open space requirement of 40% (0.58 acres). The project proposes 77% (1.11 acres) of cleared and developed area, 14% (0.20 acres) will remain natural and 9% (0.13 acres) will be planted with native species. The total area of natural vegetation is 0.33 acres including an existing natural area of 0.20 acres to remain undisturbed and 0.13 acres that will be revegetated with native species. The Site Plan prepared by Stonefield Engineering & Design last dated June 18, 2025, depicts the Project.

The Applicant requires the Commission's approval because the Project is in the CGA of the Central Pine Barrens, as defined by the Act, and the activity constitutes development, as defined in Article 57 of the New York State Environmental Conservation Law. The Project does not conform with the Vegetation Clearance Limit Standard, 5.3.3.6.1, and Open Space Standard, 5.3.3.6.2, outlined in the Plan and implemented in the Town Code, therefore a CGA hardship

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waiver is required.

II. The Long Island Pine Barrens Protection Act of 1993, the Commission, Development, and the Central Pine Barrens Comprehensive Land Use Plan

The Commission was created by the Long Island Pine Barrens Protection Act (the Act) adopted in 1993 and codified in Article 57 of the Environmental Conservation Law (ECL). The Act empowered the Commission to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. The Commission has jurisdiction over development in the Central Pine Barrens area as such term is defined in the Act. Development includes the "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." In 1995, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (the Plan), last revised April 19, 2023. In the Plan are Standards and Guidelines to govern development in the Central Pine Barrens.

The Act provides the Commission jurisdiction to review and approve the hardship waiver. Development must conform with the Plan's Standards that became effective on July 19, 2024, or receive an extraordinary hardship exemption to proceed.

III. The Project Site and Materials Submitted to the Commission

On April 4, 2025, the Applicant submitted to the Central Pine Barrens Joint Planning and Policy Commission a CGA Hardship Waiver Application for the Project. The Application contained a project description, review of Standards of the Comprehensive Land Use Plan, review of Town Law Section 267-b, site plans prepared by Stonefield Engineering & Design dated March 7, 2025, notarized owner's affidavit, Full Environmental Assessment Form Part 1, and aerial photographs.

On May 30, 2025, the Applicant provided updated information including a summary of minor revisions and updated site plans prepared by Stonefield Engineering & Design dated April 30, 2025.

On June 18, 2025, the Applicant provided additional information responding to the Commission Staff Report presented at the public hearing on the same date. Updated site plans prepared by Stonefield Engineering & Design dated June 18, 2025 were included.

IV. Public Process

On May 21, 2025, the Commission scheduled a public hearing for June 18, 2025. At the public hearing, a Commission Staff Report with seven items, Exhibits A through G, were introduced into the record. The Staff Report was made available to the Applicant prior to the meeting.

At the June 18 Hearing, the Commission received sworn testimony from the Applicant's representatives who also provided a PowerPoint presentation.

A stenographic transcript was made of the Hearing and the Applicant submitted additional information addressing comments in the Staff Report on the same date, June 18. Updated Site Plans prepared by Stonefield Engineering & Design dated June 18, 2025 were also received. A seven-day written comment period was provided. No written comments were received.

V. The Study Area

The Staff Report defined a Study Area which analyzed, in general, the land use, ownership, and zoning

categories within a one half mile radius of the Project Site. The Study Area is bisected by the principal arterial east-west State Route 25, Middle Country Road, as classified by the New York State Department of Transportation. It is bound on the west side by Bartlett Road and Middle Island Road on the east. The northern boundary cuts through the residential communities of Birchwood at Spring Lake and Eagleview, and the industrial operation of Roanoke Sand and Gravel Corp. The southern boundary extends to Fairway Drive and includes parcels in both CGA and Core Preservation Area.

Land uses immediately adjacent to the site are commercial and residential with a car wash to the east of Spring Lake Drive, a shared access driveway serving both commercial properties, and Oak Run at Middle Island, a planned retirement community, to the north and west of the site.

Land uses within the Study Area include industrial, institutional, commercial, vacant, low-, medium-, and high-density residential. A mix of town-, state-, and county-owned open space are distributed throughout the north and south sides of the Study Area with larger contiguous space on the south side of Middle Country Road in the Core Preservation Area. A mix of zoning districts are within the Study Area including J Business, A and B Residence, Multifamily Residence, Planned Retirement Community, Light Industrial, and Pet Cemetery Business District.

Several projects within the Study Area and just beyond its boundaries have been reviewed by the Commission and received hardships. Approved CGA Hardship Waiver applications within the Study Area include:

1. 2/7/1996 - Aroya and Brodbeck (SCTM # 200-402-1-16.12 and 16.2). Developed site approved for new construction and parking.
2. 5/18/2005 - Longwood Public Library (SCTM # 200-402-1-24.9 and 200-403- 1-3, 4). One developed parcel and two undeveloped parcels approved for parking lot expansion and drainage improvements.
3. 1/16/2013- Longwood Public Library (SCTM # 200-402-1-23.1, 24.9; 200- 403-1-3, 4, 17, 18). Developed site approved for parking lot expansion and drainage improvements.

Approved CGA Hardship Waiver applications near the Study Area include:

4. 10/11/1995 - Mavis Development Corp. (SCTM # 200-378-3-49). Developed site approved for gas station and convenience store with parking. Approximately one mile east of the Project Site.
5. 8/16/2017 - R.N. Middle Island, 7-Eleven Middle Island (SCTM # 200-378-2-37.2 and 200-403-1-2.1 and 2.3). Two developed parcels and one undeveloped parcel approved for change of zone to develop a gas station and convenience store. Approximately 0.70 miles east of the Project Site.

VI. State Environmental Quality Review Act (SEQRA) and Other Agency Jurisdictions

The Commission classified the Project as an Unlisted Action and performed an uncoordinated review. The Commission prepared Environmental Assessment Form Parts 2 and 3. No significant adverse environmental impacts were identified.

The Commission requested information from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) on whether the Project would impact State listed historic or prehistoric resources. OPRHP replied on April 25, 2025 that no properties, including archaeological and/or historical resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the Project.

The Commission also requested information on the project's potential impact on resources from the New

York State Natural Heritage Program. The response, dated June 27, 2025, states the Project Site is in "within 2.5 miles of a documented summer nonbreeding location of Northern Long-eared Bat (NLEB) (*Myotis septentrionalis*, state and federally-listed as Endangered)…the main impact of concern for bats is the removal of potential roost trees."

The Project requires additional permits or approvals from other involved agencies including the Town of Brookhaven and Suffolk County Department of Health Services (SCDHS) Articles 6, 7 and 12.

VII. The Application

Pursuant to the Act, to determine whether an Applicant has demonstrated the existence of a hardship, the Commission considers, among other things, the criteria set forth in New York State Town Law §267-b. The Commission considers the criteria in ECL §57-0123(3)(b) and determines whether the Project is consistent with the purposes and provisions of the Act and whether the Project will result in a substantial impairment of the resources of the Central Pine Barrens area.

The Applicant states a reasonable return cannot be realized and the inability to secure a tenant since 2019 is due to changes in market demand for bank branches. The lack of income from the property is of economic hardship with current annual real estate taxes of $46,409.11. New banks that have opened are smaller than the existing building size and seven former banks within approximately eight miles of the Project Site currently stand vacant or have been approved for drive-through restaurants.

The Applicant alleges the hardship relating to the property in question is unique and does not apply to a substantial portion of the neighborhood because the site was developed prior to the adoption of the Plan. The placement of the property in the CGA prevents the site from being utilized as a profitable commercial business consistent with changing consumer needs of the community. The existing building, parking area, and drive-through would allow the property to function as a profitable business without extensive modifications to site configuration. The Project includes site improvements to more closely conform with clearing and open space requirements, Standards 5.3.3.6.1 and 5.3.3.6.2.

The Application states the essential character of the neighborhood will not be altered if the request is granted because it will remain a commercial drive-through in nature where traffic patterns and customer flow will be consistent with the existing use. The conversion of impervious surface and sections of maintained lawn to native vegetation along the western edge of the site, contiguous with neighboring open space, and along the southern edge along Middle Country Road will not negatively alter the essential character of the neighborhood and would rather help improve the essential character.

The Applicant maintains that the alleged hardship has not been self-created because the property was developed prior to the adoption of the Plan and the placement of the site into the CGA limits the potential for adaptation driven by consumer needs. A tenant has not been able to be secured since 2019 for the existing use and the Project includes a change of use with minimal site disturbance and an improvement to the natural condition of the Site.

VIII. Conformance Review of Project with Plan Standards and Impact on Goals of the Plan

Commission review of the Application requires a Project to demonstrate conformance with the Standards set forth in Volume 1, Chapter 5 of the Plan. If the Project does not conform with one or more provisions, and is not modified to conform, the Act authorizes the Commission, by majority vote, to waive strict compliance with the Plan upon finding that such waiver is necessary to alleviate a demonstrated hardship.

Standards that do not apply to the Project are noted in the review. This review identifies where conformance is deferred to other agencies that regulate uses and activities to protect public health, water and natural resources. The Applicant must adhere to applicable regulations and permit requirements of other agencies.

The following sections evaluate the potential impacts of the Project based on the complete information submitted by the Applicant and conformity with the Plan's Standards. The Applicant will obtain any and all applicable permits to conform with Standards of the Plan.

A. Water Resources

The Plan's Standards related to water resources are identified below. Also included is a discussion of the Project's potential impacts to water resources, mitigating measures and conformance.

1. Sanitary waste, nitrate-nitrogen and other chemicals of concern

a. Standard 5.3.3.1.1 Suffolk County Sanitary Code Article 6 compliance

The Project is a change of zone for the conversion of an existing commercial building to a drive-through restaurant with a total of 30 indoor and outdoor seats. It is expected that the Applicant will satisfy the procedural requirements of the SCDHS. Conformance of the Project with this standard is conditioned on the Applicant obtaining SCDHS approval of Article 6 compliance.

b. Standard 5.3.3.1.2 Sewage treatment plant discharge – The existing onsite conventional septic system will be replaced with a new Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS), therefore this standard is not applicable.

c. Standard 5.3.3.1.3 Suffolk County Sanitary Code Articles 7 and 12 compliance

The Project must satisfy the requirements of the Suffolk County Sanitary Code as per this standard. The conformance of the Project with this standard is conditioned on the Applicant satisfying SCDHS compliance with the Sanitary Code.

d. Standard 5.3.3.1.4 Commercial and industrial compliance with Suffolk County Sanitary Code

The Project must satisfy the requirements of the Suffolk County Sanitary Code as per this standard. The conformance of the Project with this standard is conditioned on the Applicant satisfying SCDHS compliance with the Sanitary Code.

2. Wellhead and groundwater protection

a. Standard 5.3.3.3.1 Significant discharges and public supply well locations

No significant discharges are proposed in groundwater contributing areas of existing public water supply well field locations. The Project conforms with Standard 5.3.3.3.1.

3. Wetlands and surface waters

No regulated wetland habitat exists in proximity to the Project Site and the site is not within the Wild, Scenic and Recreational Rivers Permit Program (WSRR) jurisdiction. Therefore, this section is not applicable.

a. *Standard 5.3.3.4.1 Nondisturbance buffers* – Not applicable

b. *Standard 5.3.3.4.2 Buffer delineations, covenants, and conservation easements* – Not applicable

c. *Standard 5.3.3.4.3 Wild, Scenic and Recreational Rivers Act compliance* – Not applicable

4. Stormwater runoff

a. *Standard 5.3.3.5.1 Stormwater recharge*

Stormwater runoff will be retained on the Project Site and managed through the existing drainage system. A conversion of about 5,000 square feet of impervious surface and maintained lawn to native vegetation will aid in on-site stormwater recharge. The project involves ground disturbance of 0.26 acres and is not subject to the State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activity requirements. The Project conforms with Standard 5.3.3.5.1.

b. *Standard 5.3.3.5.2 Natural recharge and drainage*

The Project does not include alteration of the existing drainage system aside from the conversion of approximately 2,000± square feet of impervious surface and approximately 3,000± square feet of maintained non-native landscaping to areas revegetated with native species. This aids in improving natural recharge on-site, demonstrating conformance with Standard 5.3.3.5.2.

c. *Standard 5.3.3.5.3 Ponds* – The Project does not include ponds, therefore, this standard is not applicable.

d. *Standard 5.3.3.5.4 Natural topography in lieu of recharge basins* – The Project does not include excavated recharge basins, therefore, this standard is not applicable.

e. *Standard 5.3.3.5.5 Soil erosion and stormwater runoff control during construction* – The Project involves ground disturbance of 0.26 acres and is not subject to the SPDES General Permit for Construction Activity requirements, therefore, this standard is not applicable.

B. Land Use and Ecology

The Plan's Standards related to natural vegetation and plant habitat are identified below. Also included is a discussion of the Project's potential impacts to natural vegetation and plant habitat, mitigating measures and conformance.

1. Natural Vegetation and Plant Habitat

a. Standard 5.3.3.6.1 Vegetation clearance limits

The maximum clearing limit is 60% (0.86 acres) of the Project Site. The clearing limit is based on the non-residential zoning category in Figure 5-1 of the Plan.

The Project Site is currently cleared to 86% (1.24 acres). There is no clearing of natural vegetation included in the Project. The Applicant is seeking relief from this standard and proposes a reduction in clearing to 77% (1.11 acres). This exceeds the clearance limit by 17% (0.25 acres).

The existing footprint of the building and parking lot will remain unchanged, however approximately 5,000± square feet of non-native landscaped and impervious surface areas will be converted to areas revegetated with native species.

The site does not contain non-contiguous parcels, split zoning, residential overlay districts, areas of environmental restoration pursuant to ECL §57-0107(13)(c), and is not split between the Core Preservation Area and CGA. Therefore, Standards 5.3.3.6.1.1, 5.3.3.6.1.2, 5.3.3.6.1.3, 5.3.3.6.1.4, and 5.3.3.6.1.6 do not apply. Standard 5.3.3.6.1.5 includes the filing of the CGA Hardship Waiver Application which was received April 4, 2025. For the reasons discussed, the benefits of the Project outweigh any potential adverse impacts created by the Application.

b. Standard 5.3.3.6.2 Open space standard requirement, unfragmented open space and habitat

The minimum open space requirement is 40% (0.58 acres) of the Project Site. The minimum is based on the non-residential zoning category in Figure 5-1 of the Plan.

The Project utilizes the existing cleared areas for development and the footprint of the building and parking lot will remain unchanged. Due to the site's pre-existing development prior to the adoption of the Plan, revegetation is required via self-heal, active restoration with nursery stock, and/or transplantation activity methods.

The Project Site is 14% (0.20 acres) of natural area. There is no clearing of natural vegetation included in the Project. The Applicant is seeking relief from the minimum open space requirement of 40% and proposes mitigation for the lack of open space by revegetating with native plant species on 9%, or 0.13 acres of the project site. The revegetated area adds to the existing natural area of 14% (0.20 acres) that will remain natural and undisturbed. Therefore, the total project site coverage of natural vegetation, existing and proposed, is 23% or 0.33 acres.

The Site and Landscaping Plans prepared by Stonefield Engineering & Design, last dated June 18, 2025 depicts the conversion of approximately 5,000± square feet of non-native landscaped and impervious surface areas to natural areas revegetated with nursery stock.

The areas to be revegetated with native species are on the northern and western edges of the site, contiguous with neighboring open space on parcel identified as Suffolk County Tax Map Number 200-401-2-38.5. Native plantings will be used throughout the site and on the southern edge along Middle Country Road. For the

reasons discussed, the benefits of the Project outweigh the adverse impacts created by the Application.

Once revegetation occurs, it must be protected in a Declaration of Covenants and Restrictions (C&Rs) in accordance with Standard 5.3.3.6.5, Receiving entity and protection for open space areas. The C&Rs will be prepared by the applicant, granted to the Commission and recorded in the Office of the Suffolk County Clerk.

c. Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit

The maximum fertilizer-dependent vegetation limit is 15% (0.22 acres) of the Project Site. The Landscaping Plan prepared by Stonefield Engineering & Design, last dated June 18, 2025 depicts a reduction in fertilizer-dependent vegetation from 19% (0.28 acres) to 14% (0.20 acres), demonstrating conformance with Standard 5.3.3.6.3.

d. Standard 5.3.3.6.4 Native Plantings

The Landscaping Plan prepared by Stonefield Engineering & Design, last dated June 18, 2025 depicts the use of native species of trees, shrubs and groundcovers to be planted along the western and southern edges of the Project Site. Native plantings along the existing parking lot islands, existing lawn areas and adjacent to the existing building are also included. The Project conforms with Standard 5.3.3.6.4.

e. Standard 5.3.3.6.5 Receiving entity and protection for open space areas

An area of 23% (0.33 acres) of the site will be naturally vegetated, which includes 0.20 acres of existing natural area and 0.13 acres of area revegetated with native species. The entire natural area will be protected in a Declaration of Covenants and Restrictions granted to the Commission and recorded with the Suffolk County Clerk.

2. Species and Communities of Special Concern

a. Standard 5.3.3.7.1 Special species and ecological communities

The New York State Natural Heritage Program states the Project Site is "within 2.5 miles of a documented summer nonbreeding location of Northern Long-eared Bat (NLEB) (*Myotis septentrionalis*, state and federally-listed as endangered)…the main impact of concern for bats is the removal of potential roost trees." No clearing of natural vegetation is included in the project. An improvement of natural vegetation on the site is expected with restored areas contiguous to neighboring open space to the west. Therefore, this standard does not apply and coordination with the New York State Department of Environmental Conservation (NYSDEC) for this matter is not required.

b. Standard 5.3.3.7.2 Bird conservation and protection

The Site Plan prepared by Stonefield Engineering & Design, last dated June 18, 2025 notes existing light fixtures will be dark sky compliant, per town

requirements. The Project conforms with Standard 5.3.3.7.2.

C. Other Resources

The following Standards apply to projects not subject to local municipal review. Therefore, this section is not applicable.

1. Dark sky compliance

a. Standard 5.3.3.9.1 Light pollution prevention – Not applicable

2. Scenic, historic and cultural resources

b. Standard 5.3.3.11.1 Tall structures and scenic resources – Not applicable

IX. The Commission Review of the Act's Extraordinary Hardship Criteria and Findings

The Commission has considered all of the materials submitted in connection with the Application including the transcript of the public hearing.

The Commission finds the Applicant has established the existence of a hardship pursuant the criteria set forth in New York State Town Law §267-b.

The Applicant cannot realize a reasonable return in the current zoning, as demonstrated by financial evidence. Changes in consumer needs have resulted in numerous bank branches within about eight miles of the Study Area to sit vacant, some of which have been reused for drive-through restaurants. Adaptive reuse of the developed commercial site can provide opportunity for a reasonable return to the Applicant.

The Project is unique and does not apply to a substantial portion of the district or neighborhood. The site contains a pre-existing building originally constructed prior to the Act and the Project will adaptively reuse the existing building with no physical disturbance to the existing natural vegetation or expansion of the facility. Revegetation of 0.13 acres of the site with native species is proposed as mitigation for the Project.

The Project will not alter the essential character of the neighborhood as it remains a commercial drive-through in nature with traffic flow consistent with the existing use. Environmental improvements via wastewater treatment updates and the conversion of asphalt and maintained lawn areas to native vegetation is not found to have negative impacts to the character of the neighborhood, rather it will help improve the neighborhood character.

The Commission determines that the Applicant has demonstrated that the alleged hardship has not been self-created because the Project Site was developed prior to the adoption of the Act, which placed the site within CGA boundaries.

The Project is not inconsistent with the purposes and provisions of ECL §57-0123(3)(b) and would not result in substantial impairment of the resources of the Central Pine Barrens area. The Project supports the reuse of a previously cleared and developed commercial parcel within the CGA while also providing improvements to the wastewater system and natural conditions of the site.

X. Conclusion

The Commission determines that the Project as depicted in the Site Plans prepared by Stonefield Engineering & Design dated June 18, 2025 complies with Standards outlined in the Plan, except for

compliance with Standards 5.3.3.6.1 and 5.3.3.6.2. The Commission finds that the Applicant has established that an extraordinary hardship exists and, therefore, grants an extraordinary hardship exemption for the reasons set forth above.

The Commission issues a Negative Declaration for the Project pursuant to the SEQRA regulations.

The Commission further imposes the following conditions on the Project:

Other agency approvals and permit requirements

The Project requires satisfaction with the requirements of other agencies including the Town of Brookhaven and Suffolk County Department of Health Services. The Applicant must seek and obtain other agency review and permit approvals, including but not limited to:

1. Suffolk County Department of Health Services approval for Article 6
2. Suffolk County Department of Health Services for Articles 7 and 12
3. Town of Brookhaven zone change, site plan approval, and any other approvals

Conditions

1. No disturbance of the Project Site unless and until all permits and approvals have been received.

2. Approval of a waiver for the development of the site is granted where upon completion, 77% (1.11 acres) of the site will remain cleared for the Project and 23% (0.33 acres) of the Project Site coverage will be in natural vegetation, as per the Site Plan and Landscaping Plan prepared by Stonefield Engineering & Design last dated June 18, 2025.
    a. Within six months of revegetation, submit an 'As Built' survey to confirm the list and locations of plantings that were installed. Minimal substitutions with native species are acceptable. Significant changes require review.
    b. Guarantee 85% survival of plantings for three years.
    c. Remove and replace dead, dying and diseased plants during the three-year guarantee period as necessary.
    d. Monitor and control invasive species in the revegetation area. Invasive plants shall be removed by hand with non-chemical methods.
    e. Monitor the area and submit to the Commission an annual narrative report for three years concerning the status and success of the revegetation. Color photographs shall be included and taken from the same viewpoint each year to show progression.
    f. The revegetated area must be permanently protected and included in the covenants and restrictions for the site including in the event the Property changes ownership, use and/or is redeveloped.
    g. Submit proof of recording within six months of revegetation.

3. Declaration of Covenants and Restrictions (C&Rs). Prepare draft C&Rs for review and approval by the Commission. The C&Rs will be granted to the Commission. The C&Rs will restrict additional development, changes in use, increases in density or intensity on the Project Site. Once approved, record in the Office of the Suffolk County Clerk.
    a. Protect 0.33 acres of natural area of the site.
    b. No disturbance to existing natural vegetation to remain.
    c. No construction of structures and uses or changes of use on the property other than what is approved in this decision.

d. Revegetated areas shall be considered "natural vegetation" and shall not be considered "cleared" or "previously cleared" land hereafter.

4. Prior to application to the Town for Certificates of Occupancy, the Applicant must certify to the Commission that revegetation is complete and that Commission conditions have been fulfilled. The Applicant may not request Town Certificates of Occupancy until written verification from Commission staff has been received stating that the revegetation is complete and that Commission conditions have been fulfilled. Submit a letter to the Commission office within one month after completion.

5. This hardship is valid only for the project under review in this application. Any substantive changes require a new application including expansion of the project or substantial redesign is subject to Commission review discretion.

6. The Commission's approval is valid for five (5) years from the Commission's date of approval.

7. Record a copy of this document including an 8.5"x11" black and white copy of the Site Plan in the Office of the Suffolk County Clerk and distribute to involved agencies.

Motion to Approve the 599 Middle Country Road Compatible Growth Area Hardship Waiver
599 Middle Country Road, Middle Island, Town of Brookhaven
Project Site Suffolk County Tax Map Number 200-402-2-2

MOTION BY:
SECONDED:
VOTE:
YES:
NO:
ABSTAIN:

DATE: July 16, 2025

Present:
_ for the New York State Governor
_ for the Suffolk County Executive
_ Brookhaven Supervisor
_ Riverhead Supervisor
_ Southampton Supervisor

cc: Suffolk County Department of Health Services
Town of Brookhaven Supervisor
Town of Brookhaven Town Clerk
Town of Brookhaven Planning Environment and Land Management
Nelson, Pope, & Voorhis, LLC

RA Middle Island Starbucks (SCTM #: 200-402-2-2)



12/31/2024, 11:53:17 AM

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0 12.5 25 50 m

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NELSON POPE VOORHIS
environmental • land use • planning

June 18, 2025

RECEIVED
JUN 18 2025
Central Pine Barrens
Joint Planning & Policy Commission

VIA EMAIL
Tara Murphy
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road (CR 31)
Westhampton Beach, NY 11978

RE: 599 Middle Country Road
Response to Staff Report for 6/18/2025 Meeting; NPV# 81083

Dear Tara:

This letter provides each Staff Report comment in the Discussion Items/Additional Information section of the report followed by a response and is provided in advance of the June 18, 2025 and will be further stated at the hearing. Comments and responses are as follows:

1. The Commission will independently perform the SEQRA review and discuss a determination in the decision process.

    a. *Response: Comment acknowledged. No further detail required at this time.*

2. In Exhibit F, the Applicant argues that a reasonable return is unable to be realized with the current zoning due to lack of demand for the existing use and requires a change of zone. Have the other permitted uses within the current zoning been explored as profitable options? Please provide more information demonstrating an examination of these options.

    a. *Response: The site is currently developed with a bank. All banks that operate in the market (regional and national) have consistently either closed branches or have sought to operate smaller locations. This is largely due to the increase in online banking and change in consumer needs/behaviors. The bank occupying the subject property was closed down recently by the tenant (Webster Bank). There are several additional banks in the area that have closed down including:*

        - *540 Jefferson Boulevard, Port Jefferson Station, NY 11776: vacant former bank that was recently demolished.*
        - *2201 NY-112, Coram, NY 11727: former bank that was converted to an insurance office, and is now vacant.*
        - *532 Old Town Road, Port Jefferson Station, NY 11776: former bank, vacant for 6 years.*
        - *2822 Middle Country Road, Lake Grove, NY 11755: former bank, vacant since 2020.*
        - *269 Middle Country Road, Coram, NY 11727: former Astoria Federal bank that has been vacant for years and has been approved for a drive-thru restaurant.*

- *700 E. Patchogue Yaphank Road, Medford, NY 11763: vacant bank pad with a drive-thru.*
- *601 Portion Road, Lake Ronkonkoma, NY 11779: former Chase Bank with a drive-thru has been approved for conversion to a Starbucks with a drive-thru.*

All new banks that have opened are a fraction of the size of the branch on the subject property (typically 1,000 sf- 2,000 square feet). The subject building is approximately 4,500 square feet, which far exceeds the current size needed/sought for banking facilities. Additionally, since the subject building is presently configured as a large bank, it would be very costly to re-box the space for an alternative dry use under the existing zoning. There are several vacant retail locations along Middle Country Road under the J-2 zoning, which makes for difficult competition for any allowable use that would be seeking space. The only tenant that the current applicant or previous owner have been able to attract is Starbucks because of the drive-thru component available. No other use is economically feasible given the capital required to re-box the building and the competition in the marketplace for J-2 dry use space.

3. In Appendix D in the submitted application, Sections D.2.c. and d. indicate an anticipated 900 gallons per day (gpd) of water used and waste generated with this project. The maximum density load is 432 gpd based on 300 gpd/acre. Please provide more information regarding the usage and generation of wastewater.

    a. *Response: The maximum density load for the site is 432 gpd based on 300 gpd/acre. The 900 gpd flow represents the total hydraulic flow for the proposed use and is calculated by adding the proposed density load (10 gpd/seat) and the proposed kitchen load (20 gpd/seat). The proposed Starbucks will have 30 seats. The project does not exceed the maximum allowable density load for the site (30 seats x 10 gpd = 300 gpd < 432 gpd). Therefore, the project achieves compliance with Article 6 and will not require Pine Barrens credits for the septic system.*

4. Consider replacing additional landscaping with more native species.

    a. *Response: The initial site plan submitted included 14 proposed landscape species, of which 12 were native. The Applicant has committed to replacing the two non-native landscape species with native species; therefore, all of the proposed landscaped species will be native. This will be implemented and ensured through Town Site Plan review. Please see attached updated Landscape Plan, prepared by Stonefield Engineering & Design, revised June 18, 2025.*

5. Though the exterior of the existing building is not of highly reflective materials, existing lighting may pose a risk. Refer to the American Bird Conservancy et al publication "Bird Friendly Building Design" for guidance.

    a. *Response: The Applicant agrees to replace existing lighting fixtures to dark sky-compliant, which would comply with Town requirements and the "Bird Friendly Building Design." This will be implemented/ensured, through Town Site Plan review. Please see attached updated plan, prepared by Stonefield Engineering & Design, revised June 18, 2025.*

6. The Commission will consider any additional documentation submitted in support of this Application and reserves the right to keep the hearing record open to receive and review any additional information for the public record.

    a. *Response: Comment acknowledged. No further detail required at this time.*

7. Confirm the decision deadline is extended to the August 20, 2025 meeting.

    a. *Response: We respectfully request a decision be issued as soon as possible and preferably at the July 16, 2025 meeting, since all Staff Report comments have been addressed.*

Please add this to the file and distribute, and please feel free to contact me should you have any questions.

Very Truly Yours,

Nelson, Pope & Voorhis, LLC

Brianna Sadoski
Project Manager/Senior Environmental Planner

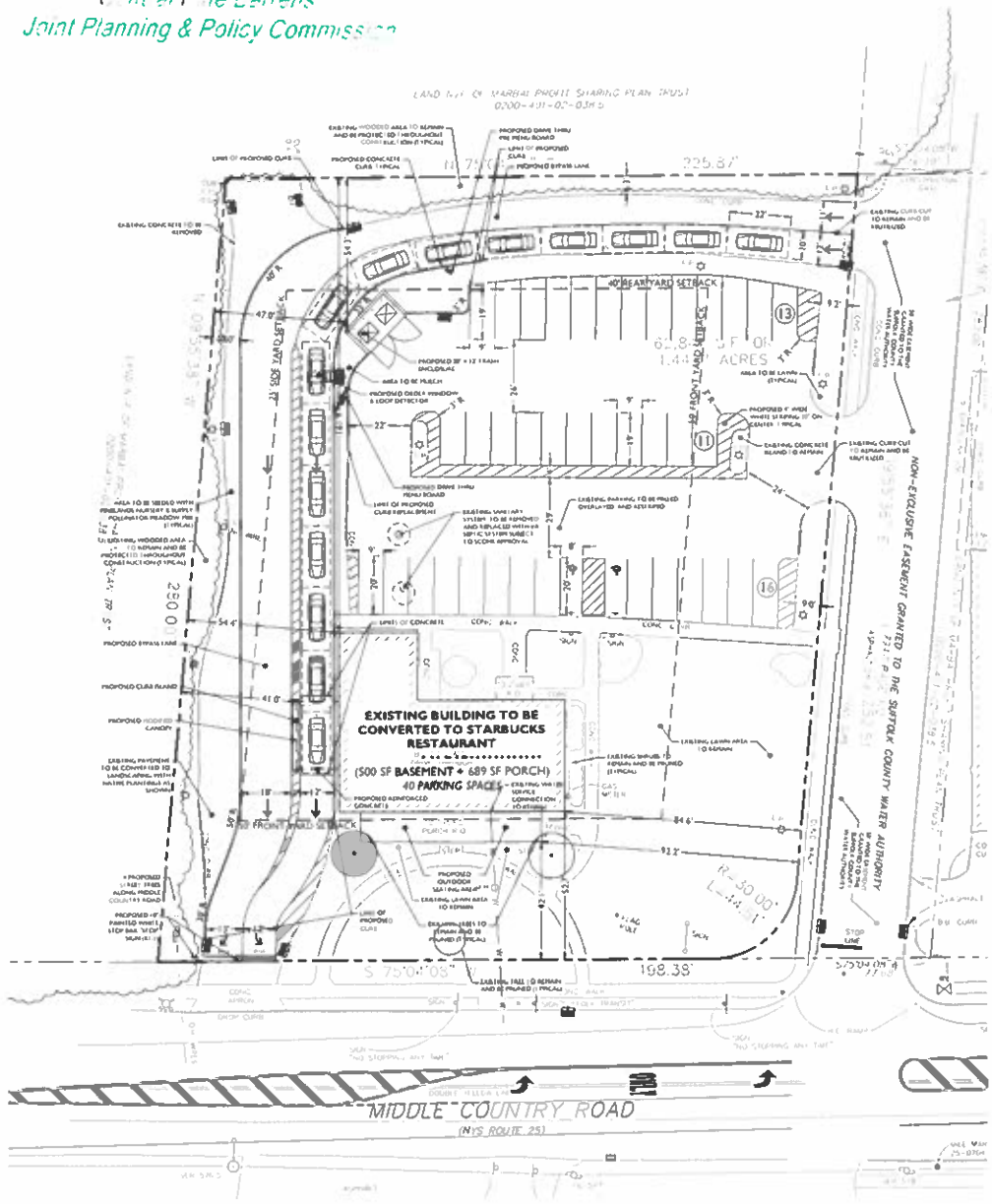
cc: Judy Jakobsen (CPBPPC)
Julie Hargrave (CPBJPPC)
John Milazzo (CPBJPPC)
Chic Voorhis (NPV)

Attachment A
Revised Site Plans
June 18, 2025

RECEIVED

JUN 18 2025

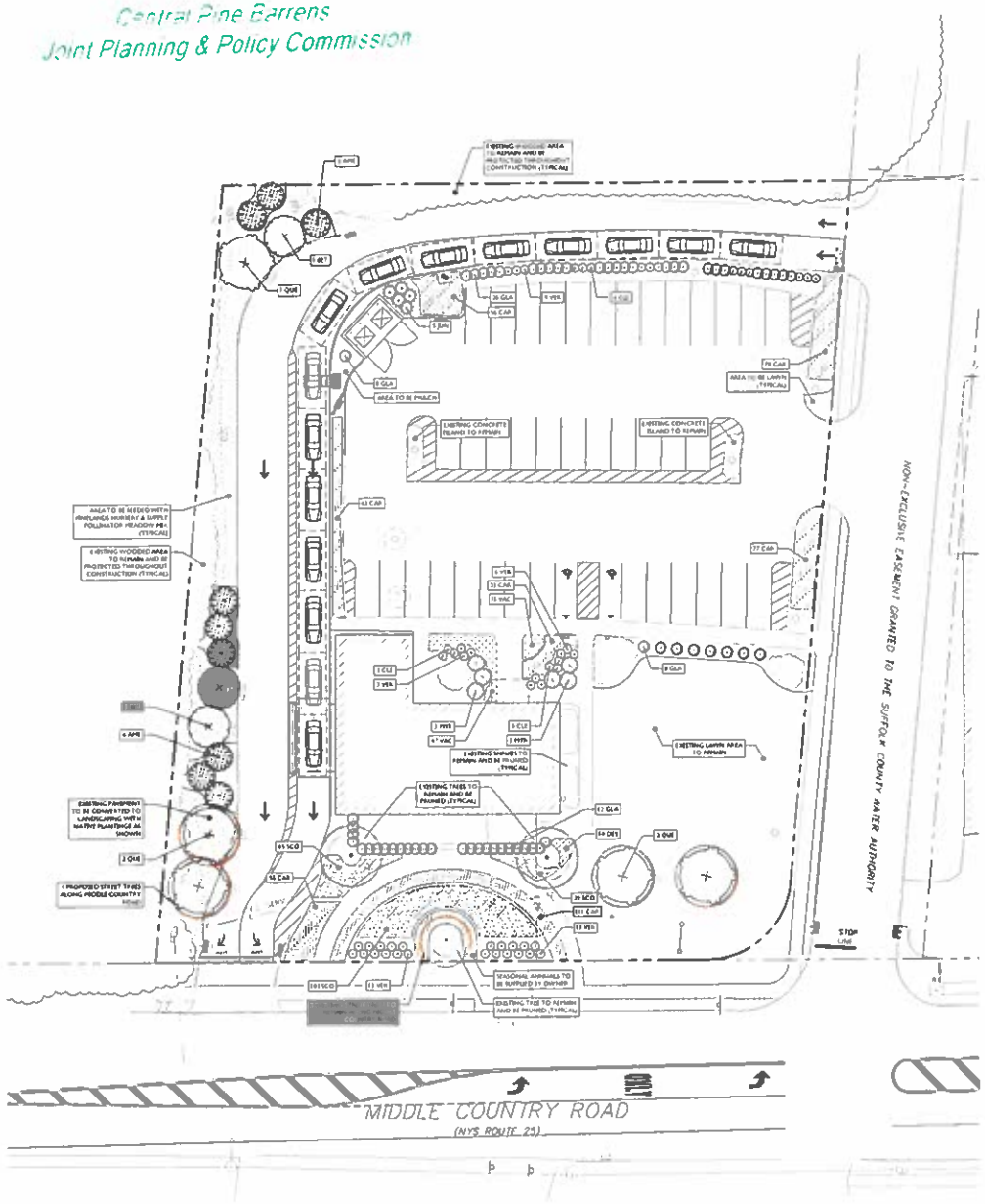
Central Pine Barrens
Joint Planning & Policy Commission


LAND LOCK OR MARSHAL PROFIT SHARING PLAN TRUST
0700-4311-02-03H5
EXISTING WOODED AREA TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION (TYPICAL)
PROPOSED DRIVE THRU PRE MENU BOARD
LIMIT OF PROPOSED CURB
PROPOSED CONCRETE CURB (TYPICAL)
PROPOSED BYPASS LANE
225.87'
EXISTING CURB CUT TO REMAIN AND BE REFURBISHED
EXISTING CONCRETE TO BE REMOVED
40' REARYARD SETBACK
62.8 SF OF 1.44 ACRES TRANSITIONAL AREA
PROPOSED 8' x 12' TRASH ENCLOSURE
AREA TO BE MULCH
PROPOSED DEDICATED WINDOW & DOOR DETECTION
PROPOSED 4' WIDE WHITE STRIPE 8" ON CENTER (TYPICAL)
EXISTING CURB CUT TO REMAIN AND BE REFURBISHED
EXISTING CONCRETE ISLAND TO REMAIN
AREA TO BE SEEDED WITH FINELAWN NURSERY'S SUPPLY FOUNDATION MEADOW MIX (1 LB/1,000 SF)
EXISTING WOODED AREA TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION (TYPICAL)
PROPOSED DRIVE THRU MENU BOARD
LIMIT OF PROPOSED CURB REPLACEMENT
EXISTING PARKING TO BE PAVED OVER AS NEEDED
EXISTING SANITARY SYSTEM TO BE ABANDONED AND REPLACED WITH NEW SEPTIC SYSTEM SUBJECT TO SCDHS APPROVAL
NON-EXCLUSIVE EASEMENT GRANTED TO THE SUFFOLK COUNTY WATER AUTHORITY
LIMIT OF CONCRETE
PROPOSED CURB REVEAL
PROPOSED DRIVE THRU
EXISTING CURB CUT TO REMAIN AND BE REFURBISHED
EXISTING LAWN AREA TO REMAIN
EXISTING SHRUBS TO REMAIN AND BE PRUNED (TYPICAL)
EXISTING WELL TO REMAIN
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EXISTING SHRUBS TO REMAIN AND BE PRUNED (TYPICAL)
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RECEIVED

JUN 16 2025

Central Pine Barrens
Joint Planning & Policy Commission



LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 85-043.A.(1)	LANDSCAPING AREAS MINIMUM 10% OF A COMMERCIAL SITE SHALL BE LANDSCAPED SITE AREA: 62,946 SF 62,946 SF × 10% = 6,294.6 SF MINIMUM 50% OF THE REQUIRED LANDSCAPED AREA SHALL BE LOCATED IN THE FRONT YARD 12,589.2 SF × 50% = 6,294.6 SF	13,977 SF (22.2%) 7,140 SF (56.7%)
§ 85-043.A.(2)	STREET TREES 1 TREE FOR EVERY 50 LF OF FRONTAGE MIDDLE COUNTRY ROAD: 199 FT (199 FT / 50 FT TREE / 30 FT PROTRUSION) = 7 TREES MINIMUM LANDSCAPED AREA ALONG ALL STREET FRONTAGES: 15 FT	7 EXISTING TREES + 4 PROPOSED TREES 15.0 FT
§ 85-043.A.(3)	PARKING AREA SCREENING ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE	COMPLIES
§ 85-043.A.(4)(a)	PARKING AREA LANDSCAPING PARKING AREAS OF 50 SPACES OR MORE SHALL HAVE AT LEAST 10% OF LANDSCAPING FOR EVERY 25 SPACES 51 SPACES - 1 = 50 / 25 SPACES = 2	2,750 SF
§ 85-047.E.(2)	GREEN LANDSCAPING STANDARDS 90% OF ALL SPECIES SHALL BE DROUGHT TOLERANT NATIVE SPECIES	COMPLIES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
			DECIDUOUS TREES				
	BET	1	BETULA LENTA	SWEET BIRCH	4" - 4.5" CAL	B&B	NATIVE
	QUE	1	QUERCUS PALUSTRIS	NORTHERN RED OAK	4" - 4.5" CAL	B&B	NATIVE
			EVERGREEN TREES				
	AQU	7	ILEX OPACA	AMERICAN HOLLY	6' - 7' HT	B&B	NATIVE
	THU	6	THUJA OCCIDENTALIS 'NIGRA' SELECT GREEN	EMERALD GREEN EASTERN ARBORVITAE	6' - 7' HT	B&B	NATIVE
			SHRUBS				
	CLE	42	CLETHRA ALNIFOLIA	SUMMERSWEET	18" - 24"	POT	NATIVE
	VER	98	ILEX VERTICILLATA	WINTERBERRY	18" - 24"	POT	NATIVE
			EVERGREEN SHRUBS				
	GLA	42	ILEX GLABRA	INKBERRY HOLLY	18" - 24"	POT	NATIVE
	PRV	6	PINUS VIRGINIANA	VIRGINIA PINE	18" - 24"	POT	NATIVE
			GROUND COVERS AND ORNAMENTAL GRASSES				
	VAC	62	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	1 GAL	POT 24" o.c.	NATIVE
	CAR	100	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	POT 18" o.c.	NATIVE
	DES	34	DESCHAMPSIA FLEXUOSA	CRINKLED HAIR GRASS	1 GAL	POT 18" o.c.	NATIVE
	SCO	376	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	1 GAL	POT 24" o.c.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE

SYMBOL / DESCRIPTION

PROPOSED STREET TREE

FINELAND MEADOW & SUPPLY POLLINATOR SEASON MIX - 10%/M

ACHILLEA MILLEFOLIUM	COMMON YARROW
ANDROPOGON GERARDII	BIG BLUESTEM
ASCLEPIAS INCARNATA	SWAMP MILKWEED
ASCLEPIAS INCARNATA VAR. PULCHRA	EASTERN SWAMP MILKWEED
ASCLEPIAS SYRIACA	COMMON MILKWEED
ASCLEPIAS TUBEROSA	BUTTERFLY WEED
BAPTISIA AUSTRALIS	BLUE WILD INDIGO
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
CONOCLINIUM COELESTINUM	LANCELEAF TICKSEED
ECHINACEA PURPUREA	PURPLE CONEFLOWER
ELYMUS VIRGINICUS	VIRGINIA WILDRYE
ERIGERON PHILADELPHICUS	MARSH FLEABANE
EUPATORIUM PERFOLIATUM	BONESET
EUPATORIUM PURPUREUM	SWEET JOE PYE WEED
GLYCERIA GRANDIS	TALL MANNA GRASS
HELENIUM AUTUMNALE	COMMON SNEEZEWEED
HELENIUM FLEXUOSUM	PURPLE HEADED SNEEZEWEED
HELIANTHUS ANGUSTIFOLIUS	SWAMP SUNFLOWER
HELIANTHUS ANNUUS	COMMON SUNFLOWER
HELIANTHUS DIVARICATUS	WOODLAND SUNFLOWER
HELIOPSIS HELIANTHOIDES	OXEYE
LIATRIS SPICATA	DENSE BLAZING STAR
MONARDA FISTULOSA	WILD BERGAMOT
PANICUM VIRGATUM	SWITCH GRASS
PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE
PENSTEMON LAEVIGATUS	SMOOTH BEARDTONGUE
PHYSOSTEGIA VIRGINIANA	OBEDIENT PLANT
RUDBECKIA FULGIDA	SPECKLED CONEFLOWER
RUDBECKIA HIRTA	BLACK-EYED SUSAN
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
SOLIDAGO BICOLOR	SILVERROD
SOLIDAGO CANADENSIS	CANADA GOLDENROD
SOLIDAGO RUGOSA	WRINKLED GOLDENROD
SORGHASTRUM NUTANS	INDIANGRASS
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER
TRIFOLIUM REPENS	WHITE CLOVER
VERBENA HASTATA	BLUE VERVAIN
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED
ZEA MAYS	FIELD CORN

SEEDING RATE: 25 LBS PER ACRE

811

Know what's **below**
Call before you dig.

IRRIGATION NOTE

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MINIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI PRIOR TO SELECTING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS AND WIRING WITHIN HANDICAPPED AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED CURB AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL INSTALL MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1) SLOPE, UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF PAVEMENTS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

GRAPHIC SCALE IN FEET
1" = 20'

NO.	DATE	BY	DESCRIPTION
1	12/13/2024	MSC	ISSUED FOR CENTRAL PINE BARRENS COMMISSION
2	12/20/2024	MSC	REVISED PER TOWN COMMENTS
3	1/6/2025	MSC	REVISED PER TOWN COMMENTS
4	4/21/2025	MSC	REVISED PER TOWN COMMENTS

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford NJ · New York, NY · Salem, MA
Princeton NJ · Tampa FL · Birmingham, MI
www.stonefieldeng.com
540 Broadway, Suite 310, New York, NY 10012
Phone: 718.604.8105

SITE PLANS

PROPOSED STARBUCKS

SECTION 199 BLOCK 1 LOT 2
199 MIDDLE COUNTRY ROAD
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

EACH SIGNATURE ON PE
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: NYC240196

TITLE: LANDSCAPING PLAN

DRAWING: 2 OF 2

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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11978

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The Central Pine Barrens Joint Planning and Policy Commission
July 16, 2025
Draft Decision to Approve
Venezia Square at Wading River
Wading River, Town of Riverhead
Suffolk County Tax Map Numbers
600-73-1-1.004, 1.016, 1.017, 1.018 and 1.019

Present:

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

I. The Project, Application, and Project Site

Joseph Vento (the Applicant) owns 6.34-acres of property in Wading River, in the Town of Riverhead. The property is located in the Compatible Growth Area of the Central Pine Barrens as defined by the Long Island Pine Barrens Protection Act. The property is a collection of five (5) adjacent parcels. The parcels are located on the south side of New York State Route 25A, and is west of Wading River Road, in Wading River,

The Applicant provided a Site Plan of the proposal last dated August 15, 2024 prepared by Bohler, received on July 1, 2025. The Applicant proposes to clear 4.05 acres (64%) of the Project Site and to develop five, one-story buildings and related amenities on the Project Site. Access to the Project Site will be from State Route 25A. A new traffic signal will be constructed at Dogwood Path on the west side of the Project Site. Cross access driveways to the east and west are planned. An area of 36.2% (2.293 acres) will remain natural.

The Project constitutes development pursuant to New York State Environmental Conservation Law (ECL) §57-0107(13)(b) and (c):

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:

(b) a material increase in the intensity of use of land or environmental impacts as a result thereof;

(c) commencement of mining, excavation or material alteration of grade or vegetation on a parcel of land excluding environmental restoration activities;

Development of Regional Significance

Pursuant to Section 57-0123.2(a) of the Act and Section 4.5.5.1 of the Central Pine Barrens Comprehensive Land Use Plan, the Project achieves a Development of Regional Significance since it meets the traffic threshold of a reduction in level of service by two levels or to LOS D or below. As a DRS the Commission reviews the project for conformance with the standards and guidelines outlined in Chapter 5 of the Plan and pursuant to the goals and objectives of the Act.

On February 8, 2023, the Applicant submitted an application to the Commission for a Development of Regional Significance. The contents of the application included an expanded Environmental Assessment Form (EAF), Simulation of Nitrogen in Recharge (SONIR) Microcomputer Model evaluating wastewater impacts, a Phase 1 Archaeological Survey, a Natural Heritage Program letter and Site Plan package. A revised Site Plan package was submitted on April 18, 2023.

The five buildings are proposed to contain 37,000 square feet (sf) of commercial uses in total. Presently, seven tenant spaces are proposed in the buildings. The proposed development of the Project Site is referred to as the Project.

Uses proposed for the site include retail, restaurant and a bank. Three retail uses including one 7,000 square feet and two at 10,000 square feet, totaling 27,000 sf, a restaurant use occupies 3,000 sf, two take out restaurant uses each contain 1,500 sf, and a bank contains 4,000 sf.

Other elements of the Project include lighting, landscaping, and signage. The Applicant proposes installing 74 lighting fixtures including light poles and wall fixtures (Lighting Plan dated April 18, 2023 prepared by Bohler).

A 10 foot tall and 8 foot wide monument sign with seven tenant plaques is proposed at the entrance to the site. The sign palette contains natural colors and materials without interior illumination. (Sign Plan dated May 12, 2023 prepared by Bohler and also received on July 2 and 11, 2025)

The Project Site is in Groundwater Management Zone III. An Innovative Alternative Onsite Wastewater Treatment System will be constructed as per the Sanitary Plan drawings dated April 2023, prepared by Bohler. Stormwater runoff will be managed on site as per the Stormwater Pollution Prevention Plan and Erosion Control Plans shown in Sheets C-5 and C-6 prepared by Bohler last dated August 15, 2024. The SWPPP is a requirement to manage stormwater and implement erosion controls during construction. Reinforcing silt fencing will be installed.

Natural areas on the Project Site will be protected when the Project is completed by split rail fencing or other barrier or installation to hinder access to them.

Traffic impacts associated with the Project will be of regional significance and exceed the Development of Regional Significance thresholds established in Section 4.5.5.1 of the Central Pine Barrens Comprehensive Land Use Plan (the "Plan"). The impacts are identified in the Traffic Impact Study prepared by Schneider Engineering dated January 9, 2023. As a DRS, the Applicant must demonstrate that the Project conforms with the Plan's Standards and Guidelines.

On February 8, 2023, the Applicant, through their agent, Charles Voorhis, of Nelson Pope & Voorhis submitted a Development of Regional Significance (DRS) application (the Application) for the Project to the Central Pine Barrens Joint Planning and Policy Commission (the Commission).

II. The Long Island Pine Barrens Protection Act of 1993, the Commission, Development and the Central Pine Barrens Comprehensive Land Use Plan

The Commission was created by the Long Island Pine Barrens Protection Act (the "Act") adopted in 1993 and codified in Article 57 of the Environmental Conservation Law (ECL). The Act empowered the Commission to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. Section §57-0107(13) of the ECL defines development to be the "performance of any building activity, . . ., the making of any material change in the use or intensity of use of any . . . land and the creation . . . of rights of access."

ECL Section §57-0123(3)(a) provides that, "[s]ubsequent 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 . . . the [C]ommission . . . unless such approval or grant conforms to the provisions of such land use plan; provided, however, that the [C]ommission by majority vote is hereby authorized to waive strict compliance with such plan or with any element or standard contained therein, for an application for development of any person, upon finding that such waiver is necessary to alleviate hardship for proposed development in the core preservation area according to the conditions and finding of extraordinary hardship . . . pursuant to subdivision ten of section 57-0121 of this title, and every application is consistent with the purposes and provisions of this article and would not result in substantial impairment of the resources of the Central Pine Barrens."

III. The Public Process, Testimony, and Supplemental Materials to the Application

The Application included a review of conformance with the Central Pine Barrens Comprehensive Land Use Plan Standards and Guidelines, site plan drawings, a signage plan and a slope analysis.

On March 15, 2023, the Commission scheduled a public hearing on the Application which was held on April 19, 2023. At the hearing, a Commission Staff Report with Exhibits was introduced into the record. On behalf of the Applicant, Mr. Voorhis, under sworn testimony, provided responses to the staff report concerns and discussed that plans were revised to alleviate some concerns regarding clearing, cross access, signage, drainage and other items outlined in the Staff Report.

Two members of the public spoke. Nina Leonhardt of the Long Island Pine Barrens Society commented on reviewing revised plans and on traffic concerns and particulate matter in the atmosphere from additional traffic. Sidney Bail of the Wading River Civic Association commented on tree preservation, drainage concerns, community character and cross access.

At the conclusion of the Voorhis presentation, the hearing was closed with the written comment period held open for 15 days. No written comments were received. A stenographic transcript was made of the hearing and provided to Commission members.

On May 12, 2023, Voorhis submitted supplemental and revised materials identifying Project revisions made to improve the Project's conformance with the Plan and to support consistency with the character and the preservation of resources of the Central Pine Barrens. The improvements to protect the resource included consolidating the westerly open space buffer to eliminate the cross access in that location and placing the monument sign at the entrance to the site rather than in the center on the roadside to avoid interrupting the front yard buffer and to protect the roadside character. Stormwater and erosion control plans and other site details were also provided.

On May 24, 2023 the Applicant provided a copy of a Department of Environmental Conservation Department (DEC) May 22, 2023 letter regarding New York State endangered species located in the vicinity of the Project Site. Due to the documented summer occurrence of the Endangered Northern Long-eared Bat, within 1.5 miles of the project location, no tree cutting activities are permitted to be conducted at the Project Site between the dates of March 1 and November 30 of any calendar year. While a documented Eastern Tiger Salamander (a New York endangered species) breeding pond is in the vicinity of the Project Site, it is more than 1,000 feet from the site and therefore no special measures were required on the Project Site to protect the features of the breeding pond.

IV. State Environmental Quality Review Act (SEQRA) and Other Agency Jurisdictions

The proposal is classified as an Unlisted Action in the State Environmental Quality Review Act (SEQRA) regulations. The Commission performed an uncoordinated review of the Project. The Applicant provided to the Commission and Environmental Assessment Form (EAF) Part I. The Commission caused an Environmental Assessment Form Part 2 and 3 to be prepared.

The EAF Part I identified that the Project would cause traffic impacts and contains mitigation measures to improve traffic conditions. The measures included a new traffic signal at Dogwood Path and signal timing changes to improve traffic patterns along NYS Route 25A and Wading River Manor Road.

The Project requires additional permits or approvals from other involved agencies including the New York State Department of Transportation (NYSDOT), Suffolk County Department of Health Services, New York State Department of Environmental Conservation, and the Town of Riverhead. Additional SEQRA review may be required because the Commission did not perform a coordinated review.

On June 16, 2023, after classifying the Project as a Type I action, pursuant to 6 NYCRR 617.4(a)(2) and Section 225-11B(5) of the Town Code, Riverhead Town Planning Board coordinated Lead Agency status for the project, and the Commission deferred Lead Agency to the Planning Board. The Town assumed Lead Agency status on July 3, 2025, and on that date the Town of Riverhead Planning Board prepared a Part 3 Narrative "Evaluation and Importance of Project Impacts and Determination of Significance" and adopted a Negative Declaration for the Project (Resolution Number 2025-068).

V. The Project Site and the Study Area

The Commission's Staff Report described the Project Site and defined a Study Area that extends one half mile from the site in all directions. The Study Area describes the land use pattern in the vicinity of the Project Site.

The natural pine barrens ecosystem on the Project Site is classified as a successional field ecological community. Prior to 1984, the Project Site was used as a farm. The farming operations appear to have ceased around 1984. Subsequently, the Project Site has undergone successional growth, and currently it contains a dense habitat of pitch pine, cedar and other native and non-native vegetation.

The Project Site is in a densely developed commercial corridor with land uses including retail, gas station, medical offices and other commercial establishments on the north and south sides of Route 25A.

Residential neighborhoods are located to the north and south of the Project Site beyond the commercial corridor. Southeast of the site is actively cultivated farmland in the CGA. Portion of the Core Preservation Area are located to the east of the site including Camp Wauwepex and Deep Pond, a Nassau County Boy Scout Camp.

No archaeological and historic resources listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the Project. (New York State Office of Parks, Recreation and Historic Preservation correspondence dated February 15, 2017 and confirmed on Mach 17, 2023).

VI. Development of Regional Significance Review and Plan Conformance

Summary

Chapter 4 of the Plan outlines the review process for development that meets the thresholds constituting a DRS. The Commission's review is limited to compliance with the Standards and Guidelines set forth in Volume 1, Chapter 5 of the Plan. The Application demonstrates conformance with the Plan's Standards and Guidelines.

Standards and Guidelines that are Not Applicable

Not all Standards and Guidelines apply to the Project either because the Project does not include a facility or structure that will cause an impact, the resource is not present, or the activity is not occurring. Specifically, no sewage treatment plant is proposed (S5.3.3.1.2); freshwater wetland habitat is not present and the Project Site is not within the jurisdiction of the Wild, Scenic and Recreational Rivers Act (S 5.3.3.4.1, S5.3.3.4.2, S 5.3.3.4.3 and G 5.3.3.4.4); no ponds are proposed (G 5.3.3.5.3); the vegetation clearing limit is met (S 5.3.3.6.1); open space is unfragmented to the maximum extent practicable (S5 .3.3.6.2); the Project maximizes the clustering technique (G 5.3.3.9.2); no land dedications will occur therefore no receiving entity is identified, and covenants or easements will be recorded to protect natural areas (G 5.3.3.9.3).

Standards and Guidelines to which the Project Conforms

A summary of the Project's conformance with Standards and Guidelines is provided including details where relevant and applicable to explain the conclusions related to conformity. It is noted where conformance is deferred to other agencies such as the Suffolk County Department of Health Services or the DEC. These agencies regulate protection of public health, groundwater and other natural resources. Since the proposed land use is commercial, the regulations that pertain to the management and storage of chemicals and hazardous materials and control of stormwater runoff to minimize water pollution may apply and the Applicant may need to obtain the necessary agency permits or seek a hardship waiver(s).

The Project conforms with the standards of the Suffolk County Department of Health (S5.3.3.1.1). According to the Sanitary Details plan C-9 prepared by Bohler last dated April 18, the density computations per tenant are: 90 gallons per day (gpd) for two, 1,500 square foot (sf) for two take our restaurants, 760 gpd for a 3,000 sf restaurant, 240 gpd for a 4,000 square foot bank, 210 gpd for a 7,000 sf retail use and 600 gpd for two, 10,000 sf retail uses. The Applicant proposes to utilize the project site's maximum allowable flow of 1,900 gpd. An Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS) will be installed. The proposal conforms with Guideline 5.3.3.1.3 because it meets or falls below the nitrate-nitrogen goal of 2.5 ppm. The concentration of nitrogen in recharge is 2.20 mg/l, therefore the project conforms with this Guideline.

The project will conform with County Code Articles 7 and 12 requirements for the storage of hazardous materials to protect water resources. (S 5.3.3.2.1). Public supply

wells are at least one mile from the site and the installation of the IAOWTS will conform to County standards for discharges to groundwater (S5.3.3.3.1). No impacts will occur to private wells (G5.3.3.3.2).

Stormwater will be controlled on site. The Stormwater Pollution Prevention Plan and Erosion Control and Grading and Drainage Plans illustrate the drainage and runoff plans to recharge stormwater on the project site in accordance with the Standard 5.3.3.5.1 and Guideline 5.3.3.5.2. No ponds or recharge basins are proposed (G 5.3.3.5.3 and 5.3.3.5.4). Soil erosion and stormwater runoff control during construction will utilize silt fencing and other SWPPP requirements (5.3.3.5.5)

According to the Site Plan prepared by Bohler, Sheet C-3, last dated June 30, 2023, the Project conforms with the Vegetation Clearance Limit (S 5.3.3.6.1). An area of 176,372 square feet (4.05 acres), 64% of the Project Site, will be cleared which is below the maximum amount of clearing authorized by the Standard. An area of 99,877 square feet (2.29 acres), 36% of the project site, will remain as natural open space.

The Project reduces unfragmented open space to the maximum extent practicable. No open space connectivity opportunity exists adjacent to the Project Site to which open space on the Project Site could be connected. The Project will conform with the fertilizer-dependent vegetation limit (S 5.3.3.6.3). An estimated 13.2% of the site will be planted in a native grass and wildflower seed mix achieving near zero percent fertilizer dependent vegetation.

The Landscaping Plan, sheet C-10, lists the proposed plantings which require revision to substitute native species for non-native species listed on the Plan. Transplanting may be occur where feasible (S 5.3.3.6.4).

Conformance with the temporal clearing restrictions of the DEC imposed to protect the breeding habitat of the Northern Long-eared Bat will ensure conformance with Standard S 5.3.3.7.1.

The Project conforms with Guidelines in Section 5.3.3.8 Soils. The clearing envelope, shown in the Site Plan drawings prepared by Bohler, will be delineated prior to site disturbance and construction (5.3.3.8.1). Stabilization and erosion control is managed in the SWPPP (G 5.3.3.8.2 and G 5.3.3.8.4). The slope analysis plan prepared by Bohler dated March 22, 2023 identifies the site is generally flat with 0 to 10% topography in all but the road frontage area where there is a depression in the front yard setback. The Grading and Drainage Plan identifies regrading of the road frontage area and dedication to NYSDOT (G 5.3.3.8.3 and G 5.3.3.8.5). No retaining walls are proposed (G 5.3.3.8.6).

The Applicant proposes to protect open space by granting a conservation easement (S 5.3.3.9.1) to the Commission over 2.29 acres of the Project Site. Clustering is used to the maximum extent to cluster the development and to cluster open space to minimize fragmented habitat (G 5.3.3.9.2). Conservation easements will be filed to protect open space prior to site disturbance (G 5.3.3.9.3). No impact will occur on archaeological

and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places (New York State Historic Preservation Office correspondence dated February 15, 2017) (Guidelines 5.3.3.11.1 and 11.2). Roadside character will be retained by the buffer on the roadside frontage except where two curb cuts are proposed (Guidelines 5.3.3.11.2 and 11.3). Signage was redesigned in the Bohler plan dated May 12, 2023 to be consistent with the character of the Central Pine Barrens (G 5.3.3.11.4) and reduce roadside and viewshed impacts.

The Suffolk County Sanitary Code requires that the uses on the Project Site conform to its provisions (S 5.3.3.12.1).

VII. SEQRA Determination and Conditions

The Town of Riverhead issued a Negative Declaration for the Project on July 3, 2025. ANY CONDITIONS

The Commission determines that the Project as depicted in the Site Plan Sheet C-3 last dated August 15, 2024, stamp received on July 1, 2025, prepared by Bohler conforms with the Central Pine Barrens Comprehensive Land Use Plan Standards and Guidelines, does not require any relief from the Commission standards. The applicant has proposed the following measures which are adopted by the Commission to ensure compliance with the standards and guidelines.

A. General conditions

1. Prior to site disturbance and development
    a. Obtain other approval and permits including:
        i. NYS Department of Transportation Region 10 for new curb cuts on Route 25A.
        ii. Suffolk County Department of Health Services for the Innovative Alternative Onsite Wastewater Treatment System and other Sanitary Code requirements.
    b. Stormwater Pollution Prevention Plan
        i. Complete requirements for the SWPPP and submit proof of approval or permit. Obtain approval(s) from Riverhead Town and DEC for stormwater control and management.
        ii. Delineate the clearing limits with snow fencing and/or other material required for SWPPP conformance.
        iii. Install and maintain snow fencing along the clearing limits/natural area to protect the area to remain natural during construction.
    c. Conform with DEC limitations concerning tree disturbance to protect the habitat of the State and Federal listed Endangered Northern Long-eared Bat.

2. Protection of natural vegetation and clearing
    a. No more than 64% or 4.05 acres of natural area on the Project Site may be cleared.
    b. A minimum of 2.29 acres of existing natural vegetation must remain as natural open space.

3. Cross access. The Site Plan illustrates future cross access driveways to the east and west. If one or more cross access roads affects the clearing limit, it must be removed. If it is factored into the clearing limit, it can be developed without returning to the Commission. Keep the tall healthy pitch pine in the western buffer when developing the cross access.

4. Post Construction
    a. Upon reasonable notice to the Applicant or its successor the commission or its agent may inspect the open space. Notice requirement is suspended in case of emergency.
    b. Notify this office once construction is complete.
    c. Remove snow fencing after construction.
    d. Install permanent split rail fencing on the inner and outer open space limits when construction is complete.
    e. Prior to issuance of certificate(s) of occupancy, notify this office for an inspection of permanent fencing.
    f. No disturbance may occur in the open space including staging or storing materials or excavated soil or other structures or facilities.

5. Conservation Easement
    a. Record a conservation easement to protect open space and in conformance with the requirements in this decision, prior to site disturbance and no later than one year after this decision.
    b. Open space must be protected during and after construction.
    c. Prior to recording of the easement, no activity may occur on the project site other than surveying and the installation of snow fencing and erosion control measures prior to recording of the easement. Activity should not involve cutting of trees or material disturbance.
    d. Notify this office after recording the conservation easement and 72 hours prior to site disturbance to inspect the clearing limits. If acceptable, sign off will be provided.
    e. Prepare a draft conservation easement subject to Commission review and approval to protect the total area of 2.29 acres of the natural habitat as open space.
    f. Add this resolution as an exhibit to the easement that will be recorded on the Office of the Suffolk County Clerk.
    g. Submit proof of recording to the Commission prior to site disturbance other than delineating the clearing limit or test holes/borings that do not cause material alteration of grade or vegetation.

h. As a cluster site plan no additional density or development may be generated by the open space area.

6. Lighting. Install lighting as per the plan prepared by Bohler dated April 18, 2023. Install only fixtures that are downward facing, shielded and dark skies compliant to minimize excess nighttime lighting and energy consumption.

7. Signage. Install the single monument sign illustrated in the plan prepared by Bohler dated May 12, 2023 stamp received on May 12, 2023 and July 2 and 11, 2025.

8. Landscaping Plan last dated August 15, 2024 prepared by Bohler (Sheet C-10)

    a. Revise the landscaping plan to remove non native species including ornamental grasses, creeping juniper and spreading yew Add native trees and shrubs and pollinator species. Utilize Long Island genotypes where available.
    b. Submit the revised landscaping plan to the Commission for review and approval prior to site disturbance.
    c. No more than 13.2% fertilizer dependent vegetation shall be installed on the project site.

9. The provisions of this determination shall expire five (5) years from the date of this Resolution and no elements of the Project may be commenced on the Project Site thereafter without further Commission Action.
10. Any modifications to the Project must be reviewed by the Commission to determine continued conformance with this determination.
11. Notify the Commission office at least 48 hours in advance of commencing activity on site related to disturbance to any vegetation. Surveying activity that does not require material disturbance to vegetation is excluded from consultation.

Failure by the Applicant or its successors or assigns to fully comply with the foregoing conditions will constitute a violation of this decision.

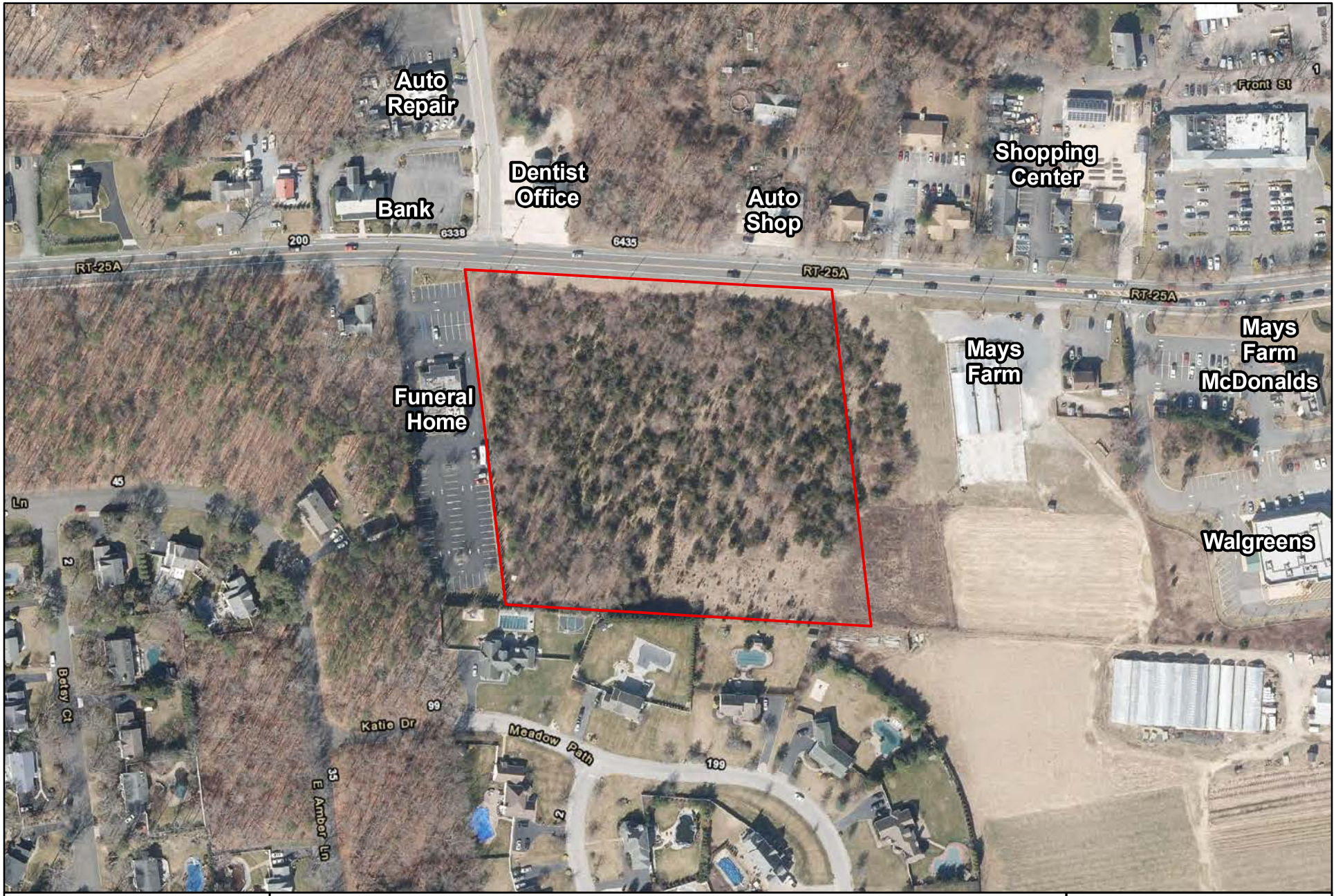
Motion to Approve July 16, 2025

Venezia Square at Wading River Compatible Growth Area Development of Regional Significance

Motion By:
Seconded:
Vote:
Yes:
No:
Abstain:
Absent:

Copies of This Decision Will be Sent To:

New York State Department of Environmental Conservation, Division of Environmental Permits, Region 1
New York State Department of Transportation Region 10
Suffolk County Planning Commission
Suffolk County Department of Health Services
Town of Riverhead
Applicant/Attorney/Owner



NPV

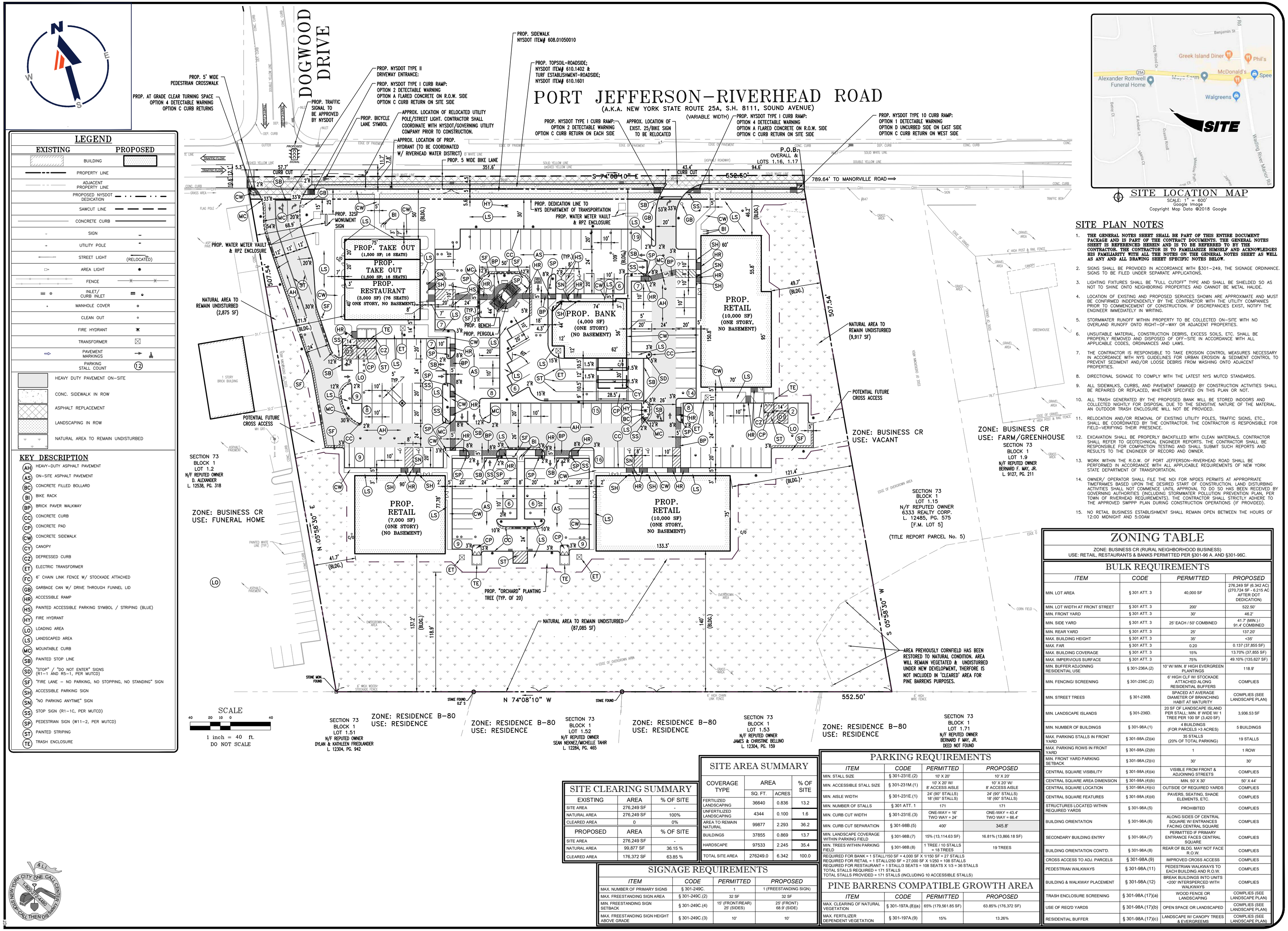
FIGURE 1b
LOCATION MAP, LOCAL

Source: NYS Orthophotography, 2020

Scale: 1 inch = 200 feet

N

Venezia Square
Wading River
Site Plan Application
Expanded EAF



LEGEND

EXISTING	PROPOSED
BUILDING	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
PROPOSED NYSDOT DEDICATION	
SAWCUT LINE	
CONCRETE CURB	
SIGN	
UTILITY POLE	
STREET LIGHT	(RELOCATED)
AREA LIGHT	
FENCE	
INLET/ CURB INLET	
MANHOLE COVER	
CLEAN OUT	
FIRE HYDRANT	
TRANSFORMER	
PAVEMENT MARKINGS	
PARKING STALL COUNT	(12)

- HEAVY DUTY PAVEMENT ON-SITE
- CONC. SIDEWALK IN ROW
- ASPHALT REPLACEMENT
- LANDSCAPING IN ROW
- NATURAL AREA TO REMAIN UNDISTURBED

KEY DESCRIPTION

- (AH) HEAVY-DUTY ASPHALT PAVEMENT
- (AS) ON-SITE ASPHALT PAVEMENT
- (BC) CONCRETE FILLED BOLLARD
- (BI) BIKE RACK
- (BP) BRICK PAVER WALKWAY
- (CC) CONCRETE CURB
- (CP) CONCRETE PAD
- (CW) CONCRETE SIDEWALK
- (CY) CANOPY
- (CZ) DEPRESSED CURB
- (ET) ELECTRIC TRANSFORMER
- (FC) 6' CHAIN LINK FENCE W/ STOCKADE ATTACHED
- (GB) GARBAGE CAN W/ DRIVE THROUGH FUNNEL LID
- (HR) ACCESSIBLE RAMP
- (HS) PAINTED ACCESSIBLE PARKING SYMBOL / STRIPING (BLUE)
- (HY) FIRE HYDRANT
- (LO) LOADING AREA
- (LS) LANDSCAPED AREA
- (MC) MOUNTABLE CURB
- (SB) PAINTED STOP LINE
- (SD) "STOP" / "DO NOT ENTER" SIGNS (R1-1 AND R5-1, PER MUTCD)
- (SF) "FIRE LANE – NO PARKING, NO STOPPING, NO STANDING" SIGN
- (SH) ACCESSIBLE PARKING SIGN
- (SN) "NO PARKING ANYTIME" SIGN
- (SS) STOP SIGN (R1-1C, PER MUTCD)
- (SP) PEDESTRIAN SIGN (W11-2, PER MUTCD)
- (ST) PAINTED STRIPING
- (TE) TRASH ENCLOSURE

SITE LOCATION MAP
SCALE: 1" = 600'
Google Image
Copyright Map Data ©2018 Google

SITE PLAN NOTES

1. **THE GENERAL NOTES SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND IS PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES SHEET IS REFERENCED HEREIN AND IS TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGES HIS FAMILIARITY WITH ALL THE NOTES ON THE GENERAL NOTES SHEET AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.**
2. SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH §301-249, THE SIGNAGE ORDINANCE. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
3. LIGHTING FIXTURES SHALL BE "FULL CUTOFF" TYPE AND SHALL BE SHIELDED SO AS NOT TO SHINE ONTO NEIGHBORING PROPERTIES AND CANNOT BE METAL HALIDE.
4. LOCATION OF EXISTING AND PROPOSED SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES EXIST, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.
5. STORMWATER RUNOFF WITHIN PROPERTY TO BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO RIGHT-OF-WAY OR ADJACENT PROPERTIES.
6. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
7. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES.
8. DIRECTIONAL SIGNAGE TO COMPLY WITH THE LATEST NYS MUTCD STANDARDS.
9. ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED, WHETHER SPECIFIED ON THIS PLAN OR NOT.
10. ALL TRASH GENERATED BY THE PROPOSED BANK WILL BE STORED INDOORS AND COLLECTED NIGHTLY FOR DISPOSAL DUE TO THE SENSITIVE NATURE OF THE MATERIAL. AN OUTDOOR TRASH ENCLOSURE WILL NOT BE PROVIDED.
11. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
12. EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND OWNER.
13. WORK WITHIN THE R.O.W. OF PORT JEFFERSON–RIVERHEAD ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
14. OWNER/ OPERATOR SHALL FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER TOWN OF RIVERHEAD REQUIREMENTS). THE CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
15. NO RETAIL BUSINESS ESTABLISHMENT SHALL REMAIN OPEN BETWEEN THE HOURS OF 12:00 MIDNIGHT AND 5:00AM

ZONING TABLE

ZONE: BUSINESS CR (RURAL NEIGHBORHOOD BUSINESS)
USE: RETAIL, RESTAURANTS & BANKS PERMITTED PER §301-96 A. AND §301-96C.

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 301 ATT. 3	40,000 SF	276,249 SF (6.342 AC) (270,724 SF - 6.215 AC AFTER DOT DEDICATION)
MIN. LOT WIDTH AT FRONT STREET	§ 301 ATT. 3	200'	522.50'
MIN. FRONT YARD	§ 301 ATT. 3	30'	46.2'
MIN. SIDE YARD	§ 301 ATT. 3	25' EACH / 50' COMBINED	41.7' (MIN.) / 91.4' COMBINED
MIN. REAR YARD	§ 301 ATT. 3	25'	137.20'
MAX. BUILDING HEIGHT	§ 301 ATT. 3	35'	<35'
MAX. FAR	§ 301 ATT. 3	0.20	0.137 (37,855 SF)
MAX. BUILDING COVERAGE	§ 301 ATT. 3	15%	13.70% (37,855 SF)
MAX. IMPERVIOUS SURFACE	§ 301 ATT. 3	75%	49.10% (135,627 SF)
MIN. BUFFER ADJOINING RESIDENTIAL USE	§ 301-236.A(2)	10' W/ MIN. 8' HIGH EVERGREEN PLANTINGS	118.9'
MIN. FENCING/ SCREENING	§ 301-236.C.(2)	6' HIGH CLF W/ STOCKADE ATTACHED ALONG RESIDENTIAL BUFFERS	COMPLIES
MIN. STREET TREES	§ 301-236B.	SPACED AT AVERAGE DIAMETER OF BRANCHING HABIT AT MATURITY	COMPLIES (SEE LANDSCAPE PLAN)
MIN. LANDSCAPE ISLANDS	§ 301-236D.	20 SF OF LANDSCAPE ISLAND PER STALL; MIN. 8' WIDE W/ 1 TREE PER 100 SF (3,420 SF)	3,936.53 SF
MIN. NUMBER OF BUILDINGS	§ 301-98A.(1)	4 BUILDINGS (FOR PARCELS >3 ACRES)	5 BUILDINGS
MAX. PARKING STALLS IN FRONT YARD	§ 301-98A.(2)(a)	35 STALLS (20% OF TOTAL PARKING)	19 STALLS
MAX. PARKING ROWS IN FRONT YARD	§ 301-98A.(2)(b)	1	1 ROW
MIN. FRONT YARD PARKING SETBACK	§ 301-98A.(2)(c)	30'	30'
CENTRAL SQUARE VISIBILITY	§ 301-98A.(4)(a)	VISIBLE FROM FRONT & ADJOINING STREETS	COMPLIES
CENTRAL SQUARE AREA DIMENSION	§ 301-98A.(4)(b)	MIN. 50' X 30'	50' X 44'
CENTRAL SQUARE LOCATION	§ 301-98A.(4)(c)	OUTSIDE OF REQUIRED YARDS	COMPLIES
CENTRAL SQUARE FEATURES	§ 301-98A.(4)(d)	PAVERS, SEATING, SHADE ELEMENTS, ETC.	COMPLIES
STRUCTURES LOCATED WITHIN REQUIRED YARDS	§ 301-98A.(5)	PROHIBITED	COMPLIES
BUILDING ORIENTATION	§ 301-98A.(6)	ALONG SIDES OF CENTRAL SQUARE W/ ENTRANCES FACING CENTRAL SQUARE	COMPLIES
SECONDARY BUILDING ENTRY	§ 301-98A.(7)	PERMITTED IF PRIMARY ENTRANCE FACES CENTRAL SQUARE	COMPLIES
BUILDING ORIENTATION CONT'D.	§ 301-98A.(8)	REAR OF BLDG. MAY NOT FACE R.O.W.	COMPLIES
CROSS ACCESS TO ADJ. PARCELS	§ 301-98A.(9)	IMPROVED CROSS ACCESS	COMPLIES
PEDESTRIAN WALKWAYS	§ 301-98A.(11)	PEDESTRIAN WALKWAYS TO EACH BUILDING AND R.O.W.	COMPLIES
BUILDING & WALKWAY PLACEMENT	§ 301-98A.(12)	BREAK BUILDINGS INTO UNITS <200' INTERSPERCED WITH WALKWAYS	COMPLIES
TRASH ENCLOSURE SCREENING	§ 301-98A.(17)(a)	WOOD FENCE OR LANDSCAPING	COMPLIES (SEE LANDSCAPE PLAN)
USE OF REQ'D YARDS	§ 301-98A.(17)(b)	OPEN SPACE OR LANDSCAPED	COMPLIES (SEE LANDSCAPE PLAN)
RESIDENTIAL BUFFER	§ 301-98A.(17)(c)	LANDSCAPE W/ CANOPY TREES & EVERGREEMS	COMPLIES (SEE LANDSCAPE PLAN)

SITE AREA SUMMARY

COVERAGE TYPE	AREA SQ. FT.	AREA ACRES	% OF SITE
FERTILIZED LANDSCAPING	36640	0.836	13.2
UNFERTILIZED LANDSCAPING	4344	0.100	1.6
AREA TO REMAIN NATURAL	99877	2.293	36.2
BUILDINGS	37855	0.869	13.7
HARDSCAPE	97533	2.245	35.4
TOTAL SITE AREA	276249.0	6.342	100.0

SITE CLEARING SUMMARY

EXISTING	AREA	% OF SITE
SITE AREA	276,249 SF	-
NATURAL AREA	276,249 SF	100%
CLEARED AREA	0	0%
PROPOSED	**AREA**	**% OF SITE**
SITE AREA	276,249 SF	-
NATURAL AREA	99,877 SF	36.15 %
CLEARED AREA	176,372 SF	63.85 %

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 301-231E.(2)	10' X 20'	10' X 20'
MIN. ACCESSIBLE STALL SIZE	§ 301-231M.(1)	10' X 20' W/ 8' ACCESS AISLE	10' X 20' W/ 8' ACCESS AISLE
MIN. AISLE WIDTH	§ 301-231E.(1)	24' (90° STALLS) 18' (60° STALLS)	24' (90° STALLS) 18' (60° STALLS)
MIN. NUMBER OF STALLS	§ 301 ATT. 1	171	171
MIN. CURB CUT WIDTH	§ 301-231E.(3)	ONE-WAY = 16' TWO WAY = 24'	ONE-WAY = 43.4' TWO WAY = 66.4'
MIN. CURB CUT SEPARATION	§ 301-98B.(5)	400'	345.8'
MIN. LANDSCAPE COVERAGE WITHIN PARKING FIELD	§ 301-98B.(7)	15% (13,114.63 SF)	16.81% (13,866.18 SF)
MIN. TREES WITHIN PARKING FIELD	§ 301-98B.(8)	1 TREE / 10 STALLS = 18 TREES	19 TREES

REQUIRED FOR BANK = 1 STALL/150 SF = 4,000 SF X 1/150 SF = 27 STALLS
REQUIRED FOR RETAIL = 1 STALL/250 SF = 27,000 SF X 1/250 = 108 STALLS
REQUIRED FOR RESTAURANT = 1 STALL/3 SEATS = 108 SEATS X 1/3 = 36 STALLS
TOTAL STALLS REQUIRED = 171 STALLS
TOTAL STALLS PROVIDED = 171 STALLS (INCLUDING 10 ACCESSIBLE STALLS)

PINE BARRENS COMPATIBLE GROWTH AREA

ITEM	CODE	PERMITTED	PROPOSED
MAX. CLEARING OF NATURAL VEGETATION	§ 301-197A.(8)(a)	65% (179,561.85 SF)	63.85% (176,372 SF)
MAX. FERTILIZER DEPENDENT VEGETATION	§ 301-197A.(9)	15%	13.26%

SIGNAGE REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF PRIMARY SIGNS	§ 301-249C.	1	1 (FREESTANDING SIGN)
MAX. FREESTANDING SIGN AREA	§ 301-249C.(2)	32 SF	32 SF
MIN. FREESTANDING SIGN SETBACK	§ 301-249C.(4)	15' (FRONT/REAR) 25' (SIDES)	25' (FRONT) 68.9' (SIDE)
MAX. FREESTANDING SIGN HEIGHT ABOVE GRADE	§ 301-249C.(3)	10'	10'

811 NEW YORK CITY ONE CALL CENTER
1-800-272-4480
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APPROVALS

BOHLER
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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

No.	Date	DESCRIPTION
1	12/3/09	REVISED AS PER SCDHS COMMENTS
2	11/18/15	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/17	REV. PER DISTURBED AREA
4	3/16/18	REV. LAYOUT & NYSDOT COMMENTS
5	11/19/18	REV. PER NYSDOT COMMENTS
6	12/2/19	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS
9	8/14/23	REVISED LAYOUT PER CLIENT COMMENTS
10	11/17/23	PER FIRE MARSHALL COMMENTS
11	06/18/24	PER NYSDOT COMMENTS
12	08/15/24	PER NYSDOT COMMENTS

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MELVILLE, NY 11747
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www.BohlerEngineering.com

DANIELE KOCH
STATE OF NEW YORK
DANIELE KOCH
090418-1
LICENSED PROFESSIONAL ENGINEER

DATE: 09/18/08	DRAWN BY: MD
SCALE: AS SHOWN	CHECKED BY: JPC
CAD I.D. No.: N08029-SS-12A	PROJECT No: N08029

NOT FOR CONSTRUCTION

NYSDOT CASE #	N/A
HEALTH DEP. REF. #	N/A

CLIENT/ PROJECT:
VENEZIA SQUARE, LLC c/o VENEZIA CORP.

PORT JEFFERSON-RIVERHEAD RD.
(NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP # : 600-73-1-1.4, 1.16-1.19

TITLE:
SITE PLAN

SHEET NO.
C-3
OF 16

SUBMISSION SET CONSTRUCTION SET

EAST END FLOWER FARM LTD

74 River Road, Shirley, NY 11967 I 631-872-3887 I m_ribeiro1@ymail.com

RECEIVED
JUN 26 2025
Central Pine Barrens Joint
Planning & Policy Commission

July 2024

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

Re: CGA Hardship Application - Weeks Avenue Agricultural Project
SCTM #: 0200-58900-0100-002000
Applicant: East End Flower Farm Ltd.
Zoning: A-2 Residential
Location: Weeks Avenue, Manorville, NY

Dear Commissioners:

Pursuant to ECL §57-0123(3)(b), Town Law §267-b, and Section 4.5.2 of the Central Pine Barrens Comprehensive Land Use Plan, we hereby submit a CGA Hardship Exemption Application for the above-referenced parcel to allow for the establishment of a permitted agricultural operation.

Please find enclosed the following materials in support of our application:

1. Completed CGA Hardship Application Form
2. Detailed Hardship Justification Statement
3. Site Plan Set including:
   - CS-1: Cover Sheet
   - SP-1: Overall Layout
   - SP-2: Grading & Drainage
   - SP-3: Construction Details
4. Survey of Existing Conditions
5. Full Appendix Packet combining the above
6. Environmental Assessment Form (EAF) - to be coordinated with the Town of Brookhaven, anticipated Lead Agency

This application outlines the genuine and unique hardship posed by a fully wooded, sloped, and undeveloped agricultural parcel. The proposed improvements - including a barn, greenhouse, and modular cold frame growing areas - are essential to agricultural viability and consistent with prior CGA hardship approvals. The project has been carefully engineered to minimize environmental impact and conforms to Best Management Practices.

We respectfully request the Commission's review and approval of this application. Should any additional

RECEIVED
JUL 27 2023
Central Pine Barrens Joint
Planning & Policy Commission

PINE BARRENS CGA HARDSHIP NARRATIVE

RECEIVED
JUL 27 2023
Central Pine Barrens Joint
Planning & Policy Commission

Applicant: East End Flower Farm Ltd.
Location: Weeks Avenue, Manorville, NY
SCTM #: 0200-58900-0100-002000
Zoning: A-2 Residential (Agriculture Permitted)

Project Summary

East End Flower Farm Ltd. proposes the creation of a diversified farm operation on a fully wooded, 5-acre parcel located in the Compatible Growth Area (CGA) of the Central Pine Barrens. The proposal includes:

- A 30,000 SF greenhouse
- A 10,000 SF barn for storage
- A modular outdoor grow area (560' x 100') consisting of removable hoop houses (cold frames) for flexibility
- Cultivation of annuals, perennials, vegetables, microgreens, and nursery stock

The project is wholly agricultural and conforms to the definition of a "farm operation" under **NYS Agriculture & Markets Law §301(11)**.

Historical Context and Property Conditions

Aerial imagery dating back to the 1960s shows that the site was historically more open and likely disturbed in the past, but over the decades has undergone natural reforestation. Today, the parcel is densely wooded. The regeneration of pitch pine and scrub oak has created the appearance of pristine forest where in fact successional vegetation has reclaimed formerly cleared or marginal land. This trend is well documented and consistent with the region's ecological patterns.

Unlike many CGA parcels with long-standing agricultural use, this site lacks:

- Any prior clearing
- Existing infrastructure
- Graded surfaces or vehicular access

The parcel also exhibits significant elevation changes(approx. 78' to 67' over 960'), which necessitate engineered grading and water management infrastructure to accommodate agriculture safely and sustainably.

Personal Background of the Applicant

The applicant, Marcos Ribeiro, is a second-generation farmer with roots in Holtsville, NY, where his family has farmed for decades. This new site represents an expansion and continuation of a family farming tradition, with the goal of producing sustainable, diversified crops for the local community.

Mr. Ribeiro brings years of agricultural experience to the project, with prior involvement in wholesale and specialty crop production. He currently oversees 30 acres of active farmland in East Moriches (Cuomo Farm), manages 50,000 square feet of greenhouse production in Mattituck, and operates a 10-acre farm in Speonk, NY. His intent is to build a long-term, working farm operation on the East End that contributes to the region's food economy while preserving open space through agricultural use.

Consistency with Precedent and the Intent of the Pine Barrens Plan

The Central Pine Barrens Plan affirms that agriculture is a permitted and encouraged land use within the CGA. The Commission has previously granted hardship exemptions to enable clearing of vegetated parcels for active farming operations. Three relevant precedents include:

Fink's Farm (2017)

Fink's Farm, an existing agricultural operation, was approved to expand its cleared area from 53% to 90%. The Commission found that without expansion, the farm could not maintain financial viability. This highlights the importance of ensuring that Pine Barrens policies do not undermine working farms.

East End Flower Farm differs in that it is a new farm on a previously undeveloped parcel. The hardship here is even more fundamental: without the ability to clear, no agricultural use can occur at all. The case for relief is based on the same principle: to make farming viable on land specifically zoned for it.

Metz Farms (2005)

Metz Farms received hardship relief to clear 10 acres of reforested land with historical agricultural use. The Commission approved the project based on its alignment with CGA goals and agricultural intent, despite the land having re-naturalized.

East End Flower Farm's proposal is even more direct. Though the parcel lacks documented prior use, it is zoned for agriculture and will be used exclusively for permitted, environmentally responsible farm production.

Manorville Nursery (2012)

Manorville Nursery was granted a hardship exemption to clear over 60% of a wooded parcel to support greenhouses and nursery crop cultivation. The Commission approved the project because it demonstrated agricultural intent, mitigation through drainage and BMPs, and consistency with the CGA's purpose.

This mirrors East End Flower Farm's proposal, which features:

- Fully engineered drainage plans
- No artificial lighting
- Hoop houses, greenhouses, and open nursery production

Conclusion and Request for Relief

East End Flower Farm Ltd. respectfully requests that the Central Pine Barrens Joint Planning and Policy Commission grant a hardship exemption pursuant to **ECL §57-0123(3)(b)** and **Town Law §267-b**, to allow for the clearing and development of a new, bona fide agricultural operation on a currently wooded parcel located within the Compatible Growth Area (CGA) in Manorville, NY.

The hardship is genuine and not self-created. The parcel is fully wooded, lacks any prior development or clearing, and is constrained by natural slope and elevation changes that require engineered grading. Without relief, the property cannot yield a reasonable economic return through its intended and permitted use as farmland.

The proposed use is:

- Strictly agricultural — no residential or commercial development is proposed
- Supported by full drainage and stormwater management infrastructure
- Environmentally responsible and consistent with BMPs
- Located adjacent to 12 acres of preserved town-owned woodland to the south
- In line with prior approvals including Fink's Farm, Metz Farms, and Manorville Nursery

Given the environmental protections, generational agricultural intent, and policy consistency, the applicant respectfully requests that the Commission approve this CGA hardship exemption as the **minimum necessary relief** to enable viable agricultural use of the site.

Marcos Ribeiro East End Flower Farm Ltd.

COMPATIBLE GROWTH AREA APPLICATION
TRANSMITTAL LETTER

RECEIVED
JUN 26 2025
Central Pine Barrens Joint
Planning & Policy Commission

Dear Commissioners:

Please accept this package as an application for development review of the project known as

East End Flower Farm LTD - Weeks Ave

submitted on 6/27/25 (Date) by Marcos Ribeiro (East End Flower Farm LTD) (Applicant's Name)

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in §57-0107 of the New York State Environmental Conservation Law. I realize that this proposal must meet the criteria for hardship pursuant to Environmental Conservation Law §57-0121 subdivision nine of the Pine Barrens Protection Act.

I believe that this project meets the criteria for a hardship, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing how the project is in non-conformance with the standards and how it meets the criteria for a hardship. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and criteria for a hardship thoroughly and that my application may be considered incomplete if an explanation is not provided for each of the items described therein and listed below.

In addition to the information noted above, the following requisite material has also been included in this packet: *(please check those items that are included)*

☒ A copy of any and all approvals that have been received to date

☒ Three copies of the final approved map or site plan including any required conditions or revisions.

☒ Copies of other maps or data that document and support the information presented in the attached forms.

☒ A Full Environmental Assessment Form or final State Environmental Quality Review Act finding statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)

N/A ☐ A copy of the Suffolk County Planning Commission determination.

☒ Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.

☒ Documentation on how the application meets ECL 57-0123(3)(b), including the criteria contained in Town Law §267-b.

I understand that public hearing will be scheduled for this project once my application has been deemed complete.



(Applicant's Signature)

Marcos Ribeiro

(Applicant's Name Printed)

I authorize the following individual to act as my agent throughout the review process for this application. Please contact them with all information pertaining to this matter.

Agent's Name, Address and Phone Number: _____

_____

_____

_____

_____

(Agent's Signature)

EAST END FLOWER FARM LTD

74 River Road, Shirley, NY 11967 I 631-872-3887 I m_ribeiro1@ymail.com

documentation be required, we remain ready to assist.

Sincerely,

Marcos Ribeiro
Director, East End Flower Farm Ltd.



OWNER'S AFFIDAVIT

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

RECEIVED
JUN 26 2025
Central Pine Barrens Joint
Planning & Policy Commission

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

I, Marcos Ribeiro, being duly sworn, deposes and says that I am the
(Authorized Officer's Name)
VICE PRESIDENT of the EastEnd Flower Farm LTD corporation
(Official Title) (Landowner's Name)

located at 74 River rd, Shirley, NY 11967,
(Landowner's Address)
in the County of Suffolk, State of New York, and that

this corporation is the owner in fee of the property located at 0 Weeks Ave,
(Property Address)
Manorville, NY, which is also designated as Suffolk County Tax

Map Number(s) 0200 - 58900 - 0100 - 002000, and that

this corporation has been the owner of this property continuously since 5/8/25,
(Date)

and that I have authorized Marcos Ribeiro
(Applicant's Name)

to make a permit application to the Central Pine Barrens Joint Planning and Policy Commission for this property. I make this Statement knowing that the Central Pine Barrens Joint Planning and Policy Commission will rely upon the truth of the information contained herein.

(Authorized Officer's Signature)

Marcos Ribeiro
(Officer's Name - Please Print)

6/26/25
(Date)

Sworn to before me this
26 day of June 2025

(Notary Public)

KEVIN RODRIGUEZ OSORIO
Notary Public, State of New York
Reg. No. 01RO6416209
Qualified in Suffolk County
Commission Expires APRIL 12, 2029

COMPATIBLE GROWTH AREA APPLICATION
PROJECT DATA SHEET

Applicant Information	
Name (print)	SEE ATTACHED
Address	
Phone/Fax	
Agent's Name	
Address	
Phone/Fax	

Project Information	
Project Name	
Tax Map Number(s)	
Street Location	
Hamlet & Town	
Total Project Site Acreage	
Existing Land Use (vacant, residence, etc)	
Present Zoning (if split please give areas within each zone)	
Project Description	

Permit Information (please note which permits or plans are required and why, if they have been received and as of what date)	
State Environmental Quality Review Act (SEQRA) (please note if positive declaration, date of DEIS and FEIS, etc)	
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	
NYS DEC - wetlands, WSR, mining, SPDES, etc.	
Suffolk County Department of Health Services - Article 6, 7, 12	
Suffolk County Planning Commission	

STANDARDS FOR LAND USE

Standard (S)		Explanation and Document Page Reference *(Attach additional sheets if necessary)*
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	SEE ATTACHED
S 5.3.3.1.2	Sewage treatment plant discharge	
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 compliance	
S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	
S 5.3.3.3.1	Significant discharges and public supply well locations	
S 5.3.3.4.1	Nondisturbance buffers	
S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	
S 5.3.3.4.3	Wild, Scenic and Recreational Rivers Act compliance	
S 5.3.3.5.1	Stormwater recharge	
S 5.3.3.5.2	Natural recharge and drainage	
S 5.3.3.5.3	Ponds	

Standard (S)		Explanation and Document Page Reference *(Attach additional sheets if necessary)*
S 5.3.3.5.4	Natural topography in lieu of recharge basins	
S 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	
S 5.3.3.6.1	Vegetation clearance limits	
S 5.3.3.6.1.1	Non-contiguous parcels	
S 5.3.3.6.1.2	Split zone parcel(s)	
S 5.3.3.6.1.3	Residential overlay district	
S 5.3.3.6.1.4	Environmental restoration	
S 5.3.3.6.1.5	CGA Hardship requirement	
S 5.3.3.6.1.6	Split Core-CGA parcel(s)	
S 5.3.3.6.2	Open space standard requirement, unfragmented open space and habitat	
S 5.3.3.6.3	Fertilizer-dependent vegetation limit	

Standard (S)		Explanation and Document Page Reference *(Attach additional sheets if necessary)*
S 5.3.3.6.4	Native plantings	
S 5.3.3.6.5	Receiving entity and protection for open space areas	
S 5.3.3.7.1	Special species and ecological communities	
S 5.3.3.7.2	Bird conservation and protection	
S 5.3.3.9.1	Light pollution prevention	
S 5.3.3.11.1	Tall structures and scenic resources	

Town Law Section 267-b

(b) No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located, (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

(c) The board of appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

STANDARDS FOR LAND USE - FINAL EXPLANATION AND REFERENCES

S 5.3.3.1.1

Project will comply with Suffolk County Sanitary Code Article 6 regarding wastewater disposal. No septic system is proposed; any future system will be designed to meet code. (SP-2)

S 5.3.3.1.2

No sewage treatment plant is proposed. Not applicable.

S 5.3.3.1.3

No hazardous or restricted materials will be used. Articles 7 and 12 compliance confirmed by proposed agricultural-only use. (Hardship Statement)

S 5.3.3.1.4

The project is agricultural, not commercial or industrial. Suffolk County Sanitary Code compliance not triggered beyond typical farming standards.

S 5.3.3.3.1

No significant discharges proposed. No public supply wells within proximity of disturbance. (Survey, SP-2)

S 5.3.3.4.1

The project proposes 99% clearing as justified by the CGA hardship exemption. All clearing is necessary for agricultural use and will follow BMPs and stormwater management protocols. (SP-1, SP-2)

S 5.3.3.4.2

No buffers or easements will be maintained. Due to full site utilization for agricultural production, the applicant seeks exemption from buffer preservation requirements. (Hardship Statement)

S 5.3.3.4.3

Not within a designated river corridor. Not applicable.

S 5.3.3.5.1

Stormwater is recharged on site via grading and drywell system designed to Brookhaven standards. (SP-2)

S 5.3.3.5.2

Site maintains some natural recharge via pervious surfaces and field areas. (SP-2, SP-3)

S 5.3.3.5.3

No ponds proposed. Not applicable.

S 5.3.3.5.4

Natural topography retained where feasible. Slopes managed with engineered grading. (SP-2)

S 5.3.3.5.5

Silt fencing, cover crops, and BMPs will control erosion during construction. (SP-3, Hardship Statement)

S 5.3.3.6.1

Vegetation clearing is extensive and justified through CGA hardship provisions. (SP-1)

S 5.3.3.6.1.1

Not applicable. Site is contiguous.

S 5.3.3.6.1.2

Not a split-zoned parcel. Not applicable.

S 5.3.3.6.1.3

Not in overlay district. Not applicable.

STANDARDS FOR LAND USE - FINAL EXPLANATION AND REFERENCES

S 5.3.3.6.1.4

Not applicable. Entire site is proposed for agricultural clearing.

S 5.3.3.6.1.5

This application is submitted under CGA Hardship process. (Hardship Statement)

S 5.3.3.6.1.6

Parcel is entirely within CGA. Not a split Core-CGA parcel.

S 5.3.3.6.2

While the site will be cleared, the property immediately south is 12 acres of preserved wooded land owned by the Town of Brookhaven, which provides ecological continuity and habitat buffering.

S 5.3.3.6.3

Fertilizer use limited to essential areas only and controlled per BMPs.

S 5.3.3.6.4

Not applicable.

S 5.3.3.6.5

No open space transfer proposed. Not applicable.

S 5.3.3.7.1

No known special species on-site. Ecological review will be coordinated with the Town. (Survey)

S 5.3.3.7.2

While site will be cleared, adjacent woodlands reduce impact on bird habitat.

S 5.3.3.9.1

No exterior lighting is proposed.

S 5.3.3.11.1

No tall structures proposed. Greenhouses and barns are low-profile. (SP-1)

Full Environmental Assessment Form
Part 1 - Project and Setting

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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 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: East End Flower Farm LTD Weeks Ave		
Project Location (describe, and attach a general location map): Lot south of 216 Weeks Ave, Manorville, NY (SCTM: 0200-589.00-01.00-002.000)		
Brief Description of Proposed Action (include purpose or need): The proposed action involves the construction of a 100' x 100' barn, accompanied by a 30,000 sq ft glass greenhouse and 56,000 sq ft of protected growing area. The project will be developed on a 5-acre parcel of land that requires clearing. The purpose of this project is to support agricultural operations by providing secure, climate-controlled environments for crop cultivation, storage, and processing. The greenhouse will enable year-round growing conditions, while the protected growing area will offer additional space for specialized agricultural production.		
Name of Applicant/Sponsor: East End Flower Farm LTD	Telephone:631-872-3887 E-Mail:m_ribeiro1@ymail.com	
Address:74 River Rd		
City/PO: Shirley	State: NY	Zip Code: 11967
Project Contact (if not same as sponsor; give name and title/role): Marcos Ribeiro	Telephone: 631-872-3887 E-Mail:m_ribeiro1@ymail.com	
Address: 74 River Rd		
City/PO: Shirley	State: NY	Zip Code:11967
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 — 0 Yes X No		
b. City, Town or Village Planning Board or Commission — X Yes 0 No	TOWN OF BROOKHAVEN	
c. City Council, Town or Village Zoning Board of Appeals — 0 Yes X No		
d. Other local agencies — 0 Yes X No		
e. County agencies — X Yes 0 No	FOR IRRIGATION WELL	4/1/25
f. Regional agencies — 0 Yes X No		
g. State agencies — 0 Yes X No		
h. Federal agencies — 0 Yes X No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? — 0 Yes X No

If Yes,

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? — 0 Yes X No

iii. Is the project site within a Coastal Erosion Hazard Area? — 0 Yes X 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? — 0 Yes X 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? — 0 Yes X No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? — 0 Yes X 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?) — 0 Yes X 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? — 0 Yes X 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. X Yes 0 No
If Yes, what is the zoning classification(s) including any applicable overlay district? A-2

b. Is the use permitted or allowed by a special or conditional use permit? X Yes 0 No

c. Is a zoning change requested as part of the proposed action? 0 Yes X 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? Eastport/ South Manor UFSD

b. What police or other public protection forces serve the project site? SCPD and Manorville FD

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

d. What parks serve the project site? none

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)? Agriculture

b. a. Total acreage of the site of the proposed action? 5 acres
b. Total acreage to be physically disturbed? 4.9 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5 acres

c. Is the proposed action an expansion of an existing project or use? 0 Yes X 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? 0 Yes X 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? 0 Yes X No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? 0 Yes X No
i. If No, anticipated period of construction: 24 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? 0 Yes X 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)? X Yes 0 No

If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 18 height; 100 width; and 300 length

iii. Approximate extent of building space to be heated or cooled: 40,000 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? 0 Yes X No

If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water: 0 Ground water 0 Surface water streams 0 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? X Yes 0 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? Basement for Barn, Greenhouse to be sunken into the ground

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

- Volume (specify tons or cubic yards): 40,000 cubic yards
- Over what duration of time? 12 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Sand and gravel will be removed from the site

iv. Will there be onsite dewatering or processing of excavated materials? 0 Yes X No
If yes, describe.

v. What is the total area to be dredged or excavated? 2.4 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? 10 feet

viii. Will the excavation require blasting? 0 Yes X No

ix. Summarize site reclamation goals and plan: As per site plan

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:
None

iii. Will proposed action cause or result in disturbance to bottom sediments? 0 Yes X No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? 0 Yes X 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? X Yes 0 No
If Yes:

i. Total anticipated water usage/demand per day: 1500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? 0 Yes X No
If Yes:

- Name of district or service area:
- Does the existing public water supply have capacity to serve the proposal? 0 Yes 0 No
- Is the project site in the existing district? 0 Yes 0 No
- Is expansion of the district needed? 0 Yes 0 No
- Do existing lines serve the project site? 0 Yes 0 No

iii. Will line extension within an existing district be necessary to supply the project? 0 Yes 0 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? 0 Yes 0 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: Irrigation well

vi. If water supply will be from wells (public or private), maximum pumping capacity: 100 gallons/minute.

d. Will the proposed action generate liquid wastes? 0 Yes X No
If Yes:

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? 0 Yes X 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? 0 Yes 0 No
- Is the project site in the existing district? 0 Yes 0 No
- Is expansion of the district needed? 0 Yes 0 No

- Do existing sewer lines serve the project site? 0 Yes 0 No
- Will line extension within an existing district be necessary to serve the project? 0 Yes 0 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? 0 Yes 0 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? 0 Yes X No

If Yes:

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

40,000 Square feet or _____ acres (impervious surface)

_____ Square feet or 5 acres (parcel size)

ii. Describe types of new point sources. Barn roof and greenhouse roof

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)?

drywells

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? 0 Yes X No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? X Yes 0 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? 0 Yes X 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? 0 Yes X 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) 0 Yes X 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)? 0 Yes X 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? 0 Yes X 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? 0 Yes X 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? 0 Yes 0 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? 0 Yes 0 No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? 0 Yes 0 No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? 0 Yes 0 No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? 0 Yes X 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? 0 Yes X No

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

i. During Construction:

- Monday - Friday: 7-5
- Saturday: 8-12
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 8-5
- Saturday: 8-12
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? X Yes 0 No

If yes:

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

Typical construction noise, ie trucks, welding, equipment, hand tools 7-5, 10 hours

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? 0 Yes X No

Describe:

n.. Will the proposed action have outdoor lighting? 0 Yes X 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? 0 Yes X No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? 0 Yes X 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)? 0 Yes X 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? X Yes 0 No

If Yes:

i. Describe proposed treatment(s):

Typical NYS approved pesticides for agricultural use

ii. Will the proposed action use Integrated Pest Management Practices? X Yes 0 No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? 0 Yes X 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? 0 Yes X 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? 0 Yes X 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? 0 Yes 0 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.

0 Urban X Industrial X Commercial X Residential (suburban) X Rural (non-farm)

X Forest X Agriculture 0 Aquatic 0 Other (specify): _____

ii. If mix of uses, generally describe: Agriculture, steel fabrication plant, lumber supply, precast concrete manufacturer, residential housing, forklift parts, repair and sales

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	0	1.1	1.1
• Forested	5	0	-5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	5	5	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: _____			

c. Is the project site presently used by members of the community for public recreation? 0 Yes X 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? X Yes 0 No

If Yes,

i. Identify Facilities: East End kids academy 177 Weeks Ave, Manorville, NY 11949

e. Does the project site contain an existing dam? 0 Yes X 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. Dams 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? 0 Yes X No

If Yes:

i. Has the facility been formally closed? 0 Yes 0 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? 0 Yes X 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? 0 Yes X 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: 0 Yes X No

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

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

9 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? 0 Yes X 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? 0 Yes X 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? 0 Yes 0 No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? +100 feet

b. Are there bedrock outcroppings on the project site? 0 Yes X No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

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

d. What is the average depth to the water table on the project site? Average: 39 feet

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

f. Approximate proportion of proposed action site with slopes: X 0-10%: 73 % of site
0 10-15%: 0 % of site
X 15% or greater: 27 % of site

g. Are there any unique geologic features on the project site? 0 Yes X 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)? 0 Yes X No

ii. Do any wetlands or other waterbodies adjoin the project site? 0 Yes X 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? 0 Yes 0 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? 0 Yes 0 No

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

i. Is the project site in a designated Floodway? 0 Yes X No

j. Is the project site in the 100 year Floodplain? 0 Yes X No

k. Is the project site in the 500 year Floodplain? 0 Yes X No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? X Yes 0 No
If Yes:

i. Name of aquifer: Lloyd aquifer

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

n. Does the project site contain a designated significant natural community? 0 Yes X 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? X Yes 0 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? 0 Yes X No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? 0 Yes X 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? 0 Yes X No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? 0 Yes X 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? 0 Yes X No

If Yes:

i. Nature of the natural landmark: 9 Biological Community 9 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? 0 Yes X No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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? 0 Yes X No

If Yes:

i. Nature of historic/archaeological resource: 9 Archaeological Site 9 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? 0 Yes X No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? 0 Yes X No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? X Yes 0 No

If Yes:

i. Identify resource: Robert Cushman Murphy county park, Longwood Pine Barrens state forest, Southaven county park

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

iii. Distance between project and resource: 3.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 0 Yes X 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? 0 Yes 0 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 Marcos Ribeiro Date 5/15/25

Signature _____ Title OWNER

EAST END FLOWER FARM LTD

WEEKS AVE



NEW AGRICULTURAL EXPANSION OF EXISTING FARMING OPERATION TO INCLUDE:
100'X100' BARN
300'X100' GREENHOUSE
560'X100' MODULAR HOOP HOUSE GROWING AREA
OPEN FARMING THROUGH OUT PROPERTY

AGRICULTURAL PRODUCTS PRODUCED:
ANNUALS, PERENNIALS, VEGETABLES, MICROGREENS, AND NURSERY STOCK

NYS AGRICULTURE & MARKETS LAW § 301(11):

FARM OPERATION" MEANS THE LAND AND ON-FARM BUILDINGS, EQUIPMENT, MANURE PROCESSING AND HANDLING FACILITIES, AND PRACTICES WHICH CONTRIBUTE TO THE PRODUCTION, PREPARATION AND MARKETING OF CROPS, LIVESTOCK AND LIVESTOCK PRODUCTS AS A COMMERCIAL ENTERPRISE, INCLUDING A COMMERCIAL HORSE BOARDING OPERATION, AS DEFINED IN SUBDIVISION THIRTEEN OF THIS SECTION TIMBER OPERATION, COMPOST, MULCH OR OTHER BIOMASS CROPS, AND COMMERCIAL

PROFESSIONAL DESIGN

67 HAMPTON RD LL2 S HAMPTON NY 11968

phone. 631 872-3887
email. . M_RIBEIRO1@YMAIL.COM

Drawing Status :

Dates :

5/25/25	SITE PLAN DRAFT

No.	Date	Description

Project :

Proposed Barn and Greenhouse

For

East End Flower Farm LTD

74 River Rd
Shirley, NY 11967

Jurisdiction :

Suffolk County

Drawn By :
M.R.

Checked By :
M.R.

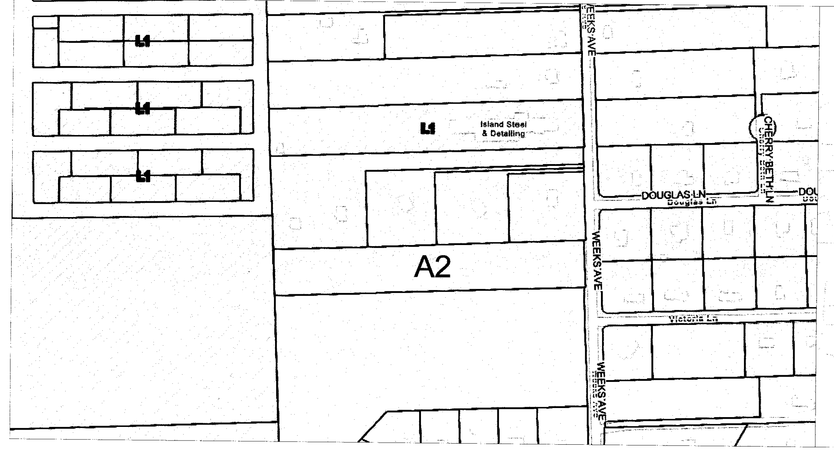
Job No.

JUL 25 2025
Planning & Development

LOT 43
MAP OF
WAMPMISSIC FARMS, COMPROMISING 271 LOTS FORMERLY THE PROPERTY OF THE WILLIAM H. MOFFIT REALTY CO.

FILED ON OCTOBER TBD, 1896 AS MAP No. 619
SITUATI
MANORVILLE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK
TAX No. 0200-58900-0100-002000
SCALE 1"=30'
JANUARY 28, 2025

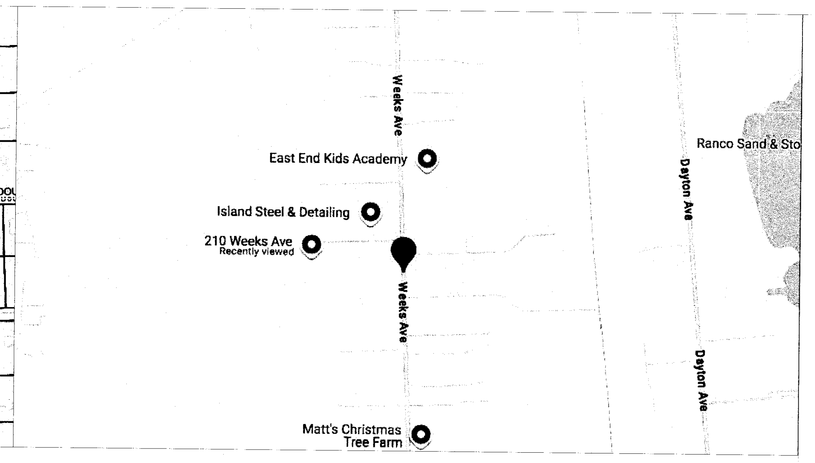
AREA = 217,800 sq. ft.
5.000 ac.



Zoning Map

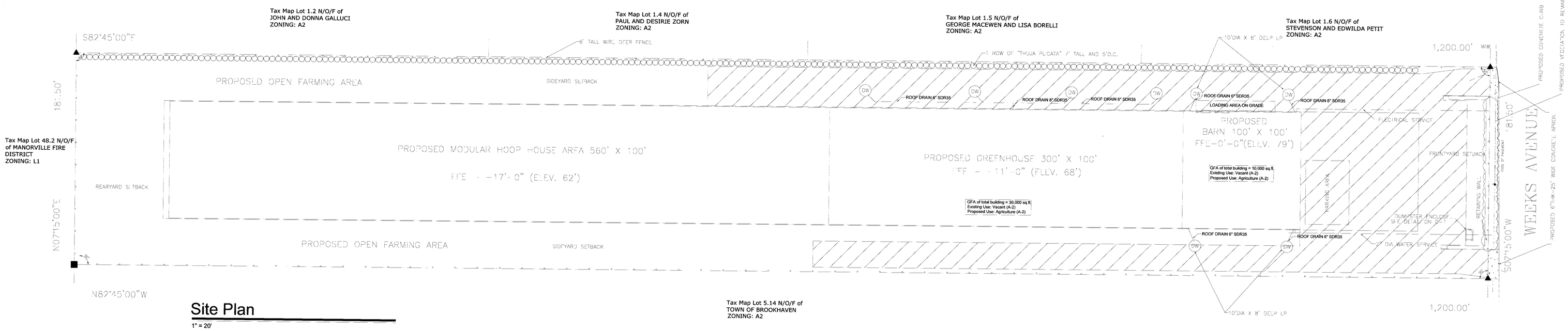
Scale: =870'

Note: each L1 Zoning is labeled, the rest of the map shown is A2



Key Map

Scale: =500'



Site Plan

1" = 20'

LEGEND:

- CATCH BASIN
- DRAIN GRATE
- FIRE HYDRANT
- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- SIGN
- WATER METER
- WATER VALVE
- CONC. MONUMENT
- ELEC. METER
- GAS METER
- STAKE SET
- WATER WELL
- RCA
- CONC.

THIS IS A SITE PLAN
BASED ON INFORMATION FROM A SURVEY PREPARED BY :

AERIAL LAND SURVEYING, D.P.C
53 FROST DRIVE
SHIRLEY, NY 11967

Drainage Calculations

Per town of Brookhaven requirements, storage provided for a 2" rainfall in drywells.
10 ft. diameter drywells provide 68.42 cf/vf of storage

Proposed Drainage Area

Storage required for Barn: 10,000 SF x 1.0 x (2"/12") = 1,667 CF
Greenhouse: 30,000 SF x 1.0 x (2"/12") = 5,001 CF
= 6,668 CF

Storage for Barn: (4)10 ft dia x 6 ft deep drywells = 1,642 CF
Storage for Greenhouse: (4)10 ft dia x 19 ft deep drywells = 5,200 CF

Zoning Analysis

SCTM# 0200 - 58900 - 0100 - 002000
Lot Area = 217,800 sf (5 acres)
Zone: Residential - A-2
Use: Agriculture (permitted use)
Yards:
Required Front = 60 ft.
Required Side Yard = 30 ft. min. 80 total
Required Rear = 75 ft. - 640 ft. provided

Building Height:
maximum allowed = 35 ft.
proposed Barn = ±26'-6"
proposed Greenhouse = ±12'-6"

Maximum Gross Floor Area
maximum allowed 25% of total lot size (restriction on barn only) = 54,450 sf
Total Proposed Gross Floor Area of Barn = 10,000 sf (18.36%)

Parking Calculations

Agricultural, Greenhouse: A minimum 5 stalls, or 1 per 60,000 square feet of land or part thereof

Total Area = 217,800 sf
= 217,800 / 60,000 = 3.63 stalls

Parking Required = 5 stalls (required min.)

Parking Provided = 5 spaces

Engineering Notes

1. A Pre-Construction meeting with the engineering department shall be held two (2) weeks prior to the start of construction. Any work performed prior to this meeting shall be deemed unacceptable and removed as directed by the town engineer.
2. The Engineering Department shall be notified 72 hours prior to the start of construction to arrange for inspection of all items related to grading, drainage, paving, and curbing.

Proposed Clearing

Area to be cleared - 216,220 sq ft (99.9 %)
Area remain undistured - 1,580 sq ft (0.1 %)

Sanitary Calculations

N/A - None applied for at this time

Plant Schedule

mark	species	size	quantity
A	Thuja Plicata "Green Giant"	7' ht.	248
B			
C			
D			

PROFESSIONAL DESIGN
67 HAMPTON RD LL2 S HAMPTON NY 11968
phone. 631 872-3887
email. M_RIBEIRO1@YMAIL.COM

Drawing Status :

Dates :

5/25/25	SITE PLAN DRAFT

No.	Date	Description

Project :

Proposed Barn and Greenhouse For East End Flower Farm LTD

74 River Rd
Shirley, NY 11967

Jurisdiction :

Suffolk County

Drawn By : M.R.
Checked By : M.R.
Job No.

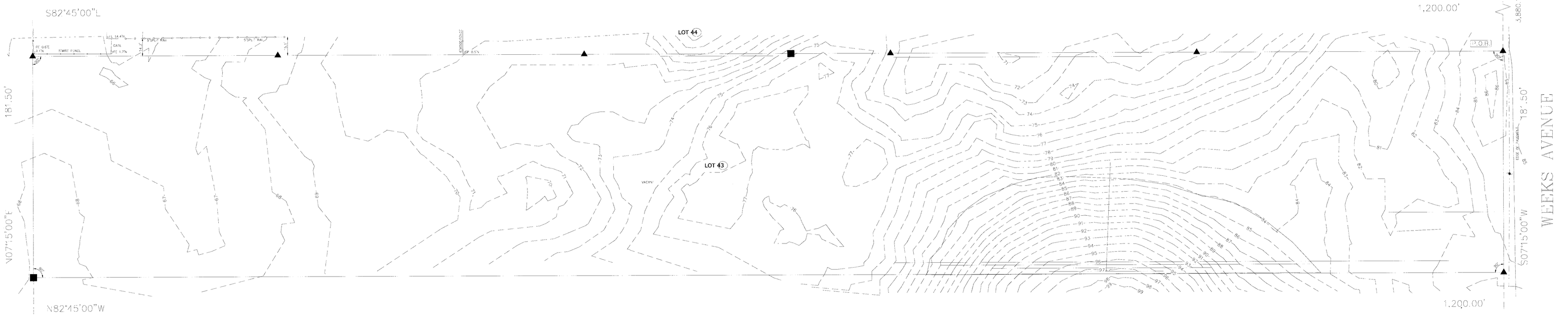
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JUN 26 2025
Suffolk County Planning Commission

Sheet Title :

SITE PLAN
Scale as noted

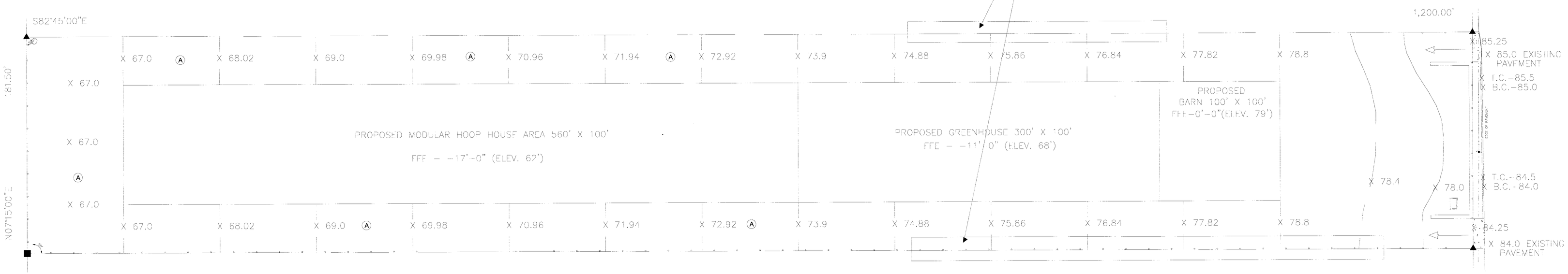
Sheet Number :

SP-1



NOTES:
1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
EXISTING ELEVATIONS ARE SHOWN THUS: 000.00

THESE AREAS TO RECEIVED RETEAINING WALLS AS NECESSARY TO MAINTAIN WATER/ EROSION ON PROPERTY (SEE DETAIL ON D-1)



Grading Plan
1" = 32'

GRADE = 1.23% SLOPE (11.8' / 960') STARTING AT EAST CORNER OF BARN



Grading Section Profile
1" = 32'

LEGEND:

- CATCH BASIN
- DRAIN GRATE
- FIRE HYDRANT
- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- SIGN
- WATER METER
- WATER VALVE
- CONC. MONUMENT
- ELEC. METER
- GAS METER
- STAKE SET
- WATER WELL
- RCA
- CONC.

Grading Elev. along E>W

ELEVATIONS AT 80' INTERVALS (1.23% SLOPE)
STARTING @ EAST CORNER OF BARN

0' = 78.80'
80' = 77.82'
160' = 76.84'
240' = 75.86'
320' = 74.88'
400' = 73.90'
480' = 72.92'
560' = 71.94'
640' = 70.96'
720' = 69.98'
800' = 69.00'
880' = 68.02'
960' = 67.00'



East Elevation
1" = 32'

South Elevation
1" = 32'

West Elevation
1" = 32'

North Elevation
1" = 32'

Sanitary Calculations

N/A - None applied for at this time

Erosion Control Cover Crop

mark	species	size	quantity
A	Winter Rye "Secale Cereal"	N/A	N/A
B			
C			
D			

PROFESSIONAL DESIGN

67 HAMPTON RD LL2 S HAMPTON NY 11968

phone. 631 872-3887

email. M_RIBEIRO1@YMAIL.COM

Drawing Status :

Dates :

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Jurisdiction :

Suffolk County

Drawn By : M.R.

Checked By : M.R.

Job No.

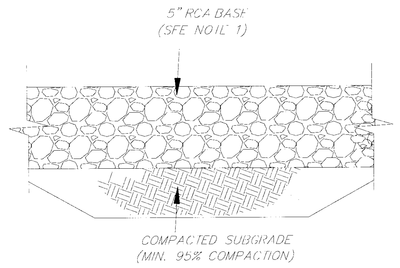
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Sheet Title :

SITE PLAN
Scale as noted

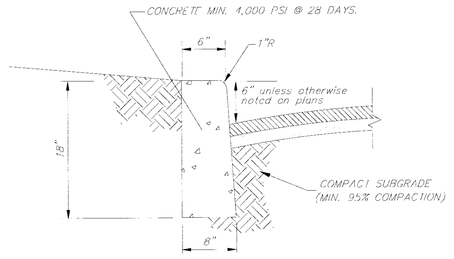
Sheet Number :

SP-2



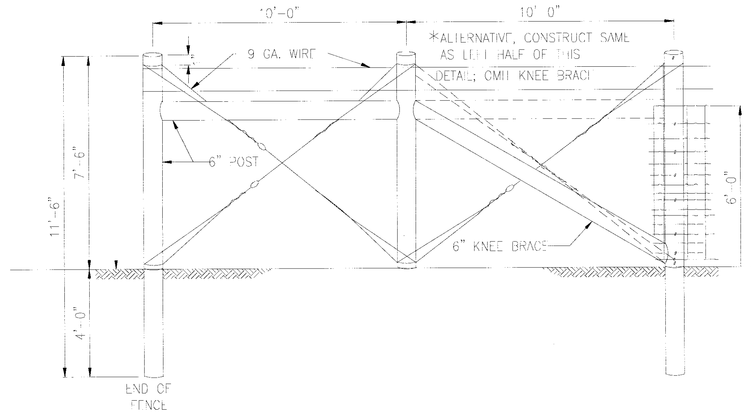
RCA Base Section

Not To Scale



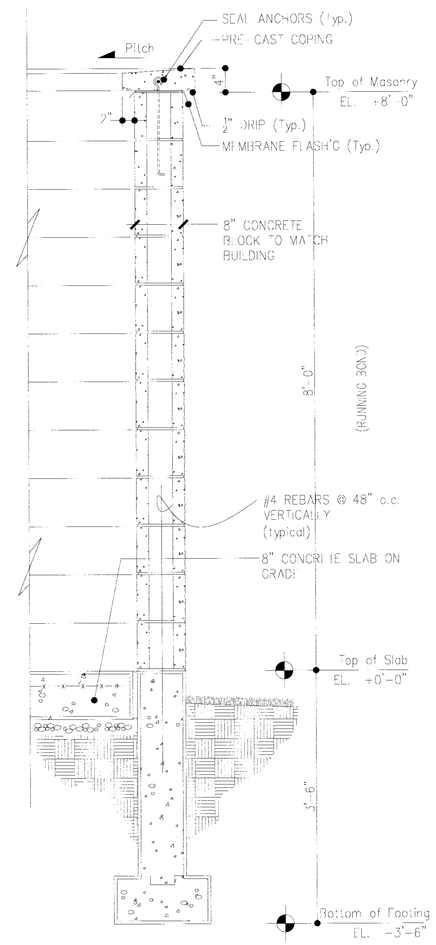
Curb Detail

Not To Scale



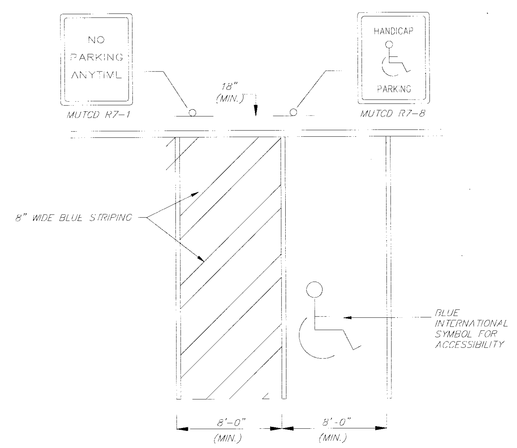
Deer Fence Detail

Not To Scale



Dumpster Enclosure Detail

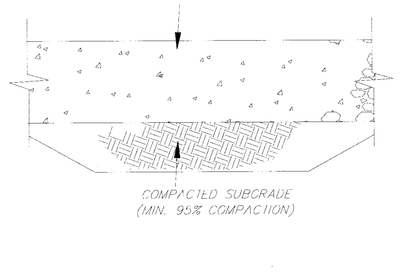
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Handicap Parking

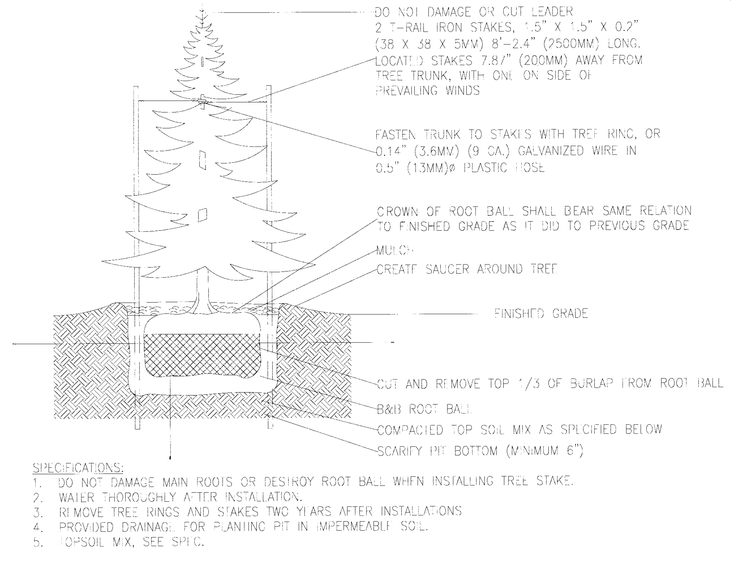
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6" THICK CONCRETE 4000 P.S.I @28 DAYS
REINFORCED WITH 6"x6"–W2.9xW2.9 WELDED WIRE MESH (WWM)



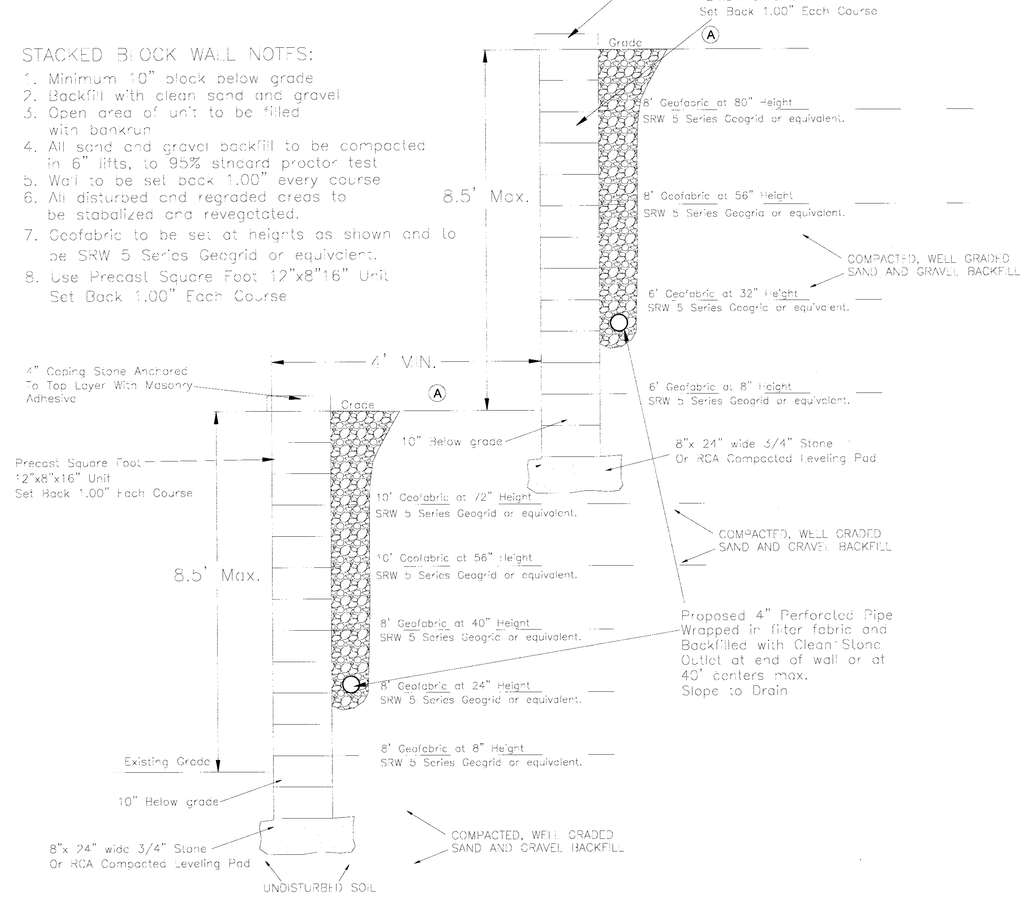
Apron Detail

Not To Scale



Thuja Planting Detail

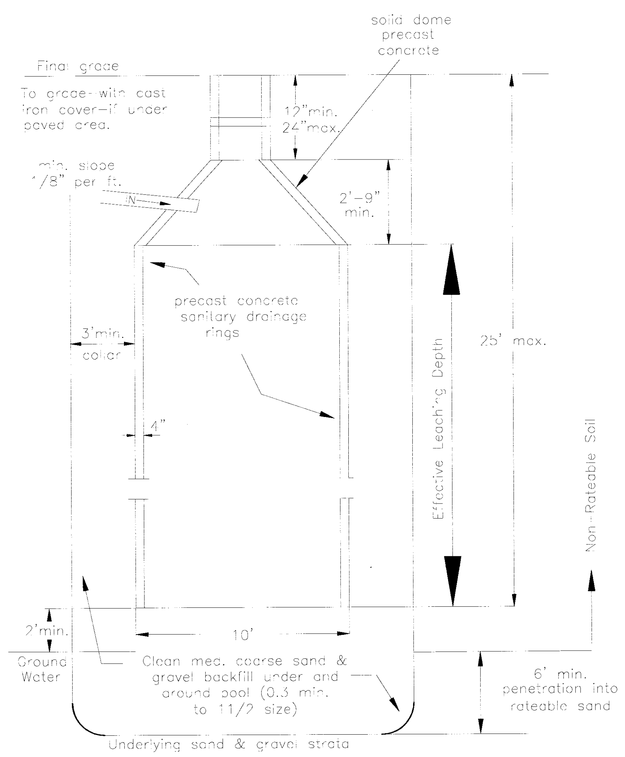
Not To Scale



STACKED BLOCK WALL NOTES:
1. Minimum 10" block below grade
2. Backfill with clean sand and gravel
3. Open area of unit to be filled with bankrun
4. All sand and gravel backfill to be compacted in 6" lifts, to 95% standard proctor test
5. Wall to be set back 1.00" every course
6. All disturbed and regraded areas to be stabalized and revegetated.
7. Geofabric to be set at heights as shown and to be SRW 5 Series Geogrid or equivalent.
8. Use Precast Square Foot 12"x8"16" Unit Set Back 1.00" Each Course

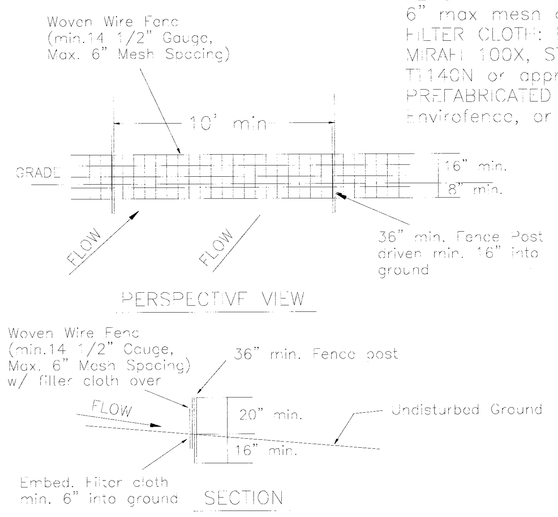
Retaining Wall Detail (where Applicable)

Not To Scale



Drywell Detail

Not To Scale



POSTS: Steel either "T" or "U" Type or 2" Hardwood
FENCE: Woven Wire, 14 1/2 ga. 6" max mesh opening
FILTER CLOTH: Filter X, MIRAFI 100X, STABALINKA T1140N or approved equal.
PREFABRICATED UNIT: Geofab, Envirofence, or approved equal

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid. section.
3. When two sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in silt fence.

Siltfence Detail

Not To Scale

GENERAL NOTES

NOTE: ELEVATIONS BASED ON DATUM, NAVD '88.

NOTE: SOIL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT DURATION OF PROJECT AND UNTIL VEGETATION IS ESTABLISHED.

Lighting Calculations

N/A - None applied for at this time (no exterior lighting)

Erosion Control Cover Crop

mark	species	size	quantity
A	Winter Rye "Secale Cereal"	N/A	N/A
B			
C			
D			

PROFESSIONAL DESIGN

67 HAMPTON RD LL2 S HAMPTON NY 11968

phone. 631 872-3887

email. M_RIBEIRO1@YMAIL.COM

Drawing Status :

Dates :

5/25/25	SITE PLAN DRAFT

No.	Date	Description

Project :

Proposed Barn and Greenhouse

For

East End Flower Farm LTD

74 River Rd
Shirley, NY 11967

Jurisdiction :

Suffolk County

Drawn By : M.R.

Checked By : M.R.

Job No.

RECEIVED
JUN 26 2025
Suffolk County Department of Planning & Water Quality Review

Sheet Title :

SITE PLAN
Scale as noted

Sheet Number :

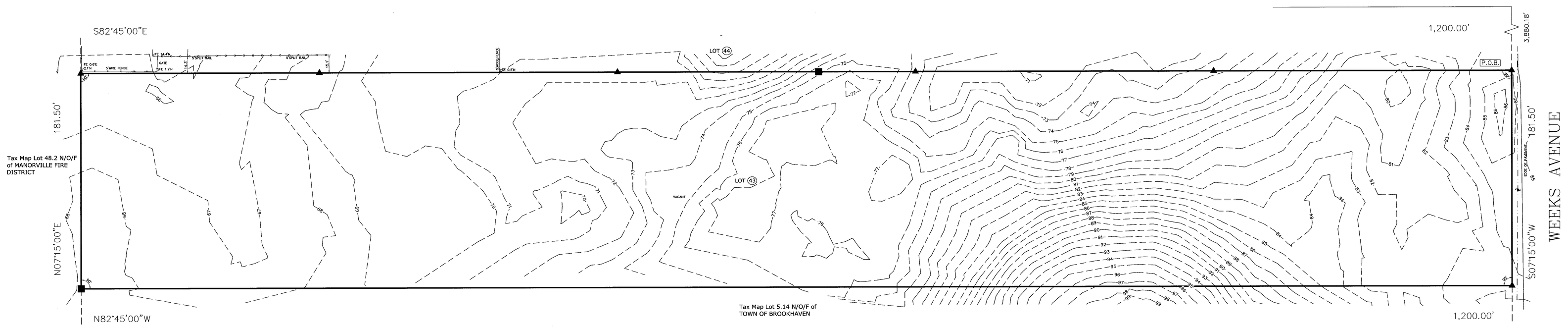
D-1

SURVEY OF
LOT 43
MAP OF
WAMPMISSIC FARMS, COMPROMISING 271 LOTS FORMERLY THE PROPERTY OF THE WILLIAM H. MOFFIT REALTY CO.

FILED ON OCTOBER TBD, 1896 AS MAP No. 619

SITUATE
MANORVILLE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK
TAX No. 0200-58900-0100-002000
SCALE 1"=30'
JANUARY 28, 2025

AREA = 217,800 sq. ft.
5.000 ac.



NOTES:
1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
EXISTING ELEVATIONS ARE SHOWN THUS: 000.00

LEGEND:

- CATCH BASIN
- DRAIN GRATE
- FIRE HYDRANT
- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- SIGN
- WATER METER
- WATER VALVE
- CONC. MONUMENT
- ELEC. METER
- GAS METER
- STAKE SET

AERIAL LAND SURVEYING, D.P.C.
53 PROBST DRIVE
SHIRLEY, NY. 11967
PHONE: 833-787-8393
E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM
WEBSITE: WWW.AERIALLANDSURVEYING.COM

NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT SHOWN ON THIS SURVEY MAP ARE NOT CERTIFIED. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

DISTRICT:0200 LOT:002.000 BLOCK:01.00 SECTION:589.00

MAP/FILE NO.: 619

MAP OF: "Wampmissic Farms, compromising 271 lots formerly the property of the William H. Moffit Realty Co., located between Yaphank and Manor, Suffolk County, L.I., N.Y., surveyed by Gideon Smith, Jan. 1896, Eng. and Surveyor of Moriches, N.Y."

TITLE NO.: N/A

MAP FILED DATE: OCTOBER TBD, 1896

COUNTY TAX MAP ID: 0200-58900-0100-002000

SITUATED AT: MANORVILLE, TOWN OF BROOKHAVEN

SUBDIVISION MAP LOT & BLOCK #'S: LOT 43

CERTIFIED TO:
Marcos Ribeiro
Vista Land Services
Chicago Title Insurance Company

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 15A, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered to be valid true copies. Certifications indicated hereon that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, are for the benefit of the undersigned and the person for whom the survey is prepared, and on the benefit to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

JUN 26 2025

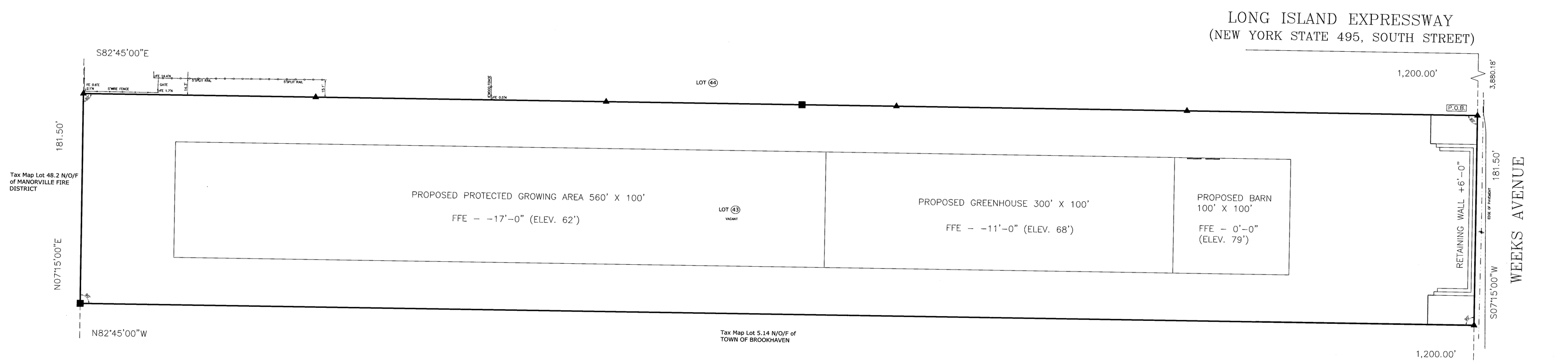
COPYRIGHT 2025 RALPH HER, AERIAL LAND SURVEYING, D.P.C.

JOB NO.: 25-600
DATE: JANUARY 28, 2025

SURVEY OF
LOT 43
MAP OF
WAMPMISSIC FARMS, COMPROMISING 271 LOTS FORMERLY THE PROPERTY OF THE WILLIAM H. MOFFIT REALTY CO.

FILED ON OCTOBER TBD, 1896 AS MAP No. 619
SITUATE
MANORVILLE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK
TAX No. 0200-58900-0100-002000
SCALE 1"=30'
JANUARY 28, 2025

AREA = 217,800 sq. ft.
5.000 ac.



LEGEND:

- CATCH BASIN
- DRAIN GRATE
- FIRE HYDRANT
- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- SIGN
- WATER METER
- WATER VALVE
- CONC. MONUMENT
- EM ELEC. METER
- GM GAS METER
- STAKE SET

AERIAL LAND SURVEYING, D.P.C.
53 PROBST DRIVE
SHIRLEY, NY 11967
PHONE: 833-767-8383
E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM
WEBSITE: WWW.AERIALLANDSURVEYING.COM

NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY MODIFIED BY FIELD INSPECTION ARE NOT CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

DISTRICT:0200 LOT:002.000 BLOCK:01.00 SECTION:589.00

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

MAP/FILE NO.: 619

MAP OF: "Wampmissic Farms, compromising 271 lots formerly the property of the William H. Moffit Realty Co., located between Yaphank and Manor, Suffolk County, L.I., N.Y., surveyed by Gideon Smith, Jan. 1896, Eng. and Surveyor of Moriches, N.Y."

TITLE NO.: N/A

MAP FILED DATE: OCTOBER TBD, 1896

COUNTY TAX MAP ID: 0200-58900-0100-002000

SITUATED AT: MANORVILLE, TOWN OF BROOKHAVEN

SUBDIVISION MAP LOT & BLOCK #'S: LOT 43

CERTIFIED TO:
Marcos Ribeiro
Vista Land Services
Chicago Title Insurance Company

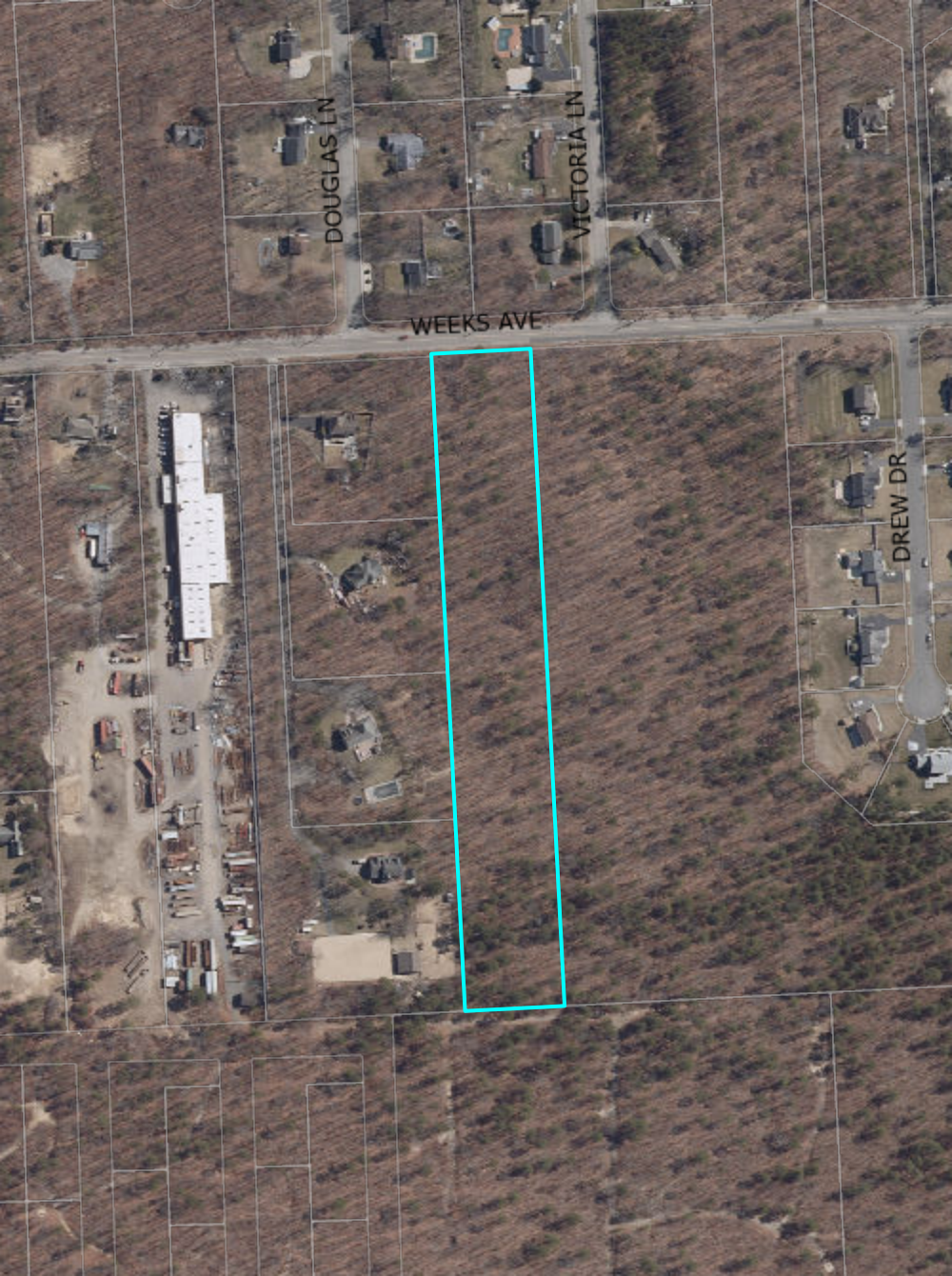
"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 124, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered to be valid true copies. Certifications indicated hereon that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Certifications are for the benefit of the person for whom the survey is prepared, and on the land of the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

JUN 26 2025

COPYRIGHT 2025 RALPH HEIL
AERIAL LAND SURVEYING, D.P.C.

JOB NO.: 25-600
DATE: JANUARY 28, 2025


DOUGLAS LN
VICTORIA LN
WEEKS AVE
DREW DR

DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

July 16, 2025

Greg Bergman
Town of Riverhead Planning Department
4 West 2nd Street
Riverhead, New York 11901

RE: SEQRA Lead Agency Coordination Referral Response
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 July 2, 2025, the Central Pine Barrens Commission office received the SEQRA Lead Agency coordination referral for the referenced project. The Commission has no objection to the Town Board assuming Lead Agency status. The project is classified as a Type I Action pursuant to the SEQRA regulations.

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.

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.

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, 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.

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,

Tara Murphy
Environmental Planner

cc: Judy Jakobsen, Executive Director
Julie Hargrave, Pine Barrens Manager
John C. Milazzo, Counsel
Daniel Duffy, Duffy MX Inc., Applicant

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

2822 River Road, Calverton (SCTM # 600-136-1-4)



7/8/2025, 2:10:17 PM

1:4,000

0 187.5 375 750 ft

0 55 110 220 m

Pine Barren CGA

Street Labels

Tax Parcels

TOWN OF RIVERHEAD TOWN BOARD

4 W. 2nd Street, Riverhead, New York, 11901
(631) 727-3200, EXT. 264, FAX (631) 727-9101

Timothy C. Hubbard, Town Supervisor — *Joann Waski,, Councilman* — *Denise Merrifield, Councilwoman*
Bob Kern, Councilman — *Kenneth Rothwell, Councilman*

July 2, 2025

RE: **SEQRA Lead Agency Coordination & GML 239-m Referral**
Duffy MX Motocross Track – Special Permit & Site Plan Applications
2822 River Road, Calverton, NY
SCTM No. 600-136-1-4

Dear Sir or Madam:

The Riverhead Town Board has classified the above referenced Special Permit and Site Plan applications as a Type 1 Action pursuant to SEQRA, requiring mandatory coordinated review among involved agencies. You are receiving a copy of this referral letter because your agency has been identified as being an involved agency in the review of the application.

Description:

The Riverhead Town Board is in receipt of a Special Permit application, while the Riverhead Planning Board is concurrently reviewing a Site Plan application, seeking to establish an outdoor motocross race track at the above referenced property. The application proposed 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.

A copy of the completed local special permit, site plan application, Full Environmental Assessment Form (FEAF), and a copy of the site plan, have been included for your review.

Location:

The subject property, identified as SCTM No. 600-136-1-4, is located at 2822 River Road, Calverton, NY, and is located within the Calverton Industrial (CI) zoning use district. The site is also located within the Pine Barrens Compatible Growth Area (CGA). The property is not located within the boundaries of the Riverhead Water District.

Please allow this letter to serve as a request for the Town Board to assume Lead Agency status for the purposes of SEQRA review, as well as a referral pursuant to GML 239-m. Kindly contact the undersigned with comments to the application or objections to this Lead Agency request, within 30 days. No response within the 30-day period shall be considered as no challenge to the Lead Agency request.

RECEIVED

JUL 02 2025

Central Pine Barrens
Joint Planning & Policy Commission

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)

TOWN CLERK, JAMES M. WOOTEN
4 West Second Street
Riverhead, NY 11901
631-727-3200 Ext. 260

APPLICATION FOR SPECIAL PERMIT

PLEASE TYPE OR PRINT CLEARLY

Designated name of proposed development or project (if none exists supply applicant name here)
Duffy MX Inc. - Motor Cross Race Track

Applicant:
Attn: Daniel Duffy
Name Duffy MX Inc.
Address 2822 River Road
Calverton, NY 11933
Telephone 516-356-2803

Plans Prepared by:
Attn: Thomas C. Wolpert, P.E.
Name Young Associates
Address 400 Ostrander Avenue
Riverhead, NY 11901
Telephone 631-727-2303

Owner:
Attn: Russell Gritzmacher
Name Dreamwork Farms LLC
Address 430 St. James Street
Holbrook, NY 11741
Telephone 631-714-9048

Attorney:
Name _____
Address _____
Telephone _____

Tax Map Number 0600-136 - 01 - 4

Location of Site 2822 River Road Calverton, NY

Current Zoning Classification Industrial C

Description of work to be done Construct a motor cross race track, together with the associated site improvements

Section of Town Code under which application is submitted _____

Ownership Intentions, i.e., purchase options Applicant is in contract to purchase from owner.

Proposed use(s) of site) Motor Cross Race Track

Total site area (square feet or acres) 15.000 acres

Square feet of building area Existing: 2,410 sf Existing
To Be Added: 0 Proposed

Anticipated construction time/completion date 6 months / December, 2025

Will developed be staged? If so, how? No

Current land use of site Vacant

Current condition of site Existing 2 story brick house + garage

Character/use (s) of surrounding lands Agricultural, Residential

Additional comments

Applicant Signature

March 22, 2025
Date

DOCUMENTS REQUIRED FOR APPLICATION:

15	copies of application of Special Permit
15	copies of disclosure affidavit
15	copies of conceptual site plan signed and sealed by a New York State licensed Engineer, Architect or Land Surveyor depicting buildings, parking stalls, access locations and yard setbacks
15	copies of affidavit of consent if applicant is not owner of the subject property
2	copies of the Full Environmental Assessment Form (Part 1)
1	list of names and addresses of property owners within 500' of subject property
1	affidavit of posting a sign
2	maps depicting land use(s) and direct applicable zoning use district(s) on all parcels within 200' of the subject premises
1	copy of affidavit of mailing

READ THIS DOCUMENT CAREFULLY. YOU MAY CONSULT YOUR ATTORNEY BEFORE COMPLETING.

DISCLOSURE AFFIDAVIT

STATE OF NEW YORK)
) SS:
COUNTY OF SUFFOLK)

I, Daniel Duffy, an applicant for the following relief Special Permit and being duly sworn, deposes and says:

That I make and complete this affidavit under the penalty of perjury and swear to the truth thereof.

That I understand that this affidavit is required by Section 809 of the GENERAL MUNICIPAL LAW and that a knowing failure to provide true information is punishable as a misdemeanor. Being so warned, I state:

That _____, is a State Officer, is and officer or employee of Riverhead Town, and

That this person has a interest in the person, partnership, or association requesting the above-state relief.

That for the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant where he, his spouse, or their brothers, sisters, parents, children, grandchildren or the spouse of any of them:

(a) is an applicant;
(b) is an officer, director, partner or employee of the applicant;
(c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association, applicant, or
(d) is a party to an agreement with such an applicant, express 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 applicant, petition or request.

That ownership of less than five (5%) percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchange shall not constitute an interest for the purpose of this section.

(Signature)

Sworn to before me this
22nd day of March, 2025

Notary Public

REMY M BELL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BE4985318
Qualified in Suffolk County
My Commission Expires: 4/12/2025

TOWN OF RIVERHEAD
NOTICE OF CONSENT

I, Russell Gretzmacher the owner and landlord of

2822 River Road Calverton, Town of Riverhead
(Address)

give my permission to Daniel Duffy to apply to the Town of Riverhead for a Special Use Permit to operate:

a motor cross race track.

X Russell J
Owner/Landlord

County of Suffolk
State of New York

On the 23 day of MARCH, 2025, before me personally appeared RUSSELL GRETZMACHER to me known to me to be the described herein, and who executed the foregoing instrument and acknowledged to me that he/she/they executed the same.

Notary Pubic

REMY M BELL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BE4985318
Qualified in Suffolk County
My Commission Expires: Dec. 12, 2025

SCTM#: 600- 136.00 - 01 - 04.00

TOWN OF RIVERHEAD
PLANNING DEPARTMENT

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240

DO NOT WRITE IN THIS BOX: This box will be completed by the Planning Department

Fee: $500 + (_____ sq. ft. altered/project area x $0.10) = _____

Submission Phase: (75%) Preliminary _____ (25%)Final _____

Date Fee Submitted: _____

Accounting Receipt Number: _____

APPLICATION FOR SITE PLAN APPROVAL

Identify submission phase: (*Pursuant to Section 301-305 of the Riverhead Town Code, revised December 6, 2011*):

☑ Preliminary ☐ Final

Designated Name of Proposed Development or Project. *(If none exists, supply the applicant's name)*: _____

Duffy MX Inc. - Motor Cross Race Track

If there is more than one party in any category below, please provide information for each on a separate sheet of paper.

Applicant*:
Attn: Daniel Duffy
Name: Duffy MX Inc.
Address: 88 Harvest Lane Commack, NY 11725
E-Mail: dakotacome@earthlink.net
Phone: 516-356-2803

Licensed Design Professional*:
Attn: Thomas C. Wolpert, P.E.
Name: Young Associates
Address: 400 Ostrander Avenue Riverhead, NY 11901
E-Mail: tcw@youngengineering.com
Phone: 631-727-2303

Owner*:
Name: _____
Address: _____
E-Mail: _____
Phone: _____

Attorney*:
Name: _____
Address: _____
E-Mail: _____
Phone: _____

- Suffolk County Tax Map Number: 0600- 136.00 - 01 - 04.00
- Location of site: 2822 River Road Calverton
- Current zoning classification (zoning district): Industrial C
- Description of work to be done: Construct a motor cross race track, together with the associated site improvements.
- Proposed use(s) of site: Motor Cross Race Track
- Total site area: 653,400 square feet 15.0000 acres
- Square feet of building area: Existing: 2,410 To be added: 0
- Square feet of ***total altered area*** (buildings, clearing, grading, disturbance, hard surfaces, landscaping, etc.: 535,568
- Amount of fee submitted-*$500 plus 10 cents per square foot of total altered area up to a maximum of $30,000. 75% at **preliminary review and 25% remainder at final.** ($500 paid at time of submission for an amendment of an approved site plan prior to issuance of a Certificate Occupancy.)*:
- Anticipated construction time/completion date: 6 months / October, 2023
- Will development be staged/phased? No If yes, how?
- Current land use of site (retail, manufacturing, etc.): Vacant
- Current condition of site (vacant, wooded, developed, #of buildings, etc.): Existing 2 story brick house + garage
- Use/Character of surrounding sites (agricultural, residential, retail, etc.): Agriculture, Residential
- Is the site within a New York State Agricultural District or within 500 ft. of a New York State Agricultural District? *(If so, see the following page.)*
- Was a Presubmission Conference held?: If so, provide the date:

X _____ 04-28-23

Applicant signature Date

Daniel Duffy Prog

Print applicant name Title, if applicable

This application is: *(For Planning Department use only)*

☐ Complete (date) _____

☐ Incomplete because: _____

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

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss:

Application/Project Name: Duffy MX Inc. - Motor Cross Race Track

Project Address: 2822 River Road Calverton

Daniel Duffy, being duly sworn, deposes and says:

I am: (check one) ___ a part owner in fee
___ the sole owner in fee
___ an officer of the corporation which is the owner in fee of the premises described in the foregoing application.

I reside at 88 Harvest Lane
Mailing Address

Commack, NY 11725
Hamlet/Post Office/Village State Zip Code

I have authorized Young Associates Attn: Thomas C. Wolpert to make the foregoing application (described above) to the Riverhead Town Board and/or Planning Board for site plan/subdivision approval as described herein.

X _____
Signature

_____
(If owner is a corporation, please indicate name of corporation and the title of the corporate officer whose signature appears above)

Sworn before me this
28th day of April, 2023

_____
Notary Public

CASSANDRE JUSTINVIL
Notary Public - State of New York
No. 01JU6443118
Qualified in Suffolk County
My Commission Expires October 31, 20

TOWN OF RIVERHEAD
PLANNING DEPARTMENT
201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240

Construction Activity Agreement

Job Title: Duffy MX Inc. - Motor Cross Race Track

SCTM No: 600-136-01-04 Site Address: 2822 River Road Calverton

I agree to comply with the following:

- I will have available on-site this agreement and related plans during the entire construction process. I will explain the requirements to all construction personnel and subcontractors. I take responsibility for full compliance with this agreement and Chapter 275 of the Town of Riverhead Code (Stormwater Management and Erosion and Sentiment Control).

- No vegetation and/or trees may be cleared without first receiving a mark-out or authorization from Planning, Building and/or Engineering Inspectors. Only vegetation, topsoil, and trees specifically in the path of construction activity may be removed.

- No earth, fill or construction material shall be allowed to migrate off site from this project on the Town of Riverhead roadway and/or storm drain system or an adjacent property.

- No fill shall be brought into site without the express approval of a Building Department. Fill piles will only be allowed in a location designated on plan, or authorized by Building Inspector(s). Piles of fill shall be stabilized and/or contained with grass seed, sit fences, hay bales, or other approved methods.

- At the end of each workday the adjacent roadway and/or storm drain system shall be inspected by owner or his/her designee for soil or other matter. All construction site and adjacent roadways shall be cleared of soil and other material at the end of each day.

- All construction and demolition debris and materials, including wet concrete, shall be disposed of at an appropriate facility in accordance with Town of Riverhead and NYSDEC waste management regulations. Dumping any liquid, semi-liquid, or other materials from a construction site into storm drains, roadways, vacant property is grounds for a violation.

- Litter shall be picked up on a daily basis from site, adjacent properties and/or the road system.

- Toilet facilities shall be available to all workers on site during the construction period.

- A temporary stable construction entrance shall be constructed utilizing recycled concrete aggregate (RCA) or a similar material, unless a suitable constructed entrance already exists on the site.

- All municipal or private drainage inlets adjacent to area or construction shall be protected from dirt/matter/pollutants through the use of products/sponges designed for this purpose.

- On areas of steep slopes and areas cleared of vegetation, suitable stabilization methods, as shown on approved site plans and the stormwater pollution prevention plan (SWPPP) shall be employed to prevent soil migration and stormwater runoff.

- All exposed expanses of soil shall be stabilized with annual grass seed as soon as areas will no longer be needed for construction staging, or if areas will remain undisturbed for six weeks or longer.

- Prior to tree, shrub or other plantings, soil shall be suitably tilled and prepared.

In WITNESS WHEREOF, the parties hereto have caused this Declaration to be duly executed as of the date and year described below.

4-26-2023
Date

Daniel Duffy
Owner Name (Printed)

Contractor Name (Printed)

X Russell Gritzmacher
Owner Signature

Russell
Contractor Signature

STATE OF NEW YORK)
:ss:
COUNTY OF SUFFOLK)

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, _____, personally appeared, is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

_____
Dated

_____
Notary Signature

STATE OF NEW YORK)
:ss:
COUNTY OF SUFFOLK)

On the 26 day of APRIL in the year 2023, before me, the undersigned, a Notary Public in and for said State, Russell Gritzmacher, personally appeared, is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

4-26-2023
Dated

Notary Signature

READ THIS DOCUMENT CAREFULLY, YOU MAY CONSULT YOUR ATTORNEY BEFORE COMPLETING.

Disclosure Affidavit

STATE OF NEW YORK)

SS:

COUNTY OF SUFFOLK)

I. Daniel Duffy an applicant for the

following relief: Site Plan Approval and being duly sworn,
(Type of Permit)

deposes and says:

That I make and complete this affidavit under the penalty of perjury and swear to the truth thereof. That I understand that this affidavit is required by Section 809 of the General Municipal Law and that a knowing failure to provide true information is punishable as a misdemeanor. Being so warned, I state:

☑ ***Check here if not applicable (i.e., you have no relative working for the Town of Riverhead) and please sign below before a notary public.***

OR:

That_____ is a State officer. is an officer or employee of
(Name of Relative)

Riverhead Town, and:

That this person has an interest in the person, partnership or association with this site plan application.

That for the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant where he, his spouse, or their brothers, sisters, parents, children, grandchildren or the spouse of any of them.

a. Is an applicant,
b. Is an office, director, partner or employee of the applicant,
c. Legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association, applicant, or
d. Is a party to an agreement with such an application, express or implied whereby he may receive any payment of other benefit, whether or not for services rendered, dependant or contingent upon the favorable approval of such application, petition or request.
e. That ownership of less than five (5) percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchange shall not constitute an interest for the purpose of this section.

X _____ 4-28-23
(Signature)

Daniel Duffy

Sworn to before me this _____ day

of_____, 20_____.

_____
Notary Public

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 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Duffy MX Inc.		
Project Location (describe, and attach a general location map): 2822 River Road, Calverton NY 11933		
Brief Description of Proposed Action (include purpose or need): Construct a new motocross track, parking areas, and related site improvements.		
Name of Applicant/Sponsor: Duffy MX Inc. Attn: Dan Duffy	Telephone: 516-356-2803 E-Mail: dakotacom@earthlink.net	
Address: 2822 River Road		
City/PO: Calverton	State: NY	Zip Code: 11933
Project Contact (if not same as sponsor; give name and title/role): Young Associates Attn: Thomas C. Wolpert, P.E,	Telephone: 631-727-2303 E-Mail: tcw@youngengineering.com	
Address: 400 Ostrander Avenue		
City/PO: Riverhead	State: NY	Zip Code: 11901
Property Owner (if not same as sponsor): Dreamwork Farms, LLC	Telephone: 631-714-9048 E-Mail: Jdasilva729@yahoo.com	
Address: 430 St. James Street		
City/PO: Holbrook	State: NY	Zip Code: 11741

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 Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Riverhead Town Board - Ch. 229 Excav./Exportation Permit	May, 2024 (P)
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Town of Riverhead Planning Board - Site Plan Approval	May, 2023 (A)
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Riverhead Town Fire Marshall Review	May, 2024 (P)
d. Other local agencies ☐Yes☑No		
e. County agencies ☑Yes☐No	S.C. Planning Comm. GML 239 referral SCDHS Review	May, 2024 (P) May, 2024 (P)
f. Regional agencies ☑Yes☐No	Central Pine Barrens - CGA Referral & Review	May, 2024 (P)
g. State agencies ☑Yes☐No	NYSDEC - SWPPP Approval NYSDEC - WSRR Permit	May, 2024 (P) May, 2024 (P)
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):
NYS Heritage Areas:LI North Shore Heritage Area

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?
Industrial C

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

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

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

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)? Residential, Agricultural

b. a. Total acreage of the site of the proposed action? 15.00 acres
b. Total acreage to be physically disturbed? 12.29 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 15.00 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: 8 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 _____

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

iii. Approximate extent of building space to be heated or cooled: _____ 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? To create noise mitigation for the race track

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

- Volume (specify tons or cubic yards): 119,295 cy
- Over what duration of time? 8 months

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

Sand & Gravel excavated from the site will be sold to approved material suppliers.

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? 12.29 acres

vi. What is the maximum area to be worked at any one time? 12.29 acres

vii. What would be the maximum depth of excavation or dredging? 31 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: 300 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 waste generated from the existing single family residence on the subject property. Portable on-site restroom facilities are proposed for members or guests of the motocross track.

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):

Portable restrooms for special events (approx. 8 events per year).

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

N.A.

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?

0 Square feet or 0 acres (impervious surface)

_____ Square feet or 16 acres (parcel size)

ii. Describe types of new point sources. Parking Areas

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)?

On-site dry wells

- 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)

Heavy equipment for construction of race track & parking area.

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

N.A.

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

N.A.

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 2 Proposed 294 Net increase/decrease + 292

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 - 5 pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 10 am - 7 pm (or dusk) Tues-Frid
- Saturday: 10am - 7 pm (or dusk)
- Sunday: 10am - 7 pm (or dusk)
- Holidays: -

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:

All gasoline or diesel powered construction machinery will be equipped with adequate mufflers to reduce noise to acceptable levels. The proposed berms are designed to mitigate noise generated by the dirt bikes, ATVs etc.

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:

Security Lighting (refer to Site Plan)

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: 0.1 tons per week (unit of time)
- Operation : 0.05 tons per week (unit of time)

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

- Construction: Removal of materials from waste stream for re-use of recycling.
- Operation: Removal of materials from waste stream for re-use of recycling.

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

- Construction: On-site dumpster
- Operation: On-site dumpster

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:

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	0.1	4.3	+ 4.2
• Forested	0.2	0.2	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	14.6	7.5	- 7.1
• Agricultural (includes active orchards, field, 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	2.4	+ 2.4
• Other Describe: Lawns & Landscaping	0.1	0.6	+ 0.5

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): 152136

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? N.A. 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:

PIB	9.7 %
RdB	90.3 %
	%

d. What is the average depth to the water table on the project site? Average: 25 feet

e. Drainage status of project site soils:

☑ Well Drained:	100 % of site
☑ Moderately Well Drained:	0 % of site
☑ Poorly Drained	0 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	90 % of site
☑ 10-15%:	5 % of site
☑ 15% or greater:	5 % 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: Sole Source Aquifer Names:Nassau-Suffolk SSA

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

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):

Short-eared Owl, Northern Long-eared Bat, Tiger Salamander, Banded Sunfish

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: SGPA, Central Suffolk Pine Barrens

ii. Basis for designation: Protect groundwater, Benefit to human health & protect drinking water

iii. Designating agency and date: Agency:Long Island Regional Planning, Agency:Suffolk County, Date:3-19-93, Date:2-10-88

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: Peconic River

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: Peconic River

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.

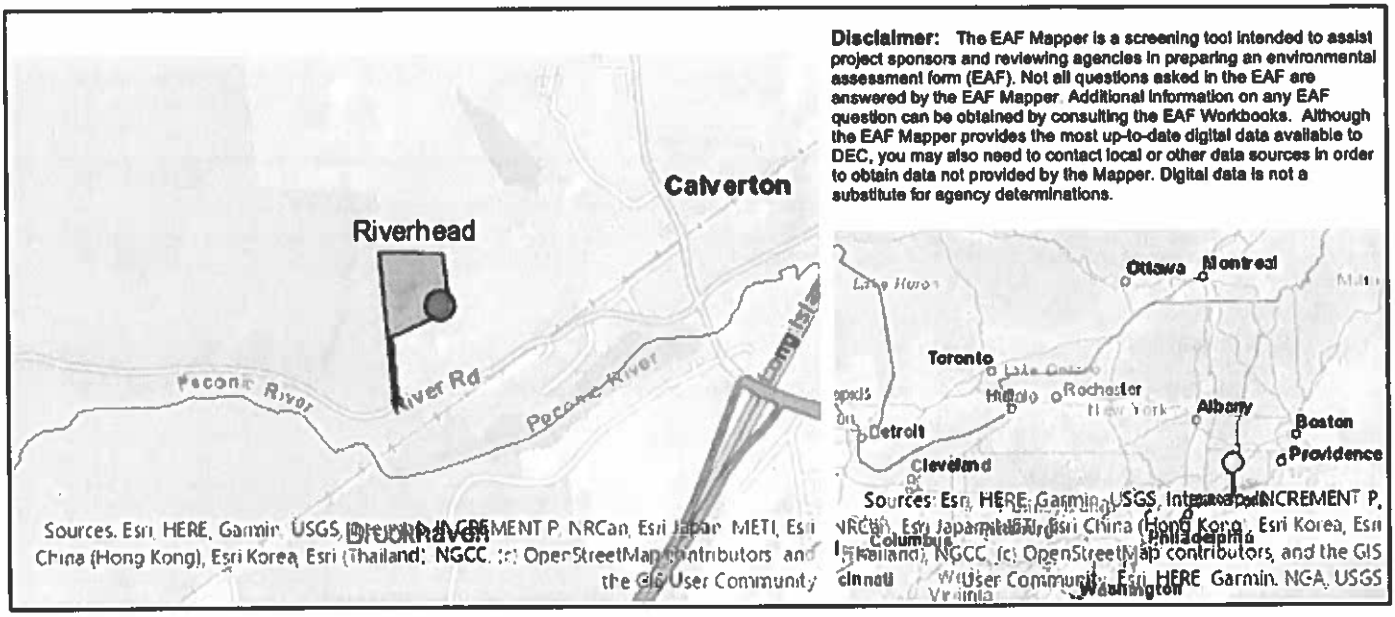
Applicant/Sponsor Name Young Associates Attn:Thomas C. Wolpert, P.E. Date June 17, 2025

Signature Thomas C. Wolpert Title Agent for Applicant

PRINT FORM

EAF Mapper Summary Report

Wednesday, May 3, 2023 1:10 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	152136
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Short-eared Owl, Northern Long-eared Bat, Tiger Salamander, Banded Sunfish
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	SGPA, Central Suffolk Pine Barrens
E.3.d.ii [Critical Environmental Area - Reason]	Protect groundwater, Benefit to human health & protect drinking water
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Long Island Regional Planning, Agency:Suffolk County, Date:3-19-93, Date:2-10-88
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	Yes
E.3.i.i. [Designated River Corridor - Name]	Peconic River

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JUL 02 2025
Central Pine Barrens
Joint Planning & Policy Commission

Young Associates
Thomas C. Young, P.E., Principal Engineer
Douglas E. Hubert, Professional Engineer
Surveyor • Planner • Land Developer

SITE DATA

- AREA = 13.0000 ACRES
- VERTICAL DATUM
- ZONING USE DISTRICT
- SUBURBAN AREA
- SUBJECT PROPERTY IS WITHIN THE CENTRAL PINE BARRENS COMMISSION GROWTH AREA

DEVELOPMENT WITHIN COMPATIBLE GROWTH AREA

- TOWN CODE SECTION 330-197 APPLIES THE PROPOSED USES PURSUANT TO THE TABLE OF USE REGULATIONS AS SET FORTH IN ARTICLE XXII OF THE TOWN CODE
- ZONING USE DISTRICT UNDER TITLE
- PRINCIPAL USES PERMITTED IN AREA
- ACCESSORY USES PERMITTED IN AREA
- PROHIBITED USES PERMITTED IN AREA

PARKING CALCULATION

- REQUIRED
- PROVIDED

ENGINEER'S CERTIFICATION

SURVEYOR'S CERTIFICATION

MOTOR CROSS RACE TRACK

DUFFY MX INC.

at Calverton, Town of Riverhead
Suffolk County, New York

LANDSCAPE & ALIGNMENT PLAN

Survey Map No. — Scale: 1" = 50' — Date: JAN 06 2025

Record of Revisions

Revision	Date
ADDITIONAL INFORMATION	JAN 06 2025
NOISE MITIGATION	FEB 10 2025
TEST HOLE	JUNE 09 2025

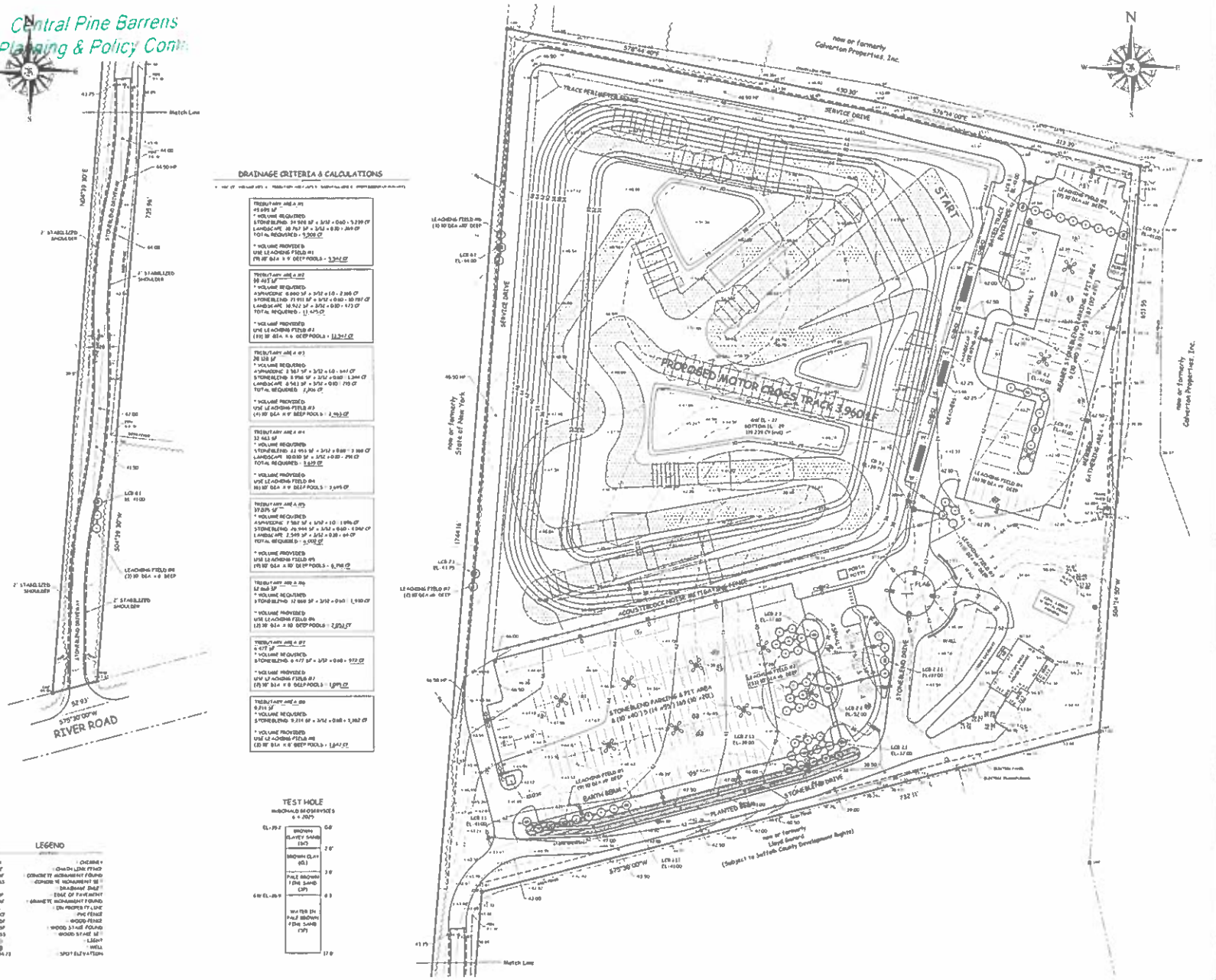
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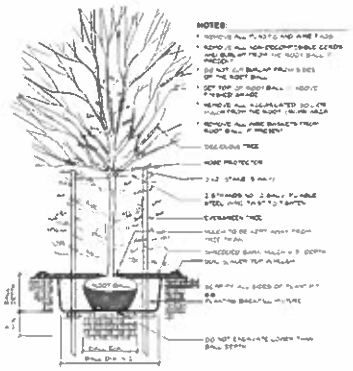
1 OF 4

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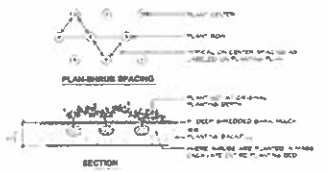
JUL 02 2025

Central Pine Barrens
Joint Planning & Policy Comm


PROPOSED MOTOR CROSS TRACK 3,960 LF
START
SERVICE DRIVE
STONEBLEND DRIVE
RIVER ROAD
Match Line
New or formerly Calverton Properties, Inc.
New or formerly State of New York
ACOUSTIC BARRIER
EARTH BERM
PLANTED BERM
LEACHING FIELD #1
LEACHING FIELD #2
LEACHING FIELD #3
LEACHING FIELD #4
STONEBLEND PARKING & PIT AREA
TRACE PERIMETER ROAD
PITS
PITS
PITS



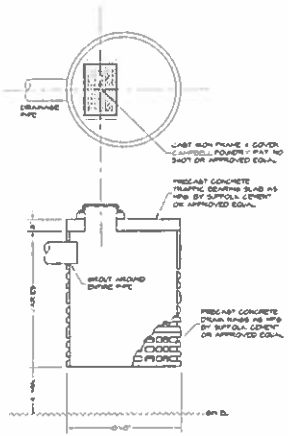
TYPICAL TREE PLANTING
NTS



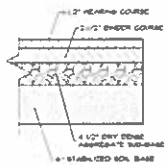
TYPICAL MASS PLANTING LAYOUT
NTS



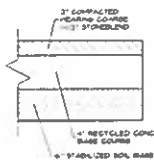
TYPICAL SHRUB PLANTING
NTS



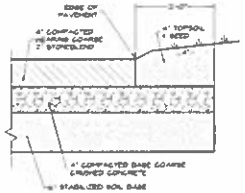
LEACHING CATCH BASIN
NTS



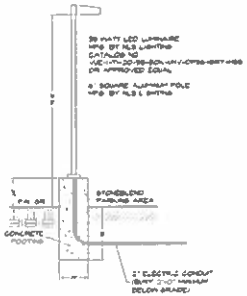
ASPHALT PAVEMENT SECTION
NTS



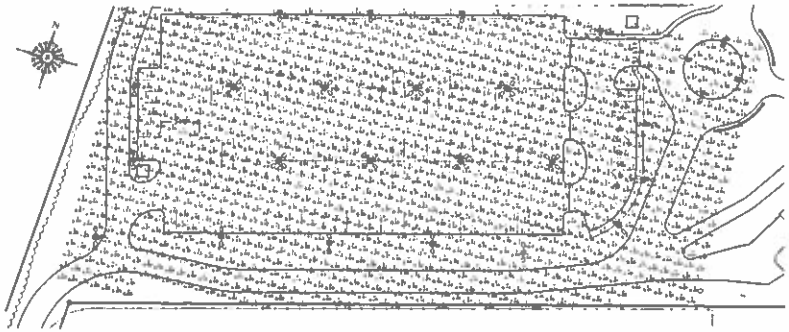
STONE BLEND PAVEMENT SECTION
NTS



STONE BLEND DRIVEWAY PAVEMENT SECTION
NTS



AREA LIGHT
NTS



LIGHTING PLAN - SOUTH PARKING AREA
SCALE 1" = 50'

FOOTCANDLE STATISTICS

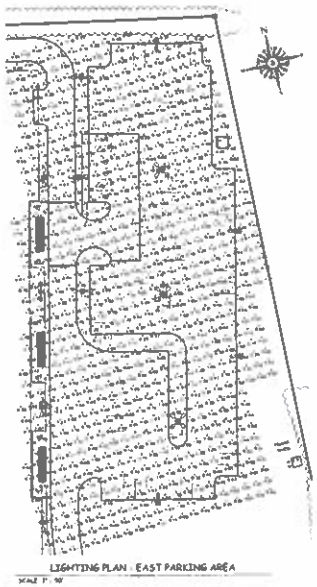
SOUTH PARKING AREA		
MIN	MAX	AVG
0.0	14.2	1.5

EAST PARKING AREA		
MIN	MAX	AVG
0.0	13.4	1.2

LIGHTING FIXTURE SCHEDULE

DESCRIPTION
95 WATT LED LUMINAIRE MFR. BY NLS LIGHTING CATALOG NO. NLF-T4-30L-53-50K-UNV-SPS4-GRY-NLS OR APPROVED EQUAL

TYPE	SYMBOL	MTG. HT.	LUMENS	L.L.F.	C.C.T.	QTY.
AREA LIGHT		30	9,388	1.0	3000 K	22
		30	8,778	1.0	3000 K	12
		30	13,164	1.0	3000 K	9
		30	17,952	1.0	3000 K	12



LIGHTING PLAN - EAST PARKING AREA
SCALE 1" = 50'

400 Commerce Avenue Riverhead New York 11901
tel: 631-727-2570 fax: 631-727-0444
admin@youngengineering.com

Young associates

Howard W. Young, Land Surveyor
Thomas C. Hurgart, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Meiser, Land Surveyor

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JUL 02 2025
Central Pine Barrens
Joint Planning & Policy Commission

ENGINEER'S CERTIFICATION

HOWARD W. YOUNG, P.E. & L.S. NO. 049834
THOMAS C. HURGART, N.Y.S. P.E. NO. 62883
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 100877

SURVEYOR'S CERTIFICATION

HOWARD W. YOUNG, N.Y.S. L.S. NO. [illegible]
DANIEL A. MEISER, N.Y.S. L.S. NO. 100779

MOTOR CROSS RACE TRACK

DUFFY MX INC.

at Calverton, Town of Riverhead
Suffolk County, New York

DETAILS

County Tax Map: District 600 Section 130 Block 01 Lot 4

FIELD SURVEY COMPLETED: APR 08 2021
MAP PREPARED: MAR 24 2025

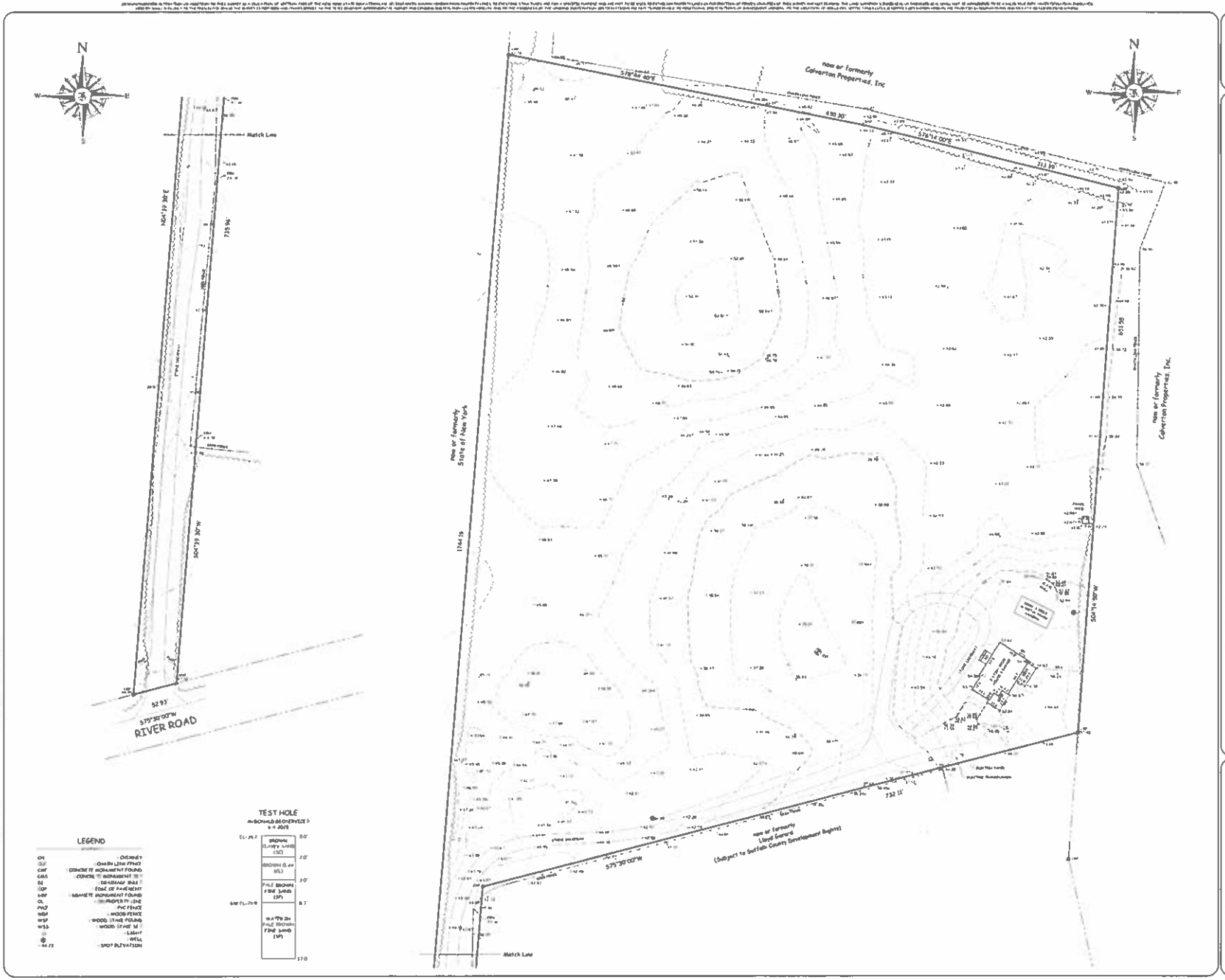
Record of Revisions

REVISION	DATE
ADDRESS	APR 04 2022
NOISE MITIGATION	FEB 14 2024
TEST HOLE	JUNE 12, 2024

Scale: AS SHOWN

JOB NO. 2021-009
DWG. 2021_009PLAN2_0305 Motor Cross

3 OF 4



Young associates

Howard W. Young, Land Surveyor
Thomas C. Hazzard, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Mascali, Land Surveyor

SITE DATA

AREA = 15.0000 ACRES

- VERTICAL DATUM — NAVD (1988)
- ZONING USE DISTRICT — INDUSTRIAL C
- SUBJECT PROPERTY IS WITHIN THE CENTRAL PINE BARRENS COMPATIBLE GROWTH AREA

RECEIVED
JUL 02 2025
Central Pine Barrens Joint Planning & Policy Commission

ENGINEER'S CERTIFICATION

HOWARD W. YOUNG N.Y.S. L.S. NO. 050904
THOMAS C. WOLFER N.Y.S. P.E. NO. 064863
DOUGLAS E. ADAMS N.Y.S. P.E. NO. 083917

SURVEYOR'S CERTIFICATION

HOWARD W. YOUNG N.Y.S. L.S. NO. 050904
DANIEL A. MASCALI N.Y.S. L.S. NO. 087717

MOTOR CROSS RACE TRACK

DUFFY MX INC.

at Calverton, Town of Riverhead
Suffolk County, New York

EXISTING CONDITIONS MAP

County Tax Map: Section 600 Block 126 Lot 01 Sub 4

FIELD SURVEY COMPLETED: APR 08 2025
MAP PREPARED: MAY 14 2025

Record of Revisions

REVISION	DATE
GENERAL	APR 08 2025
NOTICE ALTERATION	FEB 14 2026
TEST HOLE	JUNE 10 2026

50 0 25 50 100 150
Scale: 1" = 50'

JOB NO. 2025-0095
DWG. 2025_0095USGS_ORTHO_aerial

4 OF 4

LAW OFFICES OF
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591
(914) 333-0700
FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

RGaudioso@snyderlaw.net

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO (NY/NJ)
DOUGLAS W. WARDEN
JORDAN M. FRY (NY/NJ)
MICHAEL SHERIDAN (NY/NJ)
DAVID KENNY (NY/NJ)

DAVID L. SNYDER
(1956-2012)

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

Tarrytown Offices

July 2, 2025

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

RE: Public Utility Wireless Telecommunications Facility
Verizon Wireless and Homeland Towers, LLC
2055 Flanders Road, Flanders, Town of Southampton ("Property")

Dear Ms. Hargrave:

As you are aware, we are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") and Homeland Towers, LLC ("Homeland Towers") (together "Applicants"), in connection with their proposal to place a Public Utility Wireless Telecommunications Facility, consisting of a 150-foot stealth concealment pole and associated equipment ("Facility"), at the above referenced Property. The Facility will support the antennas of Verizon Wireless, while providing collocation space for similar providers or emergency communications equipment, with related equipment installed within a fenced equipment compound at the base thereof.

In furtherance of the foregoing and in response to comments from the Commission and Staff at the May 21, 2025 public hearing, please find enclosed seven (7) copies of the following documents:

1. Letter from Marc Harris of Verizon Wireless confirming the need for the facility for Verizon Wireless to remedy a significant gap in service and noting that the Suffolk County Sherriff's Office, Town and Village of Southampton Fire Departments and Brookhaven Police Department all use Verizon Wireless' service.

2. Letter signed and sealed by Neil MacDonald, AIA, of WFC Architects confirming that there is a fire hydrant across the street from the Facility and offering to place the propane tanks underground if requested by the Commission, in order to reduce any fire-related concerns.

3. Letter from Raymond Vergati of Homeland Towers confirming that the Property owner

is in favor of the project and documenting the tremendous amount of debris that has already been removed from the Property, and continues to be removed.

4. Letter from Scott Perlow, President of S&E Riverside LLC, the owner of the Property, confirming the gap in coverage and need for the Facility so that he may communicate with his staff and customers, and that he is in favor so that improved emergency services communications will improve potential fire safety in the area.

5. Letter from the New York State Department of Environmental Conservation ("DEC") confirming that the DEC has no records of any rare or state-listed animals or plants, or significant natural communities, at the project site. Please note that no tree removal is proposed in connection with the project, and in fact significant additional landscaping is proposed. Thus, there is no potential adverse impact on the Northern Long-eared Bat.

We thank you for your consideration and look forward to discussing this matter at the July 16, 2025 Central Pine Barrens Commission hearing.

If you have any questions or require additional documentation, please do not hesitate to contact me.

Respectfully submitted,

Robert D. Gaudioso

Enclosures
RDG/cae
cc: Homeland Towers, LLC
Town of Southampton Planning Board

June 2, 2025

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

RE: Public Utility Wireless Telecommunications Facility
Homeland Towers, LLC and Verizon Wireless
2055 Flanders Road, Flanders, Town of Southampton

Dear Ms. Hargrave:

I am the Real Estate Project Manager for Verizon Wireless and I wanted to thank you for the opportunity to speak at the May 21, 2025 public hearing in connection with the above captioned matter.

The proposed facility is critical for Verizon Wireless to close a significant gap in service including along Flanders Road and within the surrounding areas. Remedying the gap in service is particularly important given that the following public safety entities utilize Verizon Wireless' service in this area:

Brookhaven PD
Town and Village of Southampton FD
Suffolk County Sheriff's Office

Thank you for your consideration.

Very truly yours,

Marc Harris

ARCHITECTS

Partners
Steven R. Saraniero, AIA, LEED AP
Neil A. MacDonald, AIA, LEED AP
Eldon W. Smith, AIA
Robert F. Heymach, AIA

Partners, Emeritus
William F. Collins, AIA
Thomas R. Turkel, AIA

Senior Associate
Christopher M. Crans, AIA, NCARB

Associate
William S. Brady, AIA, LEED AP
Joseph W. Pignataro, AIA, LEED AP

June 4, 2025

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

Re: Verizon Wireless and Homeland Tower Site Name: Flanders – NY065
2055 Flanders Road
Flanders, NY 11901

Zoning Information:
District: 0900 / Section: 170.00 / Block: 01.00 / Lot(s): 041.001
Zoning Classification: CR60

WFC Project No.: 22-15352

Dear Ms. Hargrave,

This letter is submitted in connection with the proposed Verizon Wireless and Homeland Towers, LLC project for the installation of a public utility wireless telecommunications facility at the above-referenced address. The project consists of a 150-foot monopole tower with externally mounted antennas or, alternatively, a concealment-type tower with internally mounted antennas.

As part of this project, a standby generator is proposed to provide emergency backup power. While the plans submitted to the Town depicted above-ground propane tanks, we are willing to offer to install the propane tanks underground. This change is being made proactively, in an effort to address concerns raised by the staff report, to provide an additional layer of fire prevention precaution.

Installing the tanks underground offers several benefits: it reduces potential visual impacts, protects the tanks from weather and physical damage, enhances site security, and provides a fire safety advantage by limiting exposure to open flame or heat sources during an emergency. All clearances, code requirements, and manufacturer recommendations will be followed for the underground installation. Please note that we do not believe the propane tanks pose any significant fire hazard, but this proposed change will further reduce any fire concerns.

We also note the presence of an existing municipal fire hydrant directly across the street from the property, which ensures that emergency fire protection is readily accessible.

We believe that this revised approach does not present any significant safety risks and reflects our commitment to working collaboratively with the Commission, the Town, and the community to deliver a safe, code-compliant, and context-sensitive project.

Please do not hesitate to contact our office should you have any questions or require additional documentation.

Very truly yours,



Neil A. MacDonald, AIA
Partner

Cc: Manny Vicente; Ray Vergati (Homeland Towers)
Robert D. Gaudioso (Snyder & Snyder)
File

HOMELAND
TOWERS

June 26, 2025

Honorable Chairperson Jacqui Lofaro
and Members of the Planning Board
Town of Southampton
116 Hampton Road
Southampton, NY 11968

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

RE: 2055 Flanders Road, Flanders, NY ("Property")
Public Utility Wireless Telecommunications Facility
Homeland Towers, LLC

Dear Honorable Chairperson and Members of the Planning Board and Ms. Julie Hargrave:

On May 21, 2025, Raymond Vergati, Regional Manager of Homeland Towers met on site with Scott Perlow who is the owner of 2055 Flanders Road, Flanders, NY. Since purchasing the property in December of 2024, Mr. Perlow has made tremendous efforts in removing vast amounts of junk and debris from the property. At that point in time, it was estimated that approximately 60-70% of the debris had been removed off site with continuing efforts to get it 100% cleaned up. Attached as **Exhibit A** is a "before" aerial photograph depicting all the debris and junk along with "after" photos taken from the rear area of the junk yard showing the ongoing cleanup by Mr. Perlow.

In addition, in numerous conversations with Mr. Perlow, he has stated to Homeland that he is fully in favor of the proposed telecommunication facility and its development is key to the operation of the business and cleanup of the property.

Respectfully submitted,

Raymond Vergati
Regional Manager
Homeland Towers

HOMELAND
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EXHIBIT A



Aerial view of 2055 Flanders Road showing existing junk and debris prior to cleanup efforts.

HOMELAND
TOWERS





Photos taken May 21, 2025 showing cleanup efforts of junk and debris at 2055 Flanders Road. Approximately 60-70% of junk has been removed, photos taken in rear portion of junk yard.

June 19, 2025

Honorable Chairperson Jacqui Lofaro
and Members of the Planning Board
Town of Southampton
116 Hampton Road
Southampton, NY 11968

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

RE: 2055 Flanders Road, Flanders, NY ("Property")
Public Utility Wireless Telecommunications Facility
Homeland Towers, LLC

Dear Honorable Chairperson and Members of the Planning Board and Ms. Julie Hargrave:

I am the President of S&E Riverside LLC owner of the above captioned Property. I am fully in favor of the proposed telecommunicators facility at the Property for a number of reasons.

1. Accessory Use: There is a significant gap in reliable wireless service in the area including along Flanders Road. I need to communicate with my staff and customers to arrange deliveries. The facility is necessary as an accessory use to my current business.
2. Since the Town of Southampton First Responders use Verizon wireless for their communication needs, having Verizon installed on this proposed telecommunication facility will improve safety related to potential fires which in turn will help secure my business and property

I thank you for your consideration and respectfully request that the project be approved.

Respectfully submitted,

Scott Perlow

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

March 9, 2022

Mark Dudko
Dynamic Environmental Associates
3850 Lake Street
Macon, GA 31204

Re: Hampton Bays
County: Suffolk Town/City: Southampton

Dear Mark Dudko:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site.

Within 1.25 miles of the project site is a documented non-winter location of **Northern long-eared bat** (*Myotis septentrionalis*, state and federally listed as Threatened). The bats may travel 1.5 miles or more from documented locations. The main impact of concern for bats is the removal of potential roost trees. For information about any permit considerations for your project, please contact the Permits staff at the NYSDEC Region 1 Office, Division of Environmental Permits, at dep.r1@dec.ny.gov.

For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

For information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the Permits staff at the NYSDEC Region 1 Office as described above.

Sincerely,

Heidi Krahling
Environmental Review Specialist
New York Natural Heritage Program