



Central Pine Barrens Commission Meeting Agenda
Wednesday, June 17, 2026 at 2:00 pm
Riverhead Town Hall, 4 West Second Street, Riverhead, NY 11901

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for Commission Meeting of 05/20/26 review (*approve*)
- c. Draft enforcement review process and procedure / *schedule public hearing*

2. Reports

- a. Central Pine Barrens Nature Center: Report from Ms. Jakobsen, Analysis of existing nature centers, construction, funding and operation report on facilities
- b. Division reports:
 - i. Compliance and Enforcement Division: update (*Mr. Callagy*)
 - ii. Education, Outreach and Communications Division: update (*Mr. Motz*)
 - iii. Land Use Division: update (*Ms. Hargrave*)
 - iv. Pine Barrens Credit Program: update (*Mr. Tverdy*)
 - v. Science and Stewardship Division: update (*Mr. Smith*)

3. Invoices for Payment

- a. Invoices for Judy Jakobsen, Consultant: Invoice #s 2026-17 to 21 for the period of May 4 to June 5, 2026 the amount of \$2,100.00
- b. Invoice for SWCA Consultant #246610 for the US Forest Service Grant to prepare the Southampton Community Wildfire Protection Plan in the total amount of \$19,053.84 for the period of April 19, 2026 to May 23, 2026
- c. Invoice for USGS #90180381 dated May 13, 2026 in the amount of \$24,343.00 for the period of January 1 to March 31, 2026

4. Planning and Land Use

Core Preservation Area and Compatible Growth Area

- a. Southampton Town Referral: CVE US NY Westhampton 243, LLC, Site Plan / 80 Sunrise Highway, Remsenberg/Speonk / 900-276-3-1 and 2 / construction of solar facility on a 115 acre property with a sand mine in the CR 200 zoning district that was the subject of a Commission waiver granted on June 26, 2024 / *draft response*
- b. Request for Determination of Jurisdiction: Elite Towers at Peconic River Sportsman's Club / 200-298-1-1 / River Road, Manorville / request to construct a 150-foot tall cell tower and 1,525 sf equipment basin for four private carriers and the Manorville Fire District on a 60 acre property with a conservation easement in the Credit Program where 7.99 Pine Barrens Credits were issued / *draft response*

Compatible Growth Area

- c. Oakcrest CGA Hardship Waiver Application / 49 and 63 Oakcrest Avenue, Middle Island / 200-343-6-20.1 / construction of a 3,350 sf building and 43 parking spaces for an existing 32,000 square foot nursing facility in two buildings, parking spaces and a sewage treatment plant on 4.14 acres in the NH-H zoning district / *schedule public hearing*
- d. Suffolk County Gabreski Airport / request to amend the Airport Master Plan to accommodate a land swap of equal area to develop a secure Air National Guard Mission Support Facility on the east side of the Airport property in an area of unprotected open space and protect an area slated for development on the south side of the Airport property

5. Public Hearing at 2:30 pm

- a. Suffolk County Correction Officers Association, Inc. Core Hardship Waiver Application / 1001 Middle Country Road, Ridge / 200-295-1-5.1, 5.2, 5.3 / construction of 2,200 square foot second story on a 2,100 sf existing building and 1,225 sf garage on a 2.77 acre site in the J4 zoning district / *decision deadline 9/10/26*

6. Public Comment

7. Closed Advisory Session (if necessary)

Next Commission Meeting, Wednesday, July 15, 2026 at 2:00 pm
Riverhead Town Hall, 4 West Second Street, Riverhead, NY 11901
For meeting information visit <https://pb.state.ny.us/>

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

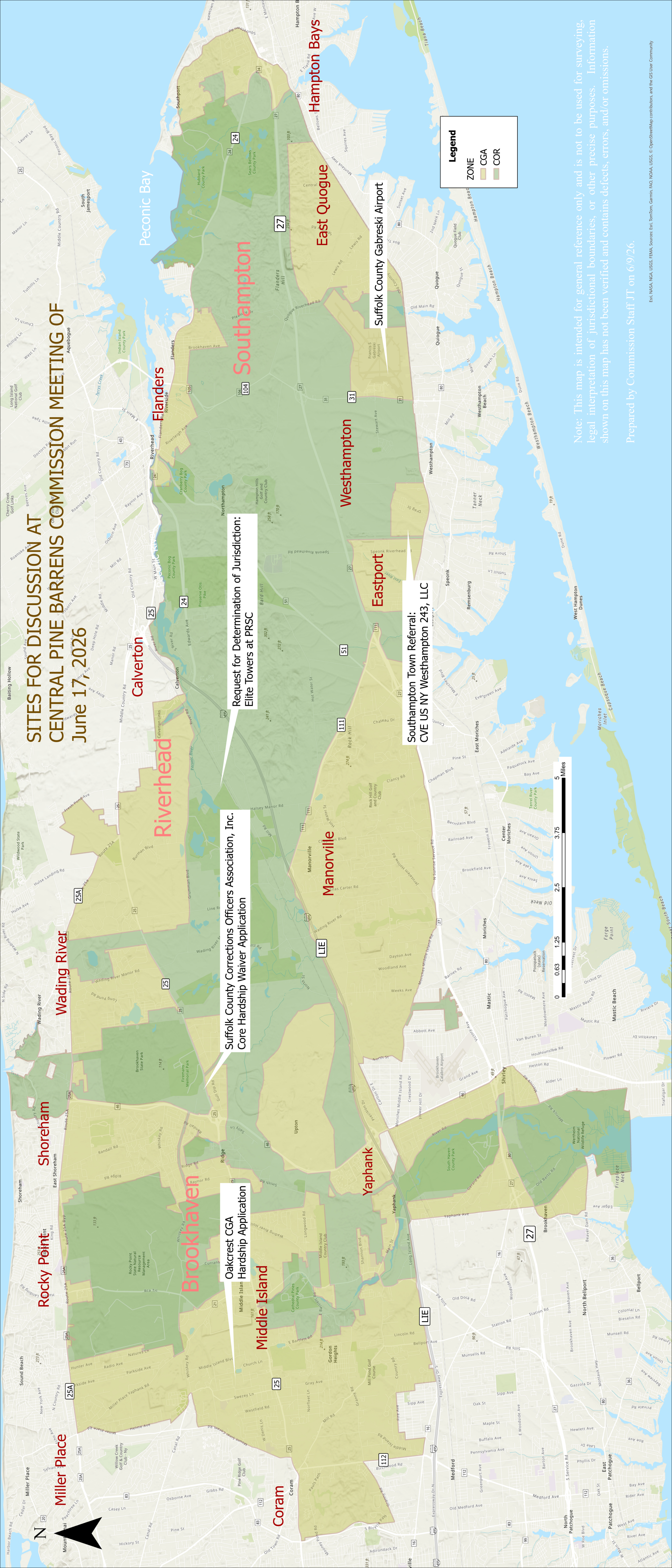
Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
June 17, 2026



Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map has not been verified and contains defects, errors, and/or omissions.

Prepared by Commission Staff JT on 6/9/26.



Central Pine Barrens Commission Meeting Summary
Wednesday, May 20, 2026 (DRAFT)
Wertheim National Wildlife Refuge
340 Smith Road
Shirley, NY

2:00 PM

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

Ryan P. McGarry
Chairman

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

Jerome Halpin
Member

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

Maria Z. Moore
Member

1. **Administrative and Public Comment**

a. *Public Comment*

Summary: No public comments were received.

b. *Minutes for Commission Meeting of April 15, 2026 review.*

*Summary: **The motion was made by Ms. Moore and seconded by Mr. Charters to adopt April 15, 2026 meeting minutes. The motion was approved by 5:0 vote.***

Daniel J. Panico
Member

Edward P. Romaine
Member

2. **Invoices for Payment**

a. *Invoices for Judy Jakobsen, Consultant: Invoice numbers 2026-08 to 16 for the period of 3/2/26 through 5/1/26 in the amount of \$5,352.00.*

*Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Sweeney authorization to pay invoices for Judy Jakobsen, Consultant from March 2, 2026 to May 1, 2026. The motion was approved by 5:0 vote.***

b. *Invoice for Marvel Architects for the Central Pine Barrens Nature Center project for Invoice 2467-7 for the period of 12/1/25 to 12/31/25 in the amount of \$20,037.86.*

*Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Charters authorization to pay invoices for Marvel Architects Consultant from December 1, 2025 to December 31, 2025. The motion was approved by 5:0 vote.***

c. *Invoices for SWCA Consultant for the Southampton Community Wildfire Protection Plan for the period of 2/7/26 to 4/18/26 in the amount of \$12,472.24*

*Summary: **The motion was made by Mr. Sweeney and seconded by Ms. Moore authorization to pay invoices for SWCA Consultant for the US Forest Service Grant from February 7, 2026 to April 18, 2026. The motion was approved by 5:0 vote.***

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

- a. **645 Grumman Boulevard** Core Preservation Area Hardship Waiver Application /600-141-2-2.1/Calverton / two-phased development project to reuse site with three existing industrial buildings totaling 126,500 square feet (sf) and a parking lot for 337 vehicles for the use of indoor agriculture on a 20 acre site in the Natural Resources Protection zoning district.
Summary: **The motion was made by Mr. Charters and seconded by Mr. Sweeney to approve the draft resolution with conditions regarding 645 Grumman Boulevard Core Preservation Area Hardship Waiver Application. The motion was approved by 5:0 vote.**
- b. **Request for Determination of Jurisdiction:** Elite Towers at Peconic River Sportsman's Club / 200-298-1-1 / River Road, Manorville / request to construct a 150-foot tall cell tower and 1,525 sf equipment basin for four private carriers and the Manorville Fire District on a 60 acre property with a conservation easement in the Credit Program where 7.99 Pine Barrens Credits were issued.
Summary: **Ms. Hargrave discussed background information about the project. Mr. John Armentano representing the applicant, distributed information and discussed the benefits of the project. The Commission decided to review the information and make a decision at the next Commission Meeting.**
- c. **Ralph Schenk Order on Consent** / 247 Old Riverhead Road, Westhampton / 900-311-1-9.3.
Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Charters to go with the Staff's recommendation not to modify changes to the Order of Consent previously agreed upon. The motion was approved by 5:0 vote.**
- d. **Suffolk County Corrections Officers Association, Inc.** Core Hardship Waiver Application / 1001 Middle Country Road, Ridge / 200-295-1-5.1, 5.2, 5.3 / construction of 2,200 square foot second story on a 2,100 sf existing building and 1,225 sf garage in on a 2.77 acre site in the J4 zoning district.
Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Sweeney to schedule a Public Hearing for June 17, 2026. The motion was approved by 5:0 vote.**

Compatible Growth Area

- e. **Brookhaven Referral:** Moutafis Warehouse / Moriches Middle Island Road, Shirley / 200-644-2-15,16,17,18,19 / construction of a 10,000 sf warehouse with five units on a 42,000 sf site in the L1 Industrial zoning district.
Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Charters to send the draft response to Brookhaven Town regarding Moutafis Warehouse. The motion was approved by 5:0 vote.**

- f. **PSEG Long Island / Currans Road, Middle Island / replace and relocate one utility pole.**
Summary: **The motion was made by Ms. DiBrita and seconded by Ms. Moore to send the draft response regarding PSEGLI to replace and relocate utility pole. The motion was approved by 5:0 vote.**
- g. **Request for Determination of Jurisdiction: George Foundas / 24 Michaels Lane, Wading River / 600-96-1-9.2 / request to construct a detached garage.**
Summary: **The motion was made by Mr. Charters and seconded by Mr. Sweeney to send the draft response to Request for Determination of Jurisdiction: George Foundas. The motion was approved by 5:0 vote.**
- h. **Suffolk County Gabreski Airport / CR 31, Westhampton / request to cut and leave Southern Pine Beetle dead trees along southerly fenceline.**
Summary: **The motion was made by Ms. Moore and seconded by Mr. Charters to send the draft response regarding Suffolk County Gabreski Airport request to cut and leave of Southern Pine Beetle dead trees. The motion was approved by 5:0 vote.**
- i. **Verizon Wireless at Suffolk County STP / w/s William Floyd Parkway, Ridge / 200-242-1-1.2 / request to construct a 120-foot tall cell tower and 1,650 sf equipment basin for five private carriers on a 10.9 acre site owned by Suffolk County and developed with a sewage treatment plant.**
Summary: **Mr. Erick Helman representing the applicant, presented the proposal. The project was revised to avoid clearing natural vegetation.**

The motion was made by Ms. DiBrita and seconded by Mr. Charters to send the draft response regarding Verizon Wireless at Suffolk County STP. The motion was approved by 5:0 vote.

4. **Public Comment**

Summary: *No public comments were received*

Ms. Hargrave introduced Dylan Verby, summer intern working primarily with Mr. Motz and the Education and Communication Division.

5. **Closed Advisory Session**

A motion was made by Mr. Charters 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 existing litigation and attorney client communication obtaining legal advice from Commission counsel. The Commission would not return to public session. The motion was approved by a 5:0 vote.

The meeting was adjourned at approximately 3:00pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for April 15, 2026
2. Final Commission meeting summary for April 15, 2026
3. Authorization to pay invoice #s 2026-08 to 16 for Judith Jakobsen, Consulting Services March 2 to May 1, 2026 dated April 8 – May 5, 2026
4. Authorization to pay invoice # 2467-7 for Marvel Consulting Services December 1 to December 31, 2025 dated December 31, 2025
5. Authorization to pay invoice # 244907 for SWCA Consulting Services February 7, 2026 to April 18, 2026 dated May 7, 2026
6. Draft resolution to approve the 645 Grumman Boulevard Core Preservation Area Hardship Waiver dated May 20, 2026; Email and attachments from Signature Partners, LLC dated May 7, 2026
7. Final resolution to approve the 645 Grumman Boulevard Core Preservation Area Hardship Waiver dated May 20, 2026
8. Draft response to Elite Towers at Peconic River Sportsman's Club dated May 20, 2026; Letter and attachments from Elite LI Towers, LP dated May 4, 2026
9. Letter and attachment from Ralph Schenk dated March 27, 2026
10. Core Hardship Application from Suffolk County Corrections Officers Association, Inc. dated May 13, 2026
11. Draft response to the Town of Brookhaven of Site Plan and attachments regarding Moustafis Warehouse dated May 20, 2026
12. Final response to the Town of Brookhaven of Site Plan regarding Moustafis Warehouse dated May 20, 2026
13. Draft response and attachments to PSEGLI regarding Utility Pole Replacement dated May 20, 2026
14. Final response and attachments to PSEGLI regarding Utility Pole Replacement dated May 20, 2026
15. Draft response and letter regarding Request for Determination: George Foundas dated May 20, 2026
16. Final response regarding Request for Determination: George Foundas dated May 20, 2026
17. Draft response and attachments regarding Suffolk County Gabreski Airport-Southern Pine Beetle Dead Trees dated May 20, 2026
18. Final response regarding Suffolk County Gabreski Airport-Southern Pine Beetle Dead Trees dated May 20, 2026
19. Draft response and attachments regarding Verizon Wireless at Suffolk County STP Property dated May 20, 2026
20. Final response regarding Verizon Wireless at Suffolk County STP Property dated May 20, 2026

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Violation Determinations and Remedies

Section 1.0 Definitions. The following terms shall have the stated meanings when used in this Part and/or documents prepared or reviewed by the Commission:

- (a) The “Act” means the Long Island Pine Barrens Protection Act of 1993 and amendments thereto codified in Article 57 of the Environmental Conservation Law.
- (b) “Central Pine Barrens” means the area described in Section 57-0107 of the Environmental Conservation Law.
- (c) “Commission” means the Central Pine Barrens Joint Planning and Policy Commission established by the Act.
- (d) “Compliance Conference” means a process between the Commission’s Executive Director, or its designee, to resolve a Violation with a Respondent alleged to have caused the Violation.
- (e) “Consent Order” means a document entered into by the Commission and a Respondent, whereby the latter agrees to discontinue or remedy the acts or practices which violate or will violate the Act, the Plan, any regulation promulgated by the Commission, or the terms or conditions of any order, permit, or determination issued by the Commission and may provide such other and further relief to which the Commission may require and the Respondent may agree. Such Consent Order shall be admissible as evidence to provide the basis for a finding or fact in any subsequent proceeding brought by the Commission against such Respondent involving the same or similar violation(s).
- (f) “ECL” means the Environmental Conservation Law of the State of New York.
- (g) “Executive Director” means the Commission’s Executive Director.
- (h) “Executive Director’s Report” means the report prepared by the Executive Director following a Compliance Conference with a Respondent.
- (i) “Notice” shall be made by first class mail, return receipt request to each Respondent. All other notices shall be by first class mail or as otherwise agreed to by the Parties.
- (j) “Notice of Violation” means a written instrument issued by the Commission or the Executive Director that alleges a violation of the Act, the Plan, any regulation promulgated by the Commission or the terms or conditions of any order, permit or decision issued by the Commission has occurred or is imminent.

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(k) “Party” means the Commission and any Person designated as a Respondent in any proceeding taken under these Rules.

(l) “Person” means a human being, a public or private corporation, a cooperative, club, trust, firm, company, an unincorporated association, a partnership, a government or a governmental instrumentality.

(m) “Plan” means the Central Pine Barrens Comprehensive Land Use Plan as adopted by the Commission and any amendments, rules or regulations issued thereto.

(n) “Respondent” means a Person who is issued a Notice of Violation.

(o) “Violation” means an action or actions by a Person that caused, or will imminently cause a contravention of a provision or provisions of the Act, the Central Pine Barrens Comprehensive Land Use Plan, any regulation promulgated by the Commission, or the terms or conditions of any order, permit or decision issued by the Commission.

(p) “Violation Determination” means the Commission’s written decision determining whether a Violation occurred, or is imminent, after an Informal Administrative Proceeding or a Formal Administrative Proceeding, and remedial measures as necessary.

Section 2.0 Applicability. Whenever the Commission determines, after investigation, or upon receipt of a Notice of Violation, that a Person caused, or will imminently cause, a contravention of a provision, or provisions, of the Act, the Central Pine Barrens Comprehensive Land Use Plan, any regulation promulgated by the Commission, or the terms or conditions of any order, permit or decision issued by the Commission, the Commission shall commence an Informal Administrative Proceeding under Section 4.0, an Formal Administrative Process under Section 5.0 or both to determine if a Violation has occurred or will imminently occur.

Section 3.0. Issuance of a Notice of Violation.

The Commission or its Executive Director may issue a Notice of Violation to a Person who has caused, or will imminently cause, a Violation based on a reasonable showing of evidence of same. A Notice of Violation does not establish a Violation has occurred.

Section 4.0 Informal Administrative Proceeding

(a) Upon the mutual consent of the Commission and the Respondent, an Informal Administrative Proceeding may be initiated to resolve an alleged Violation. If the Informal Administrative Proceeding is commenced and does not result in the issuance of Final Determination and Order as per Section 4.3, the Commission may proceed pursuant to Section

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5.0 to resolve the Violation.

(b) A Respondent may elect not to participate in an Informal Administrative Proceeding, by providing a written notification of the same to the Commission, within Fifteen (15) days of the Commission notice of an Informal Administrative Proceeding. If a Respondent elects not to participate in an Informal Administrative Proceeding, the Commission will resolve the Violation under the provisions of Section 5.0 below.

Section 4.1 Compliance Conference

The Commission shall schedule a Compliance Conference to discuss the alleged Violation within Thirty (30) days of its notice to Respondent. During the Compliance Conference, the Executive Director, or its designee, shall meet with the Respondent and discuss the alleged Violation. The Executive Director, or its designee, or the Respondent may propose a Consent Order to resolve the alleged Violation.

Section 4.2 Executive Director's Report

Within Thirty (30) days of the Compliance Conference, the Executive Director, or its designee, shall prepare and forward a Executive Director's Compliance Conference Report to the Commission. The Report shall contain a summary of the alleged Violation and the Compliance Conference. If the Respondent and the Executive Director have preliminary agreed on the terms of a proposed Consent Order to resolve the Violation, the same is to be included with the Report.

Section 5.0 Formal Administrative Process

Section 5.1 Notice of Hearing

(a) If a Notice of Violation cannot be resolved pursuant to an Informal Administrative Process, or an Informal Administrative Process was not held, the Commission shall commence a Formal Administrative Process to determine whether the Respondent caused, or will imminently cause, a Violation.

(b) The Commission shall scheduled a hearing to receive evidence concerning the Violation from the Respondent and interested Person.

(b) The Commission, on its own motion set a reasonable time for the hearing and give public notice thereof, and notice to the Respondent. The notice of hearing shall specify the time and place of the hearing, and shall set a date for a hearing not earlier than Twenty (20) days after service of the notice.

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(e) The failure to provide evidence or the failure by the Respondent to appear at the hearing and provide evidence of the Violation shall constitute a default upon proof of service of a notice of the hearing and a copy of the Notice of Violation delivered to the Respondent.

Section 5.2 The Hearing.

(a) Appearances.

(1) A Respondent may appear in person, by a representative, or by counsel.

(2) Any Person appearing on behalf of a Respondent in a representative capacity may be required to show its authority to act in such capacity.

(b) Evidence.

(1) Each Person shall, before testifying, be sworn or make an affirmation its testimony, under the penalties of perjury, shall be true.

(2) Prefiled, written testimony may be presented by any Party with permission of and subject to the discretion of the Commission. Prefiled testimony shall be sworn to by the Person and subject to review during the Hearing. To be considered, such testimony must be provided to the Commission no later than Ten (10) days prior to the date of the Hearing.

(3) When necessary, in order to prevent undue prolongation of the Hearing, the Commission may limit the number of times any Person may testify, the repetitious examination or cross-examination of witnesses, or the amount of corroborative or cumulative testimony.

(4) The rules of evidence shall not be strictly applied; provided, however, the Commission may exclude irrelevant, immaterial or unduly repetitious evidence and shall give effect to the rules of privilege recognized by law.

(5) All written statements, charts, tabulations and similar data offered at the Hearing shall, upon a showing satisfactory to the Commission of their authenticity, relevancy and materiality, shall constitute a part of the record of the Hearing.

(f) Adjournment. A request for an adjournment of the Hearing shall be in writing and submitted to the Commission prior to the Hearing. A Respondent shall be entitled to one adjournment without cause and thereafter provide reasonable cause an adjournment request.

(g) Record.

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- (1) Testimony given and other proceedings had at a hearing shall be recorded by the Commission, at its own expenses, by whatever means it deems appropriate.
- (2) The record of the hearing shall include: the notice of hearing, the Notice of Violation, Executive Director Report, if prepared, the transcript or recording of the testimony taken at the hearing; exhibits submitted and filed therein;
- (3) A copy of the stenographic transcript of the hearing or, if the hearing is recorded, a copy of the tape or a transcript of the recording, shall be available to any party upon request to the Commission, as appropriate, and upon payment of the fees allowed by law.

Section 5.3 Burden and Standard of Proof

- (1) Burden of proof.
 - (a) The Commission bears the burden of proof on all matters which they affirmatively assert in the Notice of Violation which initiated the proceeding.
 - (b) The Respondent bears the burden of proof regarding all affirmative defenses.
- (2) Standard of proof. Whenever factual matters are involved, the Person bearing the burden of proof must sustain that burden by a preponderance of the evidence. This subdivision does not modify or supplement the questions that may be raised in a proceeding brought pursuant to CPLR Article 78.

Section 5.4 Post Hearing Submission

Either Party may submit within Thirty (30) days of the Hearing a post hearing brief. There shall be no reply briefs.

Section 6.0 Commission's Violation Determination

- (a) In all matters, the Commission shall make a Violation Determination which shall provide:
 - (1) the factual record concerning the Violation and each Party's evidence, testimony, and assertions, concerning the the Violation,
 - (2) the dismissal of the Notice of Violation, in part or whole,
 - (3) determination that the Violation has occurred or is imminent, in part or in whole, and

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(4) if the Violation has occurred or is imminent:

- (i) an assessment of penalties consistent with applicable provisions of the ECL Article 57;
- (ii) a direction for abatement;
- (iii) order prohibiting the Respondent from causing the Violation,
- (iv) a combination of any or all of the foregoing; or
- (v) any determination deemed appropriate under the circumstances, consistent with applicable provisions of the Act, the Plan, any regulation promulgated by the Commission, or the terms or conditions of any order, permit, or determination issued by the Commission.

(c) A copy of the Commission's Violation Determination shall be served on the Respondent in the same manner as is provided in the Section.

Section 7.0 Waiver of Rules. Any of the foregoing rules affecting a period of time or notice may be waived by stipulation upon the consent of the Commission

Section 8. No Waiver of the Jurisdiction, Authority, or Power Provided by the Act.

(a) Notwithstanding the foregoing, no action hereunder or the Commission's decision not to exercise its powers provided herein, shall affect or limit, the independent jurisdiction a town, village or the Attorney General established under the Act.

(b) Nothing herein shall modify the provisions of the Act and in an event of conflict between the two, the provisions of the Act control.

MEMO DRAFT



TO: Central Pine Barrens Commission Members and Designated Representatives

FROM: Judy Jakobsen, Consultant

cc: Julie Hargrave, Commission Interim Executive Director
John Milazzo, Commission General Counsel

DATE: June 17, 2026

RE: Information on existing nature centers, construction, funding and operation

The purpose of this memo is to provide additional guidance to the Commission on how existing nature centers are structured and their related costs to fund, operate and maintain. This information may assist with evaluating potential costs to fund and operate the proposed Central Pine Barrens Nature Center. Seven of the existing nature/visitor centers identified in the Central Pine Barrens Nature Center Feasibility Study were further evaluated to obtain additional information on ownership of the facility and land, who is responsible for operation, the role of friends groups, how the center was created, initial construction costs (related project management and funding), operational costs and grant sources that either helped to establish or fund various aspects of these centers. This information is provided in more detail on the attached matrix table.

Government owned and operated centers

Four of the seven centers evaluated are government owned and operated. Five Rivers Environmental Education Center (ECC) is owned and operated by the NYS Department of Environmental Conservation (NYSDEC). The Sterling Forest Frank Lautenberg Nature Center is owned by NYS and managed in partnership with the Palisades Interstate Park Commission and NYS Office of Parks Recreation and Historic Preservation (NYSOPRHP). The Albany Pine Bush (APB) Discovery Center is owned by NYS and operated by the Albany Pine Bush Commission, a not-for-profit public benefit corporation, through a transfer of jurisdiction agreement with NYS. These four centers have friends groups which provide support with fundraising, volunteers, events and programs. The friends groups operate independently from the centers as 501(c)(3) not-for-profit organizations and have their own boards, budget and often have either a memorandum of understanding or some similar agreement on how they will support the center. It should be noted that there are numerous grants available that help fund various aspects related to construction, renovation, programming, trails, and other elements that are only available to not-for-profit organizations such as friends groups which helps provide important financial support to the centers.

The APB Commission, similar to the Central Pine Barrens Commission, is funded annually by the NYS Environmental Protection Fund in the NYS capital projects budget for NYSDEC. The annual allocation is determined by NYS legislature. The APB Commission fostered the creation of a friends group to enable access to grant funding that is available for not-for-profits which are not directly available to the APB Commission. The friends group fundraised \$300,000 for initial design documents. The majority of the funding for the design and construction of the APB Discovery Center was obtained from the NYS legislature with discretionary funding from the Governor, in addition to a one time bequest. The 26,000 sf center opened in 2007 and cost approximately \$5.5 million to

construct which involved renovating an existing bank building and grounds. The funding to operate the APB center comes from an annual allocation of \$3.1 million per year from the NYS legislature with additional funding from landfill mitigation fees, renting the upper floor of the center, donations, endowments, and investments for an approximate total of \$4.8 million per year. Operating costs are approximately \$4 million per year which covers the cost for staff, facility operation and maintenance. The APB Commission is responsible for the operation and maintenance of the center which is performed by its staff and for all improvements costs. The APB Commission contracts with a building maintenance company to maintain the center.

In comparison, the Central Pine Barrens Commission receives \$2.5 million per year to cover the cost of staff and overall operating expenses without having a center to operate and maintain. For the 2025-2026 fiscal year, the Commission expended approximately \$2 million. In the feasibility study prepared for the Central Pine Barrens Nature Center, a preliminary conceptual capital budget was developed as a baseline budget to commence project planning and fundraising conversations that provided a range of costs from \$29 to \$39 million with an anticipated +/-15 % variance for a 21,680 sf nature center with offices and a 1,755 sf building for housing for seasonals, interns and researchers which would be updated and further refined based on design drawings and cost estimates provided in Phase 2 Pre-development.

The NYS Office of General Services (NYSOGS) managed the construction of the 20,000 sf Five Rivers EEC and the initial construction phase of the APB Discovery Center. The second phase for the APB Discovery Center was managed by an architectural firm. It should be noted that the Dormitory Authority of the State of New York (DASNY) which is a public benefit corporation can also manage the construction of health and education infrastructure and provide low-cost financing for public and nonprofit institutions.

The Palisades Interstate Parks Commission oversaw the construction of the 7,500 sf Frank Lautenberg Nature Center in Sterling Forest State Park that was completed in 2003. The center cost \$3.8 million to build which included a \$1.7 million donation from the Lautenberg family. Annual operating costs are not available.

The 9,500 sf Five Rivers EEC is operated by NYSDEC and is located on the former Delmar farm site. The cost to build the center that was completed in 2017 was \$8.9 million and its annual operating costs are funded by NYSDEC. The construction involved replacing existing buildings on the Delmar farm with a new center that was funded by the NYS EPF and NYWORKS initiative. The Fiver Rivers Friends group contributed to funding the separate Guided School Program building, but not the center. They assist with fundraising, volunteer support and serve as instructors for the Guided School Program, in addition to other services they provide to support NYSDEC staff and the center.

The 12,000 sf Jones Beach Energy and Nature Center is a net zero-energy facility that was established through a memorandum of understanding (MOU) and operating agreement between LIPA and NYSOPRHP, a public-private partnership. The agreements outlined how these entities would share the costs to construct and operate the center for a 25 year term. The annual operating cost for LIPA is capped at approximately \$6.4 million per year with any costs that exceed this amount to be paid by NYSOPRHP. NYSOPRHP oversaw the construction of the center. The center was completed in 2020 for a total construction cost of \$25.7 million. Additional funding support is provided to the center from PSEG Long Island, NYSEDA, NYPA, Long Island Community Foundation, Open Space Institute, SUEZ North America and individual donations.

Not-for-profit, Privately-owned Nature Centers

Three nature or visitor centers owned and operated by 501(c)3 not-for-profit organizations include: Black Rock Forest Science Center, Adirondack Wild Center, and the South Fork Natural History Museum. Operating and revenue costs for these centers are typically from membership and program fees, fundraising events, grants, donations and sponsorships. A 501(c)(3) organization is a tax-exempt nonprofit recognized by the IRS operating exclusively for charitable, educational, religious, scientific, or literary purposes. These organizations are required to file a return each year with the IRS. These returns are publicly available and were used to obtain annual operating and revenue information.

The cost to build the 29,000 sf Black Rock FS Center in the late 1990s was \$4 million which was funded by foundations and donors. Black Rock FS Center works with a consortium of 14 or more institutions which include schools, and the Museum of Natural History. The members of the consortium pay an annual fee to support operations and obtain access to use the facility for educational and research purposes. In 2024, annual revenue was \$2 million and expenses were \$1.96 million.

The 54,000 sf Adirondack Wild Center was new construction that was completed in 2015 for a total cost of \$28.3 million which was funded by private donations, state-level organizations, foundations, and grants. The 2023-2024 financial report indicated support and revenue was \$5.6 million, and operating expenses were \$2.1 million.

The 6,400 sf South Fork Natural History Museum was new construction that was completed in 2005 for a total cost of \$5 million which was funded through grants and the NYS Council for the Arts. The 2024 tax return indicates total revenue was \$1.3 million and total expenses was \$1.5 million.

The matrix provided with this memo provides additional information for the seven centers that were evaluated.

	DRAFT-2026-0608			Nature or Visitor Center Information			
Name	Five Rivers Environmental Education Center			Albany Pine Bush	Black Rock Forest Science Center	Frank Lautenberg Visitor Center Sterling Forest	
Website	https://dec.ny.gov/places/five-rivers-center_			https://albanypinebush.org	https://blackrockforest.org	https://parks.ny.gov/visit/state-parks/sterling-forest-state-	
Email	Paulette K. Doudoukjian - Executive Director, 518-505-9893, director@friendsoffiverivers.org/ NYSDEC 5rivers@dec.ny.gov, gina.jack@dec.ny.gov director			Chris Hawver chawver@albanypinebush.org	info@blackrockforest.org Isabel.Ashton@blackrockforest.org	Palisades Interstate Parks Commission	
Telephone #:	Gina Jack - (518) 475-0291				847-534-4571	tel:+1-845-351-5907	
Location	Delmar, NY			Albany, NY	Cornwall, NY	Tuxedo, NY	
Acres	450 acres			3500 acres	3920 acres	21,935 acres	
Size	9,500 sf			26,000 sf	29,000 sf	7,500 sf	
Area Special Designation	National Environmental Study Area				National Heritage area		
Type of facility	Living museum, visitor center & guided school program bldg			Discovery center with APB Commission staff offices	Living laboratory for field research and education - has bunk rooms	State Park visitor center - Frank Lautenberg Center	
Owner of building	NYS DEC			NYS	Black Rock Forest	Palisades Interstate Park Commission	
Owner of land	NYSDEC			NYS	Black Rock Forest		
Operator	NYSDEC			Albany Pine Bush Commission (not-for-profit public benefit corporation) operates the center through transfer of jurisdiction. The APB Commission is responsible for operating and maintaining the center, no other agency support. APB responsible for all improvements inside and out.	501(C)(3) Black Rock Forest and works with a consortium of 14+ member institutions (universities, schools, American Museum of Natural History, etc.)	Managed by the Palisades Interstate Park Commission and the NYSOPRHP	
How created	NYSDEC took over Delmar Experimental Game Farm			Legal action and community efforts	Purchase of land by private individual who gave to Harvard University and then purchased by another private individual.	Public/private partnership Palisades Interstate Park Commission partnered with NYSOPRH & NJDEP. The Commission built the center. Hudson Design - architecture, planning and construction, interior design. Part of NYS parks system. Land that comprises Sterling forest was acquired over the years by NYS, Trust for Public Lands and Open Space Institute.	
When completed	2017, groundbreaking in 2015			Discovery Center opened 1988	1990s Science Center and Forest Lodge	2003	
Cost	\$8.9 million			Raised \$300,000 and went out to bid for Design Team- for program and schematic design documents \$112,000. Around \$5.5 million to renovate existing building and grounds.	\$4 million	\$3.8 mill (\$1.7 mill from Lautenberg family)	
Existing Buildings	Yes -renovated buildings			Yes	Old historic house, however center is new construction	no	
Friends Group	Friends of Five Rivers			Yes	NA	Yes	
Role of Friends Group	Provides volunteers and raise funds to support and enhance programs, greeters, instructors, organize events and educational programming support for NYSDEC			Created to access not-for-profit funding opportunities, totally independent, doesn't have a major role, sponsor events, host volunteers. Has MOU with APB Commission.	NA	Friends of Sterling Forest	

Name	Five Rivers Environmental Education Center	Albany Pine Bush	Black Rock Forest Science Center	Frank Lautenberg Visitor Center Sterling Forest
How construction funded	NY WORKS and State EPF as part of the Governor's Adventures NY initiative	3 modest NYS EPF Parks grants, increase to annual NYS EPF appropriation, discretionary funding from Governor and private donors. Majority funds came from legislature and governor and one time bequest.	1999 - 9,000 sf Science Center - National Science Foundation, Kresge Foundation, donors. 2005 - Forest Lodge was built	Donation from Senator Lautenber family (\$1.7 mill), Funding from Lila Acheson & De Witt Wallace fund, Doris Duke Charitable Foundation, Victoria Foundation, Trust for Public Land, NY NJ Palisades Interstate Commission, Federal and Private individuals
Who managed construction	NYS OGS worked closely with contractor and NYSDEC Division of Operations	NYS OGS Design & Construction - design & first construction phase, Remaining 2 phases managed by architectural firm.		Palisades Interstate Park Commission with Hudson Design as principle architect
How is operation funded	Funded by the State from state appropriations and capital grants Annual Operations – Five Rivers Environmental Education Center (including the visitor center) operates with funding from NYSDEC. They have NYSDEC environmental educators and operations (grounds and maintenance) staff on site. In addition, have interns each year who contribute to the ability to offer programs, in a learning/training capacity. Three full-time Environmental Education Fellows are funded through Student Conservation Association/AmeriCorps and are with them for a 10-month placement. Four full-time Naturalist Interns are funded through a partnership between NYSDEC and Friends of Five Rivers for four to five months each. New in 2026, have two Summer Stewardship Interns. They are part-time, summer only, and like the Naturalist Interns, are funded through a partnership between NYSDEC and Friends of Five Rivers . NYS EPF funded projects and initiatives. Friends group funding is from Memberships, sponsorships, donations, grants, community events, fundraising. Has received NYS Parks & Trails Partnership grants	\$3.1 mill/year NYS EPF appropriation. Separate private \$1 mill endowment (\$2 mill now), lease (rental of second floor space(\$180,000), landfill mitigation fees, contributions, investments, program fees, private donations. Approx \$4.8 mill/year total	Institutional Consortium members pay an single annual fee to support operations. National Science Foundation grants, gift shop sales, private foundations, sponsors, large annual fundraising event, room rentals, membership fees, capital campaign for specific needs.	Funded under NYSOPRHP .
Operating costs		Approx \$4 mill/year for everything (staff and operation, maintenance etc) with \$250,000 - \$300,000 for operation and maintenance.	2024 Revenue \$2mill -Unrestricted Contributions \$454,737 Program & Miscellaneous Revenue \$146,264 Event Revenue \$107,492 Consortium Membership \$371,241 Appropriations from Investments & Assets released from Restrictions \$997,771 2024 Expenses \$1.96 mill- Program Services \$1,342,503 Grants Awarded \$24,196 Management \$319,976 Fundraising \$281,751 It should be noted they have Green buildings, solar power.	Not able to specifically locate.

Name	Five Rivers Environmental Education Center	Albany Pine Bush	Black Rock Forest Science Center	Frank Lautenberg Visitor Center Sterling Forest
Grant sources	Parks & Trails NY (not for profit) - https://www.ptny.org/ in partnership with NYSOPRH & DEC supports not for profits - stewardship Zoos, Botanical Gardens, and Aquaria (ZBGA) Operational Support Grant program. Told to check out the New York Trust. AT&T foundation provided funding for tree planting.	NYS EPF parks grants, discretionary funding from Governor and NYS legislature. Received \$5 for improvements under Governor Hochul Unplug & Play grant programs	These grants are more for programming and not initial start up. Every Kid Outdoors Small Grants Program- This program aims to engage students in environmental science and nature observation. Connect Kids to Parks Field Trip Grant Program: This program reimburses eligible costs for field trips, schools. Ecological Restoration Grant: a grant from Partners for Climate Action Hudson Valley for restoration work on beech trees. David Redden Conservation Science Fund Small Grants Program: This program supports research projects that focus on science with applications to conservation, covering any biological scale from molecules to ecosystems. NYS EPF grants (ADA trails)	

[illegible]

Name		Adirondack Wild Center		Jones Beach Nature Center		South Fork Natural History Museum	
How construction funded		By private donations and support from State-level organizations, foundations and grants. Grants -Institute of Museum of Science and Library Services and National Endowment for the Arts. First fundraising achieved \$500,000 by sending letter to residents that was used to hire design team - The Office of Charles P. Reay with Fish Partners and the St. Louis architectural firm HOK - building and exhibit design.Master Plan created in 1999 that included concepts for building, exhibits and site, market analysis and business plan - lead to successful capital campaign. Funds raised from donors \$28.3 million.		A public-private partnership - LIPA, NYSOPRHP, PSEGLI, NYSERDA, NYPA, LI Community Foundation, Open Space Institute, SUEZ North America, individual donors.		Received grants from NYSOPRH and NYS Council on the Arts	
	Who managed construction	The Office of Charles P. Reay with Fish Partners and the St. Louis architectural firm HOK - building and exhibit design.		Elite Construction of New York (private firm)		Quennell Rohschild and Partners and Rogers Marvel Architects	
How is operation funded		Donations, business partnerships, sponsorships, program fees, special events , shop. See below for financial information		Under an Operating Agreement, LIPA and Parks share the costs of operating the Center, but LIPA's contribution is subject to an annual cap with any cost overages the responsibility of Parks. The energy portion of the Center, which will have programming and educational materials administered by LIPA's Service Provider, is approximately half of the square footage of the Center. The Operating Agreement has a term of 25 years and its total cost to LIPA is approximately \$6.4 million.		Charge for admission and programs, annual appeal, brick naming opportunities, rent out grounds, summer gala, memberships, sponsors.	
	Operating costs	2023-2024 financial report: Support and Revenue (admissions, contributions, grants, memberships, education, goods sold, other income) -\$5.6 mill, Operating Expenses (Program expenses - visitor services, animal care, exhibits, education, facility operation, membership - \$3.7 mill, Support Services (administration, development, marketing - \$2.1 mill. Non-operating revenue (expenses) grants, net investment, depreciation etc) -\$372,000. See statement of activities.		Under an Operating Agreement, LIPA and Parks share the costs of operating the Center, but LIPA's contribution is subject to an annual cap with any cost overages the responsibility of Parks. The energy portion of the Center, which will have programming and educational materials administered by LIPA's Service Provider, is approximately half of the square footage of the Center. The Operating Agreement has a term of 25 years and its total cost to LIPA is approximately \$6.4 million.		See financial report for detail Total revenue \$1.3 mill, Total expense \$1.5 mill	

Name	Adirondack Wild Center	Jones Beach Nature Center	South Fork Natural History Museum
Grant sources	2025 received trails and market grant - expand and improve trails and market the center. Part of Market NY grant program to promote tourism through the Empire State Development which has other grants available.		NYS Council on the Arts and NYSOPRHP



Compliance and Enforcement Division Report April-June 2026

Prepared by CAED Enforcement Officer John Callagy

- As of June 7th, we have eighty-four (84) cases for 2026. Twenty-seven (27) of them are currently open and are being investigated by our law enforcement partners.
- We have been working closely with the Biological, Environmental, Animal Safety Team (BEAST) unit through Suffolk County's DA Office, reporting various environmental crimes discovered in the Pine Barrens.
- Two arrests have been made for two separate dumping cases this year. Another four arrests have been made for four separate dumping cases from last year.
- Two larger abandoned items found this period consisted of the cab of a semi-truck and a slide-in camper, both found abandoned on the side of the road in Manorville and reported to the BEAST unit.
- Four empty chemical drums were found to be dumped along a hunting trail off Toppings Path in Calverton. Though the chemicals were not present at the scene, warning labels on the drums stated the chemicals to be harmful to the environment, as well as skin exposure and inhalation. DEC was immediately notified and is currently investigating.
- A larger number of dumps have been discovered on Ashton Road in Middle Island this year, so we have proactively installed two new surveillance cameras to monitor the area moving forward.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

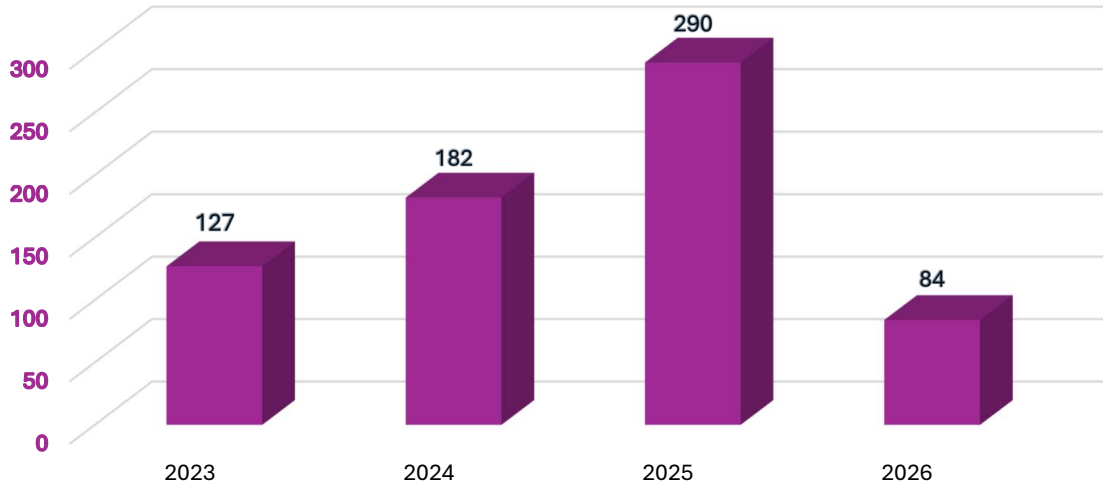
Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

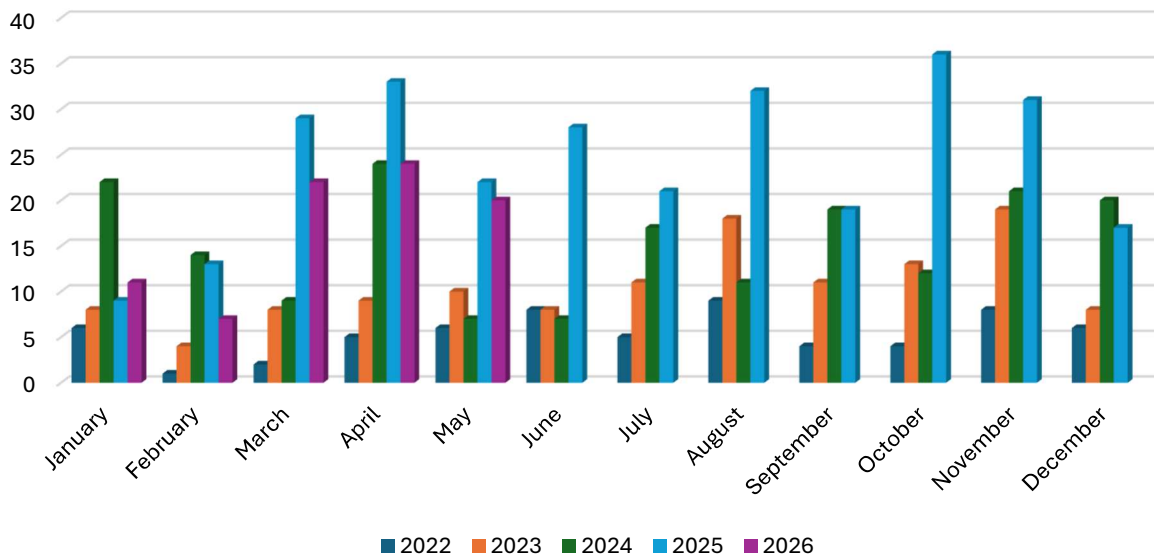
Phone (631) 288-1079
www.pb.state.ny.us

Incident Statistics - Reporting Period 2023 - 2026				
Year	2023	2024	2025	2026
Intake				
Sent by Agency to Commission	17	9	4	1
Discovered by Commission Staff	104	163	280	82
Called in by Individual to Commission	6	10	6	1
Total Incidents Reported	127	182	290	84
Location of Incident				
Brookhaven	69	102	187	60
Southampton	50	75	93	21
Riverhead	8	5	10	3
Occurring on Public Land	79	158	268	60
Occurring on Private Land	23	22	22	24
Occurring on Public & Private Land	25	0	1	
Core	78	140	213	67
Compatible Growth Area (CGA)	39	30	62	17
Core & CGA	1	0	1	
Outside CPBA	9	10	14	
Nature of Incident*				
Clearing/Encroachment	20	21	32	7
Structures	2	1	0	
Dumping	103	153	254	77
Mining	0	1	0	
Hunting	1	0	0	
ATV	0	0	0	
Other	1	2	4	
Referrals*				
Sent to Town	6	4	22	5
Sent to County	36	31	32	15
Sent to State	33	17	18	5
Commission	8	1	0	59
Sent to AG	0	0	0	
Other	37	16	14	
Status				
Founded	125	179	288	84
Unfounded	2	1	2	
Open	52	51	77	27
Closed	75	131	213	57
Inspections				
Conservation Easement Inspections	0	0	6	
Development Project Inspections	0	0	5	3

Complaints by Year
as of June 2026



Complaints Month/Year



**Demolished semi truck cab on North Street in
Manorville**



Slide-in camper on Mill Road in Manorville



**Surveillance camera installed on Ashton Road in
Middle Island**



**Misc. home items on Red Creek Road in
Hampton Bays**



Sheetrock on Wading River Hollow Road in Middle Island



Glass bottles and bonfire remnants on Birch Creek in Flanders



Car doors on Red Creek Road in Hampton Bays



Mattress on Pleasure Drive in Flanders



Educational Outreach and Communications Division Update

June 2026

Submitted by Tim Motz, Educational Outreach and Communications Coordinator

Barrens to Bay Summer Camp

- **Camp, which begins Monday, June 29, is completely full, with 120 students total over six sessions.**
- **We held our annual Counselors Roundtable on Saturday, June 6 at which we confirmed all schedules, reviewed important camp protocols, handed out the newly designed (by counselors, incidentally) staff tee shirts, reviewed new activities planned for this summer, collected paperwork, held our annual Counselors Cup competition and took questions.**

“A Day in the Life” Program

- **The schedule for the 2026 “A Day in the Life” program has been set and distributed to all participating teachers, along with an invite to an in-person teacher training planned for late August. (As a note: we created a series of detailed videos demonstrating every aspect of the ADITL workbook last year, but we still encourage teachers—particularly those new to the program—to attend an in-person training.)**
- **Brookhaven National Laboratory, one of our partners in the program along with New York State Department of Environmental Conservation, has named Bernadette Uzzi and Rachel Jones to replace Sharon Pepenella in representing BNL in helping to run the program (Sharon has moved on to other responsibilities at BNL).**

Cooperators Meeting Videos

- **As of this writing, we are finalizing a video on the amazing animals of the Central Pine Barrens. The video will run approximately 19 minutes and will be shown at the commission’s Cooperators Meeting on June 12 and subsequently posted on YouTube. It is intended for a general audience to hopefully educate the public about the various species of animals present here and encourage them to help protect them.**
- **The division has also prepared for the Cooperators Meeting a brief video focused on the Environmental Officer of the Year awards presented at the meeting each year. The video focuses on the environmental issues we encounter in the Central Pine**

Barrens, what law enforcement has done to address these issues and the officers who've won the awards. It runs approximately four minutes.

Central Pine Barrens Joint Planning and Policy Commission
Land Use Division Bi-Monthly Update for the Meeting of Wednesday, June 17, 2026

Action	Central Pine Barrens Location		
Municipality	Brookhaven Town	Riverhead Town	Southampton Town
Pending Applications, Requests for Determination of Jurisdiction, SEQRA Coordination, inquiries, proposals, items and other activities	• Core Hardship: Suffolk County Correction Officers Association second-story expansion and garage, Ridge. Decision deadline 9/10/26. • CGA Hardship: Oakcrest, Middle Island. Expansion of nursing facility and parking. Decision deadline 10/1/26. • Determination: Construction of 150 foot tall cell tower at Peconic River Sportsman's Club, Calverton, conservation easement, Core.	None	• Referral: CVE Site Plan solar facility, Speonk/Remsenberg, Core and CGA. • Suffolk County Gabreski Airport inquiry to swap five acres in the Master Plan to construct a secure storage area for the Air National Guard, CGA.
Commission, Boards, Councils and Committees, Coordination Division Activity, Regional Projects	• Review and analysis of land use development project applications for Core Preservation Area and Compatible Growth Area Hardship waivers, SEQRA Coordination, interagency referrals, information requests, property inquiries, requests for determination of jurisdiction and conformance reviews. Development projects include residential and commercial, industrial, mixed uses, zone changes, site plans, subdivisions, Developments of Regional Significance, Assertions of Jurisdiction, Critical Resource Areas and other development activities. • Prepare application materials for monthly Commission meetings. • Continue coordination among Commission boards and councils including: Advisory Committee, Credit Clearinghouse, Law Enforcement Council, Protected Lands Council, Wildfire Task Force and NYWIMA. • Monitor sites for compliance with decisions and conditions of approval. • Perform site inspections and land use surveys for applications. • Provide technical support on FOIL requests, compliance and enforcement violations, consent orders, Credit Program items, communications on land use matters, unauthorized development, clearing activities and protected land encroachments. • Collaborate and coordinate activities with Commission divisions and interagency partners. • Manage budgets for Commission contracts including General and Prescribed Fire. • USGS-Commission two-year 2024-2026 water resources study final sampling in June 2026		



Pink Lady's Slipper Orchid



Suffolk County Correction Officers Assoc.



Blueberry flowers

Item 2.e. Pine Barrens Credit Program Report for June 17, 2026:

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

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



- Pine Barrens Credits
 - Redeemed: 12.7 Credits have been redeemed for commercial and residential projects.
 - Conveyed: 15.7 Credits have been sold in the Town of Brookhaven, Riverhead and Southampton.
 - The average price is \$126,000 per credit.
- Credit Clearinghouse Program Fund Account
 - Balance: \$3,286,312.
 - The Clearinghouse owns 2.29 Credits.

- The Pine Barrens Credit Program is administered by a five-member Credit Clearinghouse Board of Advisors. Currently there are three active members:
 - James T.B. Tripp, Esq., Chairman
 - Mitchell H. Pally, Esq., Member
 - Robert Anrig, Member

The last Credit Clearinghouse Board of Advisors meeting took place on March 1, 2023.

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

Easement Protected Lands and Pine Barrens Credits As of June 9, 2026								
	Brookhaven	2026	Riverhead	2026	Southampton	2026	Total	2026
Parcels	535	3	37	-	471	-	1043	3
Acreage	841.04	7.37	516.78	-	889.51	-	2247.33	7.37
Average parcel size	1.57	2.46	13.97	-	1.89	-	2.15	2.46
Credits generated	554.89	4.63	173.39	-	340.26	-	1068.54	4.63
Credits redeemed	435.41	6.64	146.53	1.40	198.55	4.69	780.49	12.73
Credits not redeemed	119.48	-2.01	26.86	-	141.71	-	288.05	-8.1
Credits sold		8.75		1.90		5.06		15.71
Total value of PBC transactions		\$1,270,150		\$187,000		\$521,200		\$1,978,350
Average Credits value		\$145,160		\$98,421		\$103,004		\$125,929
Credits owned by the Clearinghouse	2.29		-		-		2.29	
# of Inspected CE Parcels		23		-		14	-	37
# of Installed CE Signs	142	1	15	-	91	-	248	1



CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program

Bimonthly Report

June 17, 2026

2026 Spring Prescribed Fire Season – Ends

The 2026 Spring fire season ended on June 1st. Seasonally speaking, despite the altered burn schedule this season (every other week) the operations maintained the general average amount of acres burned as previous seasons. There was a total of 13 burn operations, covering 310.6 acres. Of that total, approximately 260 acres were grasslands and about 50 acres were in woodlands. All but five acres of the woodland habitat was located at Brookhaven National Laboratory.

During the non-burning weeks, the fire crew assisted DEC and BNL staff to help prepare areas prior to the prescribed fire operations. This activity was mostly saw work, but the DEC did begin early use of their Air Curtain Burner, and the fire crew provided safety support during those trials. Additionally, three fire crew assisted with the risk assessment being conducted by the SWCA consultants for the Southampton CWPP.

Also worth noting, our fire crew was directly involved in a lifesaving event that occurred during one of the burns. They found a man who was non-responsive and began the steps to initiate CPR. Their actions helped the man revive and saved his life.

Lastly, conversations have begun with staff at the DEC to begin conversations on Box Turtle mitigation. We should have a plan and strategy in place for the 2027 Spring prescribed fire season.

SUNY ESF Air Curtain Burner Research – Begins

The SUNY ESF interns began their research on June 2, 2026. They will be working in partnership with other interns from the DEC and BNL to conduct vegetative sampling in the Rocky Point Pine Barrens State Forest with additional plots located near Currans Field, as well as the David A. Sarnoff Pine Barrens State Forest.

They have an ambitious schedule planned out for the season covering more than 130 individual plots within the two forests. Surveys will focus on metrics including DBH, canopy and herbaceous cover, seedling and sapling counts, and fuel loading within each plot.

It is hoped that S&S will be able to accompany the interns a few days this season and use our new remote sensing equipment to survey some of the same plots. It should serve as a fantastic opportunity to compare the traditional methods with the modern techniques within the same area, at the same time.



CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program

Bimonthly Report

June 17, 2026

Southampton Community Wildfire Protection Plan – Progress Update

During the first week in May the SWCA consultants visited the Pine Barrens area for several tasks associated with the Southampton CWPP. First order was conducting the Risk Assessment Survey which tries to qualify several aspects of wildfire behavior and emergency response including such issues as home markings, fuel loads, road width, and ingress/egress points. As mentioned above some of the fire crew assisted in the survey.

On May 5th the SWCA hosted an evening public meeting, at the Flanders Senior Center, to try and solicit local information and concerns from Southampton residents. While the event was a success, the attendance levels were not what we were hoping for. As such, there will be another public information meeting held in October of 2026 (Fire Prevention Month) to try and bolster participation.



Figure 1: Southampton CWPP Core Team Meeting. Experts identifying known risks on a map.

On May 7th, the SWCA hosted an in-person meeting of the Core Team which is comprised of local governmental representatives from agencies, public service, and utility providers in addition to local firefighters. This meeting was well attended and helped to initiate and ground truth many of the recommendations being suggested with the Southampton CWPP.

This meeting also helped to review the existing spatial data being incorporated into the CWPP process.

During this review several issues were identified, and arrangements were made to update or revise the existing GIS data informing the plan. S&S was able to help facilitate acquiring both historic and present-day damage assessments of the Southern Pine Beetle's impacts on the Pine Barrens from the DEC and the USFS.

Lastly, the financial reports and reimbursement payments have been submitted to the USDA/USFS and were approved. There are two SWCA invoices slated for reimbursement that will be requested by the end of June, pending approval by the Commission.



CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program

Bimonthly Report

June 17, 2026

Remote Sensing

The remote sensing equipment has begun arriving, and the purchasing process should be completed soon. S&S has requested two permits for the early stages of equipment deployment. A permit has been acquired from the DEC for conducting preliminary UAS flights and sensor training. While most of this early work will center around Currans Field in Rocky Point, the permit allows us to move into other areas that have been managed by either prescribed fire or at least received mechanical treatments. The second permit with Suffolk County Parks is still pending but will focus on the bioacoustic recorders and their initial deployment. The recorders will be placed in four areas in the Dwarf Pine Plains and be used to listen for avian and bat species near more open meadows and in proximity to the 2014 wildfire. Lat/Long maps needed to be updated as one of the original placement locations was accidentally on state land. A revised map was submitted to SC Parks on June 9th.

During this time S&S also hosted an online conversation with researchers from Seatuck (Bottini and Turner) to discuss the remote sensing program and begin introducing the techniques and capabilities of our new survey tools.

We are hopeful that we may be able to deploy the recorders in a more traditional fashion by the fall migration and might have the opportunity to begin collecting a long-term data set of interest beginning this year.

Conservation Management Action Plan – Resumes

While the progress has been modest, the drafting of the Conservation Management Action Plan has resumed and should pick up steam over the next few weeks and months. I anticipate complete (or close to complete) draft versions will be available for internal review by the end of August.

Other S&S News



CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program

Bimonthly Report

June 17, 2026

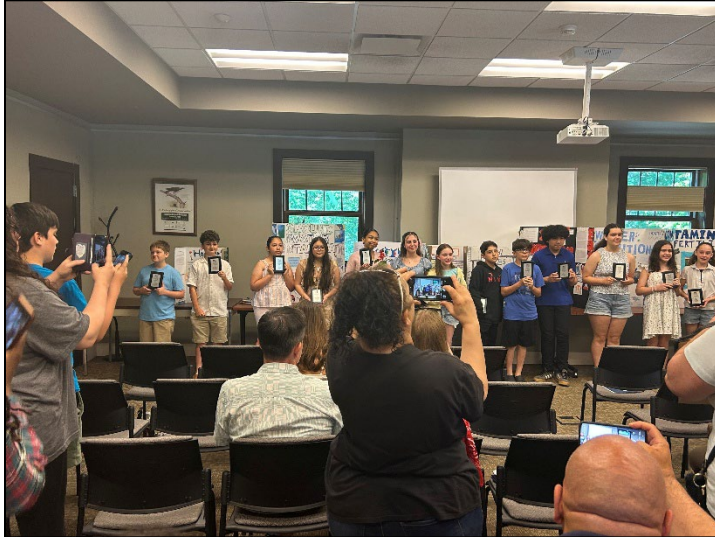


Figure 2: Middle School Kids Go to College awards ceremony held at Wertheim.

On June 6th, the Long Island Pine Barrens Society hosted an awards ceremony for the Middle School Kids Go to College and Inspiring Youth to Protect Their Environment programs. This year the students focused on water quality issues impacting the Pine Barrens and included presentations on fertilizers, pollutants, and even included 1, 4 Dioxane issues. S&S was happy to assist the Society and hosted a guided hike for the kids and their parents around the trails of Wertheim.

a great event, as always, and served not only to recognize our partners in the worlds of governmental oversight, environmental science, and law enforcement but to also just break bread

On June 12th, the annual Cooperator's Meeting was held. It was

together and share a great day. Shout out to the Education and Outreach staff who pull this together.



Figure 3: Wild Lupine (*Lupinus perennis*) at Affatato on June 8, 2026.

Lastly, on June 8th, several staff were able to visit the Affatato restoration site and document the progress. We met the GEI consultants there while they were performing their vegetative monitoring surveys. Of note, during the walk through a single Lupine plant was found in bloom. Lupine is a key indicator of a healthy system and promotes pollinator diversity. Finding this species in a restored area is a good sign.

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784
Date 5/20/2026

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769
INVOICE #17

FOR

Consultation Services Central Pine Barrens Work

Details

Work performed	5/4/2026 - 5/8/2026	Hours
5/4/2026 USFS grant - administrative tasks		2
5/5/2026 USFS grant - administrative tasks - reimbursement documents, review of invoices and email		
Public meeting for CWPP at Senior Center in Flanders		5
5/6/2026 CWPP meeting to discuss public meeting		
Review CWPP meeting materials for tomorrow's meeting - draft maps etc		2.5
5/7/2026 CWPP meeting at Eastport Fire Department related to CWPP		4
TOTAL HOURS		13.5
TOTAL INVOICE AMOUNT		\$1,080.00

Make all checks payable to Judith Jakobsen

If you have any questions concerning this invoice, use the following contact information:

Contact information: mooneypdfarm@optonline.net or 631-559-5996

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784
Date 6/8/2026

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769
INVOICE #18

FOR

Consultation Services Central Pine Barrens Work

Details

Work performed	5/12/2026 - 5/16/2026	Hours
5/12/2026 Nature center funding and grants		
CWPP fire adapted communities matrix - review and comment		3.0
	TOTAL HOURS	3
	TOTAL INVOICE AMOUNT	\$240.00

Make all checks payable to Judith Jakobsen

If you have any questions concerning this invoice, use the following contact information:

Contact information: mooneypdfarm@optonline.net or 631-559-5996

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784
Date 6/8/2026

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769
INVOICE #19

FOR

Consultation Services Central Pine Barrens Work

Details

Work performed	5/18/2026 - 5/22/2026	Hours
5/20/2026 CWPP review matrices		1
Grant administration		0.25
TOTAL HOURS		1.25
TOTAL INVOICE AMOUNT		\$100.00

Make all checks payable to Judith Jakobsen

If you have any questions concerning this invoice, use the following contact information:

Contact information: mooneypdfarm@optonline.net or 631-559-5996

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784
Date 6/8/2026

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769
INVOICE #20

FOR

Consultation Services Central Pine Barrens Work

Details

Work performed	5/25/2026 - 5/31/2026	Hours
5/27/2026 nature center research		2
5/29/2026 nature center research		1
5/31/2026 nature center research		2
	TOTAL HOURS	5
	TOTAL INVOICE AMOUNT	\$400.00

Make all checks payable to Judith Jakobsen

If you have any questions concerning this invoice, use the following contact information:

Contact information: mooneypdfarm@optonline.net or 631-559-5996

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784
Date 6/8/2026

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769
INVOICE #21

FOR

Consultation Services Central Pine Barrens Work

Details

Work performed	6/1/2026 - 6/5/2026	Hours
6/3/2026 nature center research grant reimbursement and reporting information		3.5
TOTAL HOURS		3.5
TOTAL INVOICE AMOUNT		\$280.00

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

Routing # 071922777 | Account # 7811583501 | Payable to: SWCA, Incorporated | Business Checking Account: First American Bank
Notification: payment@swca.com | Physical Remittance: P.O. Box 7217, Carol Stream, IL 60197- 7217 | EIN: #86-0483317

Jason Smith
Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

May 29, 2026

Invoice No: 246610
Project Manager: Ari Porter
Project No: 00099294-000-AMH

Invoice Total \$19,053.84

Central Pine Barrens Joint Planning and Policy Commission CWPP
RFP NO. 1659

Professional Services from April 19, 2026 through May 23, 2026

Phase 01 Community Wildfire Protection Plan Content

Professional Services

	Hours	Rate	Amount	
Accounting/Finance-Specialist III	.50	93.60	46.80	
Environmental Resources-Specialist X	3.00	170.10	510.30	
Totals	3.50		557.10	
Total Professional Services				557.10
Total this Phase				\$557.10

Phase 02 Establish Community Base Maps

Professional Services

	Hours	Rate	Amount	
GIS/CADD-Specialist V	.50	110.70	55.35	
Totals	.50		55.35	
Total Professional Services				55.35
Total this Phase				\$55.35

Phase 03 Community Background Information, Fire History, and Fire Occurrence Data Collection

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist XI	2.00	186.30	372.60	
GIS/CADD-Specialist V	.50	110.70	55.35	
Totals	2.50		427.95	
Total Professional Services				427.95
Total this Phase				\$427.95

Phase 04 Conduct Hazard and Risk Analysis

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist V	17.50	110.70	1,937.25	
Environmental Resources-Specialist X	31.00	170.10	5,273.10	
GIS/CADD-Specialist V	2.25	110.70	249.08	

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and			Invoice	246610
Planning-Specialist II		2.00	81.90	163.80		
Totals		52.75		7,623.23		
Total Professional Services					7,623.23	
Reimbursable Expenses						
Mileage				301.32		
Internal Mileage				372.67		
Meals				59.27		
Travel Other				2.00		
Lodging				2,341.93		
Total Reimbursable Expenses			1.1 times	3,077.19	3,384.91	
Units						
Per Diem - Breakfast		3.0 PD BKFST @ 17.00		51.00		
Per Diem - Dinner		1.0 PD DINNER @ 30.00		30.00		
Per Diem - Full Day		2.0 PD FULLDAY @ 68.00		136.00		
Per Diem - Lunch		2.0 PD LUNCH @ 21.00		42.00		
Total Units				259.00	259.00	
				Total this Phase	\$11,267.14	

Phase	05	Develop Strategies and Recommendations				
Professional Services						
		Hours	Rate	Amount		
Administration-Specialist I		1.25	69.30	86.63		
Environmental Resources-Specialist V		11.50	110.70	1,273.05		
Environmental Resources-Specialist X		.50	170.10	85.05		
Planning-Specialist II		15.00	81.90	1,228.50		
Totals		28.25		2,673.23		
Total Professional Services					2,673.23	
Reimbursable Expenses						
Travel Other				225.75		
Total Reimbursable Expenses			1.1 times	225.75	248.33	
				Total this Phase	\$2,921.56	

Phase	06	Develop Action Plan and Monitoring and Evaluation Strategy				
Professional Services						
		Hours	Rate	Amount		
Environmental Resources-Specialist V		1.50	110.70	166.05		
Planning-SME II		.75	217.80	163.35		
Totals		2.25		329.40		
Total Professional Services					329.40	
				Total this Phase	\$329.40	

Phase	07	Develop the Draft Community Wildfire Protection Plan				
Professional Services						
		Hours	Rate	Amount		
Environmental Resources-Specialist V		1.50	110.70	166.05		
Planning-Specialist VI		.25	123.30	30.83		
Totals		1.75		196.88		
Total Professional Services					196.88	

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and	Invoice	246610
Total this Phase			\$196.88	

Phase	09	Develop Interactive GIS Hub, Story Map, and Project Tracking Tool		
Professional Services				
		Hours	Rate	Amount
GIS/CADD-Specialist V		1.50	110.70	166.05
Planning-Specialist II		1.50	81.90	122.85
Totals		3.00		288.90
Total Professional Services			288.90	
Total this Phase			\$288.90	

Phase	10	Design and Facilitate Public Outreach and Awareness		
Professional Services				
		Hours	Rate	Amount
Environmental Resources-Specialist V		8.25	110.70	913.28
Environmental Resources-Specialist X		9.00	170.10	1,530.90
Environmental Resources-Specialist XII		.75	203.40	152.55
Planning-Specialist II		1.00	81.90	81.90
Planning-Specialist VI		.25	123.30	30.83
Planning-Specialist VIII		.50	142.20	71.10
Totals		19.75		2,780.56
Total Professional Services			2,780.56	
Units				
Per Diem - Dinner		1.0 PD DINNER @ 30.00		30.00
Per Diem - Lunch		3.0 PD LUNCH @ 21.00		63.00
Per Diem - Full Day		1.0 PD FULLDAY @ 68.00		68.00
Per Diem - Breakfast		4.0 PD BKFST @ 17.00		68.00
Total Units			229.00	
Total this Phase			\$3,009.56	
Contract Limits				
	Current	Prior	To-Date	
Total Billings	19,053.84	31,976.86	51,030.70	
Limit			174,955.50	
Remaining			123,924.80	
PLEASE PAY THIS AMOUNT =====>			\$19,053.84	

For any questions regarding this invoice please contact Tamara Mathew
Phone: 602.274.3831 Email: tamara.mathew@swca.com

Billing Backup

Friday, May 29, 2026

SWCA, Incorporated

Invoice 246610 Dated 5/29/2026

10:55:04 AM

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and Policy Commission CWPP
Phase	01	Community Wildfire Protection Plan Content

Professional Services

		Hours	Rate	Amount	
Accounting/Finance-Specialist III					
Mathew, Tamara	5/7/2026	.50	93.60	46.80	
Revise 08/15/25 - 04/18/26 invoice per client's request. Void original invoice in our system, hold all charges after 02/06/26 and reissue Inv #243855 with charges 08/14/25 - 02/06/26. Then generate a separate invoice for 02/07/26 - 04/18/26 and submit it.					
Environmental Resources-Specialist X					
Porter, Ari	4/20/2026	.50	170.10	85.04	
meeting prep					
Porter, Ari	5/11/2026	.25	170.10	42.53	
PM					
Porter, Ari	5/18/2026	.50	170.10	85.05	
PM					
Porter, Ari	5/20/2026	.25	170.10	42.53	
agenda					
Porter, Ari	5/21/2026	1.50	170.10	255.15	
monthly admin meeting + follow up tasks					
Totals		3.50		557.10	
Total Professional Services					557.10
Total this Phase					\$557.10

Phase	02	Establish Community Base Maps
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Professional Services

		Hours	Rate	Amount	
GIS/CADD-Specialist V					
Walters, Savannah	5/21/2026	.50	110.70	55.35	
Troubleshooting mapping issue					
Totals		.50		55.35	
Total Professional Services					55.35
Total this Phase					\$55.35

Phase	03	Community Background Information, Fire History, and Fire Occurrence Data Collection
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Professional Services

		Hours	Rate	Amount	
Environmental Resources-Specialist XI					
Gibson, Carly	5/19/2026	1.50	186.30	279.45	
Core Team meeting 2					
Gibson, Carly	5/22/2026	.50	186.30	93.15	
coordination					

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and	Invoice	246610
GIS/CADD-Specialist V				
Jansen, Erica	5/21/2026	.50	110.70	55.35
GIS Coordination and Support				
Totals		2.50		427.95
Total Professional Services				427.95
Total this Phase				\$427.95

Phase 04 Conduct Hazard and Risk Analysis

Professional Services

		Hours	Rate	Amount
Environmental Resources-Specialist V				
Hughes, Adriana	4/22/2026	.50	110.70	55.35
prep for CT meeting 2				
Hughes, Adriana	4/23/2026	2.00	110.70	221.40
prep for field work - materials list and logistics				
Hughes, Adriana	4/24/2026	.25	110.70	27.68
logistics				
Hughes, Adriana	5/4/2026	7.75	110.70	857.92
mobilization to NY and windshield surveys				
Hughes, Adriana	5/5/2026	3.00	110.70	332.10
windshield surveys				
Hughes, Adriana	5/6/2026	4.00	110.70	442.80
windshield surveys				
Environmental Resources-Specialist X				
Porter, Ari	5/4/2026	7.00	170.10	1,190.70
Field mob				
Porter, Ari	5/5/2026	4.00	170.10	680.40
field work				
Porter, Ari	5/6/2026	6.00	170.10	1,020.60
field work + core team meeting prep				
Porter, Ari	5/7/2026	5.00	170.10	850.50
core team meeting				
Porter, Ari	5/8/2026	9.00	170.10	1,530.90
demob				
GIS/CADD-Specialist V				
Jansen, Erica	5/11/2026	.25	110.70	27.68
GIS Coordination				
Jansen, Erica	5/18/2026	1.00	110.70	110.70
GIS Support and Coordination				
Jansen, Erica	5/22/2026	1.00	110.70	110.70
GIS Support and Coordination				
Planning-Specialist II				
Dominic, Grace	5/8/2026	1.00	81.90	81.90
Photo update				
Dominic, Grace	5/11/2026	1.00	81.90	81.90
Photo Update				
Totals		52.75		7,623.23
Total Professional Services				7,623.23

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and	Invoice	246610
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Reimbursable Expenses

Mileage

EX	0000269503	5/5/2026	Porter, Ari / 5-MILEAGE	301.32
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Internal Mileage

UN	0000000457	5/4/2026	AHUGHES -- mileage for AMH F150 / 165.0 Miles @ 0.725	119.63
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UN	0000000457	5/5/2026	AHUGHES -- Mileage for windshield surveys / 75.0 Miles @ 0.725	54.38
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UN	0000000457	5/6/2026	AHUGHES -- Mileage for windshield surveys / 63.0 Miles @ 0.725	45.68
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UN	0000000457	5/7/2026	AHUGHES -- Mileage for core team meeting / 84.0 Miles @ 0.725	60.90
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UN	0000000457	5/8/2026	AHUGHES -- Mileage from Long Island to amherst / 127.0 Miles @ 0.725	92.08
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Meals

EX	0000269503	5/4/2026	Porter, Ari / 2-LSU GOOD JUJUS	38.05
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EX	0000269503	5/5/2026	Porter, Ari / 4-TST* MUGS ON MAIN	21.22
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Travel Other

EX	0000269503	5/4/2026	Porter, Ari / 3-LAZ PARKING L04189	2.00
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Lodging

EX	0000268501	4/21/2026	Porter, Ari / 1-AIRBNB * HM2SKK98BK	2,341.93
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Total Reimbursable Expenses	1.1 times	3,077.19	3,384.91
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Units

Per Diem - Breakfast	3.0 PD BKFST @ 17.00	51.00
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Per Diem - Dinner	1.0 PD DINNER @ 30.00	30.00
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Per Diem - Full Day	2.0 PD FULLDAY @ 68.00	136.00
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Per Diem - Lunch	2.0 PD LUNCH @ 21.00	42.00
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Total Units	259.00	259.00
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Total this Phase	\$11,267.14
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Phase	05	Develop Strategies and Recommendations
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Professional Services

		Hours	Rate	Amount
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Administration-Specialist I

Barber, Maygan	4/24/2026	1.25	69.30	86.63
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calling ferry to book tickets, receipt emails, confirmation emails, logistics ticket.

Environmental Resources-Specialist V

Hughes, Adriana	5/7/2026	6.25	110.70	691.88
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Core team meeting 2

Hughes, Adriana	5/8/2026	4.00	110.70	442.80
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Demob

Hughes, Adriana	5/11/2026	1.25	110.70	138.37
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follow up on action items from Core Team Meeting 2

Environmental Resources-Specialist X

Porter, Ari	5/22/2026	.50	170.10	85.05
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matrices

Planning-Specialist II

Dominic, Grace	5/11/2026	3.00	81.90	245.70
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CT 2 recommendation

Dominic, Grace	5/13/2026	4.00	81.90	327.60
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Project	00099294-000-AMH	Central Pine Barrens Joint Planning and			Invoice	246610
	Recommendation					
Dominic, Grace		5/15/2026	5.50	81.90	450.45	
	Recommendation					
Dominic, Grace		5/22/2026	2.50	81.90	204.75	
	Recommendation					
	Totals		28.25		2,673.23	
Total Professional Services						2,673.23
Reimbursable Expenses						
Travel Other						
EX	0000268050	4/24/2026	Barber, Maygan / 1-CROSS SOUND FERRY RES		225.75	
Total Reimbursable Expenses				1.1 times	225.75	248.33
					Total this Phase	\$2,921.56

Phase	06	Develop Action Plan and Monitoring and Evaluation Strategy				
Professional Services						
			Hours	Rate	Amount	
Environmental Resources-Specialist V						
Hughes, Adriana		5/6/2026	1.50	110.70	166.05	
project management and core team meeting 2 prep						
Planning-SME II						
Parkinson, Tami		4/23/2026	.25	217.80	54.45	
coordination						
Parkinson, Tami		4/27/2026	.50	217.80	108.90	
sme coordination						
	Totals		2.25		329.40	
Total Professional Services						329.40
					Total this Phase	\$329.40

Phase	07	Develop the Draft Community Wildfire Protection Plan				
Professional Services						
			Hours	Rate	Amount	
Environmental Resources-Specialist V						
Hughes, Adriana		5/18/2026	.25	110.70	27.67	
emails and team communication						
Hughes, Adriana		5/21/2026	1.25	110.70	138.38	
admin meeting, follow up on action items						
Planning-Specialist VI						
Berski, Emmi		5/12/2026	.25	123.30	30.83	
Field data appendix						
	Totals		1.75		196.88	
Total Professional Services						196.88
					Total this Phase	\$196.88

Phase	09	Develop Interactive GIS Hub, Story Map, and Project Tracking Tool				

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and	Invoice	246610
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Professional Services

		Hours	Rate	Amount	
GIS/CADD-Specialist V					
Walters, Savannah	4/23/2026	.75	110.70	83.02	
Hub updates					
Walters, Savannah	5/5/2026	.75	110.70	83.03	
Update web map					
Planning-Specialist II					
Dominic, Grace	5/11/2026	1.50	81.90	122.85	
GIS Request + Hubsite update					
Totals		3.00		288.90	
Total Professional Services					288.90
				Total this Phase	\$288.90

Phase 10 Design and Facilitate Public Outreach and Awareness

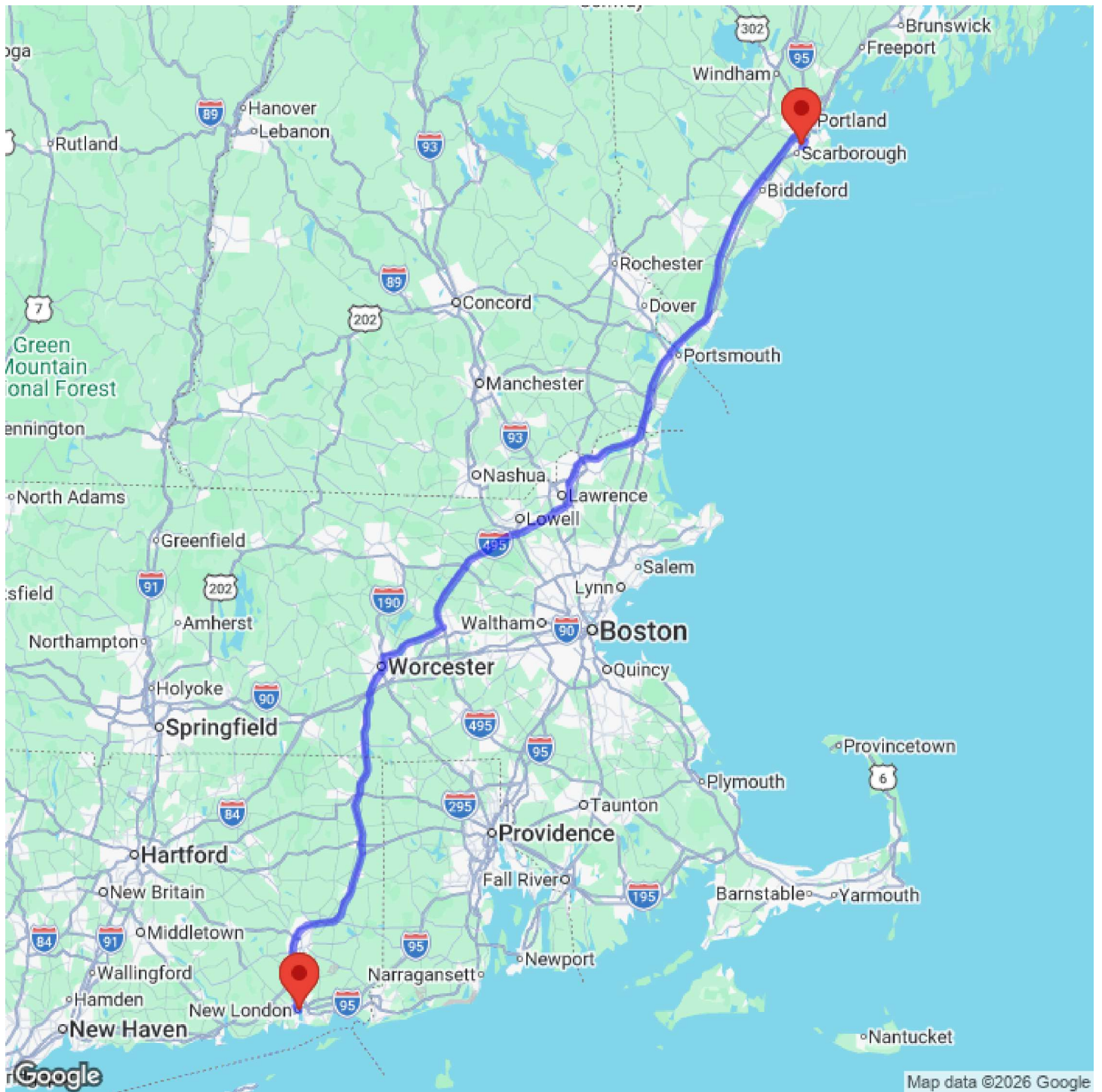
Professional Services

		Hours	Rate	Amount	
Environmental Resources-Specialist V					
Hughes, Adriana	4/28/2026	2.00	110.70	221.40	
prep for public meeting					
Hughes, Adriana	4/30/2026	.25	110.70	27.68	
prep for field work					
Hughes, Adriana	5/1/2026	1.50	110.70	166.05	
prep for field week					
Hughes, Adriana	5/5/2026	4.50	110.70	498.15	
public meeting and prep					
Environmental Resources-Specialist X					
Porter, Ari	4/22/2026	1.00	170.10	170.10	
public outreach prep					
Porter, Ari	4/30/2026	1.00	170.10	170.10	
public meeting prep					
Porter, Ari	5/1/2026	1.50	170.10	255.15	
meeting prep					
Porter, Ari	5/5/2026	5.50	170.10	935.55	
public meeting					
Environmental Resources-Specialist XII					
Amato, Victoria	5/21/2026	.75	203.40	152.55	
admin meeting public meetng follow up					
Planning-Specialist II					
Dominic, Grace	5/1/2026	1.00	81.90	81.90	
Recommendation Matrics					
Planning-Specialist VI					
Berski, Emmi	4/27/2026	.25	123.30	30.83	
Public meeting presentation draft					
Planning-Specialist VIII					
Chamberlain, Molly	4/28/2026	.50	142.20	71.10	
public meeting planning					
Totals		19.75		2,780.56	
Total Professional Services					2,780.56

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and	Invoice	246610
Units				
Per Diem - Dinner		1.0 PD DINNER @ 30.00	30.00	
Per Diem - Lunch		3.0 PD LUNCH @ 21.00	63.00	
Per Diem - Full Day		1.0 PD FULLDAY @ 68.00	68.00	
Per Diem - Breakfast		4.0 PD BKFAST @ 17.00	68.00	
	Total Units		229.00	229.00
		Total this Phase		\$3,009.56
		Total this Project		\$19,053.84
		Total this Report		\$19,053.84

Report ID	010052199910
Report Name	Porter_Expenses_May112026
Expense Owner	Ari Porter
Date	May 05, 2026
Amount Spent	301.32 USD
Rate	0.7250
Distance	415.61 Miles
Amount Deduction	
Distance Deduction	
Allocation	00099294-000-AMH/04 00099294-000-AMH - Central Pine Barrens Joint Planning and / 04 -
Business Purpose	Conduct Hazard and Risk Analysis
From	mobilization and demob
To	SWCA Environmental Consultants, Science Park Road, Scarborough, ME, USA
To	Cross Sound Ferry, Ferry Street, New London, CT, USA
To	SWCA Environmental Consultants, Science Park Road, Scarborough, ME, USA

- Google Maps image provided on the next page -



SWCA DATA LOG

[illegible]



Receipt from Little Lucharitos

From Lightspeed Restaurant Receipts <support+good-jujus@upserve.com>
Date Mon 5/4/2026 11:48 AM
To Arianna Porter <Arianna.Porter@swca.com>

Your requested receipt is below, thank you for visiting Little Lucharitos.

Little Lucharitos
487 Main Road
Riverhead, NY 11901

Check #: 7226 5/4/26
Server: Katherine C 11:14 AM
TABLE: 9 Guest Count: 2

1	Burrito Bowl	
	BURRITO BOWL PROTEIN: BBQ Pulled Pork	16.99
1	Baja Taco	
	TACO PROTEIN: Mahi Mahi	6.50
1	Pork Taco	5.50
	TORTILLA: Lucha Crunch	1.00
Sub-total		29.99
Sales Tax		2.06
TOTAL		32.05

PAYMENTS
CC Payment 32.05
VISA XXXXXXXXXXXX4630
AID: A0000000031010
Application Label: VISA CREDIT
AUTH: 079259

\$38.05

Tips: 6.00

TOTAL PAYMENTS	32.05
TOTAL TIPS	6.00
Balance Due	0.00

Thank You!
Plan Your Holiday Party's
& Catering Orders
Catering@lucharitos.com



Mugs on Main
33 E Main St
Riverhead, NY 11901

Server: Daniel G

Check #85 Q

Guest Count: 1

Ordered: 5/4/26 3:47 PM

1 Medium Iced Mocha \$5.95

Oat Milk \$1.05

no Whipped Cream

Decaf

1 Medium Hot Cappuccino \$5.15

Oat Milk \$1.05

1/2 caf

1 Chocolate Croissant \$3.95

Subtotal \$17.15

Tax \$1.50

Tip \$2.57

Total \$21.22

Input Type C (EMV Chip Read)

VISA CREDIT xxxxxxxx4630

Time 3:48 PM

Transaction Type Sale

Authorization Approved

Approval Code 089696

Payment ID jTL7fyPpdmJR

Application ID A0000000031010

Application Label VISA CREDIT

Device ID d3f32de3c4b02ec1

Card Reader BBPOS

VISA CARDHOLDER

Powered by Toast

LOST RECEIPT

This form cannot be used in place of a lodging or airfare receipt. Please call the hotel for a copy of the folio and check your email for airfare receipts.

Contact accountspayable@swca.com if you have any questions about this form.

Date of Purchase	5/4/26				
Merchant Name	LAZ Parking 04189				
State of Purchase	CT				
Project Number	99924	Phase/Office	4	Task	
Purpose	parking				
Amount Paid	2.00				
Purchase Made By	Arianna Porter				

Your receipt from Airbnb



Receipt ID: RCFMDZ2Y5S · April 21, 2026

Flanders

4 nights in Flanders

Mon, May 4, 2026 → Fri, May 8, 2026

Entire home/apt · 2 beds · 2 guests



Hosted by Ralph DeVitto

Confirmation code: HM2SKK98BK

[Go to itinerary](#) · [Go to listing](#)

Travelers: Adriana, Arianna Porter

Cancellation policy

Free cancellation before 2:00 PM on April 29. Cancel before check-in at 2:00 PM on May 4 for a partial refund.

Time shown is based on the location of the listing.

Price breakdown

\$451.75 x 4 nights \$1,807.00

Airbnb service fee \$255.11

Taxes \$279.82

Total (USD) \$2,341.93

Payment

VISA ···· 4630 \$2,341.93

April 21, 2026, 2:06:33 PM EDT

Amount paid (USD) \$2,341.93

Have a question?

Find details about payments and refunds in [your payments](#), or try the [Help Center](#).

Occupancy taxes

Occupancy Taxes include Accommodations Tax (Suffolk), General Sales and Use Tax (Suffolk), Metropolitan Commuter Transportation District (Metropolitan Commuter Transportation District), General Sales and Use Tax (New York).

Airbnb Payments, Inc.

Airbnb Payments is a limited payment collection agent of your host. It means that upon your payment of the Total Price to Airbnb Payments, your payment obligation to your host is satisfied. Refund requests will be processed in accordance with: (i) the host's cancellation policy (available on the Listing); or (ii) Rebooking and Refund Policy Terms, available at www.airbnb.com/terms. Questions or complaints: contact Airbnb Payments, Inc. at +1 (844) 234-2500.

Payment processed by:

Airbnb Payments, Inc.
888 Brannan Street, San Francisco, CA
94103

Airbnb, Inc.
888 Brannan St, San Francisco, CA 94103
www.airbnb.com



SWCA DATA LOG

[illegible]



Fw: Reservation Confirmed : 34158186

From Adriana Hughes <Adriana.Hughes@swca.com>

Date Fri 4/24/2026 4:14 PM

To Maygan Barber <Maygan.Barber@swca.com>

Adriana Hughes, CERPIT | she, her, hers
Associate Project Manager - Ecological Restoration

SWCA Environmental Consultants

15 Research Drive
Amherst, MA 01002
413.444.2442



The contents of this email and any associated emails, information, and attachments are CONFIDENTIAL. Use or disclosure without sender's authorization is prohibited. If you are not an authorized recipient, please notify the sender and then immediately delete the email and any attachments.

From: reservations@longislandferry.com <reservations@longislandferry.com>

Sent: Friday, April 24, 2026 4:11 PM

To: Adriana Hughes <Adriana.Hughes@swca.com>

Subject: Reservation Confirmed : 34158186

[CLICK HERE TO PRINT YOUR CHECK IN DOCUMENT OR TO OPEN ON YOUR SMART DEVICE FOR SCANNING](#)

Reservation Receipt

Your Reservation Number is: 34158186

Please review the departure information below. If any of the information is incorrect please contact our reservation office. (If you need to further correspond with a ferry representative, please refer to the above Reservation Number)

Schedule	Ticket	Price	Qty	SubTotal	Discount	Surcharge
----------	--------	-------	-----	----------	----------	-----------

NL-OP Monday 05/04/2026 09:00 AM

ADULT	\$20.60	1	\$20.60	- \$0.00	+ \$1.59
XL AUTO	\$80.85	1	\$80.85	- \$0.00	+ \$6.23
and DRIVER / FORD -					

F150 (20'
- 23' long)

OP-NL Friday 05/08/2026 12:00 PM

ADULT	\$22.66	1	\$22.66	- \$0.00	+ \$1.74
XL AUTO and DRIVER / FORD - F150 (20' - 23' long)	\$85.50	1	\$85.50	- \$0.00	+ \$6.58

Sub Total :	\$209.61
Surcharge :	\$16.14
Discount :	-\$0.00
Total :	\$225.75

Total amount for your above reservation: **\$225.75**

Contact Info

Name: ADRIANA HUGHES
Address:
15 RESEARCH DR
APT C
AMHERST, MA-01002
4134442442
adriana.hughes@swca.com

Billing Info

Creditcard Type: Visa
Creditcard No: *****5290
Expire Date: 0529
Billing Name: ADRIANA HUGHES
Billing Address:
15 RESEARCH DR
APT C
AMHERST, MA-01002

Terms And Conditions:

Ferry service provided by Cross Sound is subject to the following terms and conditions, in addition to any terms and conditions printed on any ticket, or specified on Cross Sound's website. To the extent there is a conflict between the Terms And Conditions and information printed on the ticket or posted on Cross Sound's website, the following Terms And Conditions shall govern. By purchasing a ticket or accepting ferry transportation, the customer agrees to be bound by all of the following Terms And Conditions:

Arrive Early:

It is strongly recommended that you arrive at our ferry **dock at least thirty (30) minutes in advance** of scheduled departure time. Please allow ample time for unanticipated traffic delays, parking,

SWCA DATA LOG

[illegible]

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

Make Remittance Payable To: U.S. Geological Survey
Billing Contact: Tracy Bristol Phone: 518-285-5626

Bill #: 90180381
Customer: 6000006100
Date: 05/13/2026
Due Date: 07/12/2026

Remit Payment To: United States Geological Survey

RECEIVED

MAY 18 2026

Central Pine Barrens Joint
Planning & Policy Commission

Payer: Central Pines Barrens Joint Planning and
624 Old Riverhead Road
Westhampton Beach NY 11978

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

<https://www.pay.gov/public/form/start/33192486>

Checks must be made payable to
U.S. Geological Survey. Please detach the top portion
or include bill number on all remittances.

Amount of Payment: \$ _____

OK TO PAY
CENTRAL PINE BARRENS
G/L NUMBER 590028
COST CENTER NUMBER 70000
ORDER NUMBER 101567

Date	Description	Qty	Unit Price		Amount
			Cost	Per	
05/13/2026	Expenses incurred under Joint Funding Agreement 24LKJFA24570031 for the Surface water-quality and groundwater level monitoring in the Central Pine Barrens Region, Suffolk County, New York for the period January 1, 2026 to March 31, 2026 24LKJFA24570031	1	24,343.00	1	24,343.00
Amount Due this Bill:					24,343.00

Accounting Classification:

Sales Order: 142113
Sales Office: GELK
Customer: 6000006100
Accounting #: 11671445

TIN: *****6762

Billing back-up for Central Pine Barrens Commission

Project title: A comprehensive water resources monitoring program for the Central Pine Barrens Region, Suffolk County, New York

Account number: GC25LK000033100

Billing cycle: Jan 1, 2026 through March 31, 2026

Completed tasks:

1. **Collection and analysis of water-quality samples.** There were no water-quality samples taken during this period.
2. **Collection of water levels (GW). Collection of water levels (GW).**
 - Real-time continuous groundwater level measurements continued at 6413. 2 (telemetered) and S 46542. 1 (recorder).
 - S 6413. 2 telemetry has been operating without issue. S 46542. 1 telemetry issues have been communicated with the cooperator previously. Data was downloaded and uploaded at site S 46542 manually, providing continuous data.
3. **Any meeting to report?** Yes, on March 19th we gave a project presentation to Julie Hargrave and Jason Smith.



June 17, 2026

Theresa Masin
Principal Planner
Southampton Town Planning Board
116 Hampton Road
Southampton, NY 11968

RE: Referral: CVE US NY Westhampton 243, LLC Site Plan Application
SCTM Numbers 900-276-3-1 and 2, 80 Sunrise Highway, Remsenburg/Speonk
Core Preservation Area and Compatible Growth Area

Dear Ms. Masin:

On June 1, 2026, the Central Pine Barrens Joint Planning and Policy Commission office received your referral for the referenced project. The project site is in the Core Preservation Area and the Compatible Growth Area (CGA) of the Central Pine Barrens. The proposal is classified as a Type I Action pursuant to the SEQRA regulations.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

On June 26, 2024, the Commission approved a hardship waiver with conditions for the solar project on the subject property. Enclosed please find a copy of the decision.

The referral includes a cover letter, site plan and site plan application. An EAF was not provided. Preliminary comments are provided based on a review of the referral material.

The Applicant should submit more information to the Town to review the current proposal as it compares the project decided in the Commission's waiver to confirm 1) if the current proposal is different from the project that was the subject of the waiver and 2) if changes are substantial enough to warrant a new application.

- Please direct the applicant to submit to the Town for review an explanation of the current proposal and a comparison of the proposal and the project decided in the 2024 Commission waiver to clarify any changes in the proposal that may require a new application.

- All conditions of the Commission's approval are required to be met. Please have the applicant identify any conditions not met in the current proposal.

- SEQRA: The Commission classified the action as Type I and completed the SEQRA review in its decision. Please explain the need for a new SEQRA review.

- Project area: The referred material indicates the project is on 100 acres. The decision permitted a project on 50 acres. The Town confirmed the project is on 50 acres and the material is referring to the entire property.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

- Open space protection: The decision required a conservation easement on a 24 acre portion in the CGA and on 50 acres once mining was complete. The Site Plan identifies the “future 24 acre portion.” The 50 acre easement area is not identified. Please have the Site Plan updated to indicate the easement area. The applicant should provide information on the timing to submit the easement for review, approval and recording, prior to issuance of a building permit.

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

Sincerely,

Julie Hargrave
Interim Executive Director

Encl.

cc: John C. Milazzo, Counsel to the Commission

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Phone: (631) 287-5735

Fax: (631) 287-5706

www.southamptontownny.gov

TOWN OF SOUTHAMPTON



MARIA Z. MOORE
TOWN SUPERVISOR

RECEIVED

JUN 01 2020

Central Pine Barrens Joint
Planning & Policy Commission

CHAIR
JACQUI LOFARO

VICE CHAIRPERSON
DENNIS FINNERTY

SECRETARY
GLORIAN BERK

BOARD MEMBERS
KATE FULLAM
DAVID GLAZER
THACKOR (GEORGE) MOOTOO
THOMAS NEELY

SITE PLAN/SPECIAL EXCEPTION APPLICATION FORM

This application form is required as part of any request to process the action listed below. In addition, Chapter §330 of the Town of Southampton Code requires specific material to be submitted in conjunction with this form. Other required items are indicated on the attached application checklist. It is the applicant's responsibility to insure that application package is complete and accurate. Incomplete applications will not be processed.

1. All applications must be completed in full and comply with §330 of the Town Code. Incomplete application packages will not be accepted.
2. These instructions and the application form shall be read carefully and understood before completing. Any questions should be referred to the Planning Division, Ph: 631-287-5735.
3. As per §330-183 of the Zoning Law, a complete Site Plan application shall consist of the following: *(check those appropriate)*

☐ Application form and copies in appropriate numbers
(a minimum of fifteen copies and additional copies if necessary)

☐ Appropriate Site Plan review fee (See § 330-183B)

☐ Area to be improved is less than 500 sq.ft. **\$1,200**

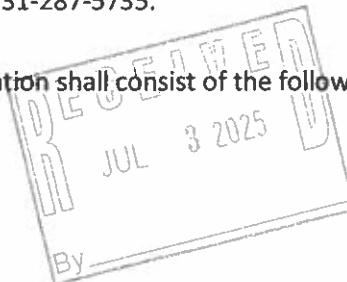
☐ Area to be improved is greater than or equal to 500 sq.ft. and less than 10,000 sq.ft. **\$2,200**

☒ Area to be improved is greater than or equal to 10,000 sq.ft.: **\$.25 per sq.ft. (not to exceed \$15,000)**

☒ Site Plans, in appropriate quantity *(a minimum of fifteen copies and additional copies if necessary)* complying with minimum submission requirements listed in §330-183-C. The site plan may include landscape/grading plans, lighting plans, drainage plans, architectural building elevations and floor plans

☒ Appropriate Environmental Assessment Form (EAF, if necessary. Check Town Code §157 and with the Planning Department).

4. A complete Special Exception application shall consist of the four items (a-d) mentioned in number 3 above, plus the following (check those appropriate, write NA where not applicable).
 - ☒ Legal petition, signed and notarized, explaining in detail how the proposed project will comply with Special Exception Standards.
 - ☒ Fee of **\$1,200** (plus **\$325** for special conditions and safeguards) (separate from review fee)



5. A minimum of fifteen sets of applications and plans are required. Additional copies of the application (SP and/or SE) and site plan may be necessary, if the following conditions are met:

- ☐ 2- Wetlands Permit required (See Chapter §325 of Southampton Town Code)
- ☒ 1- Project fronts a County Road
- ☐ 3 - Project fronts a State Road
- ☒ 1 - Special Exception Permit
- ☒ 1 - Project located in Pine Barrens compatible growth area or core area

18 Total Copies

6. Application is hereby made to the Southampton Town Board for a Construction Permit for buildings and other structures customarily accessory and incidental to agricultural production as defined by Section 301 of the New York State Agricultural and Markets Law and in accordance with the provisions of the Zoning Law of the Town of Southampton Article X Agricultural Overlay District, Section § 330-50

Farmlands Preservation Program. Further, nine (9) copies of the following are submitted herewith (check those appropriate, write NA where not applicable).

- ☐ A copy of the approved subdivision map defining the grant easement (agricultural reserve) and the location of the proposed construction, if applicable.
- ☐ A copy of the recorded grant easement (agricultural reserve) or development rights indenture
- ☐ A copy of the Planning Board resolution approving the subdivision plan and other covenants, if applicable.
- ☐ A site plan, at a scale of no less than one (1) inch equals forty (40) feet, prepared by an architect, civil engineer, or surveyor, and consisting of the following information unless waived by the Farmland Permit Administrator.
- ☐ Agricultural Construction Permit Application Fee **\$1,200.00**

7. A Fee Schedule is included in this package.

PLEASE NOTE: If the site was subject of a previous site plan approval then new site plans may be necessary for the Special Exception request, however, the required number of as built surveys and petitions are still required.

Application Name: Westhampton Sand Mine to Community Solar Reclamation Project

SCTM No.: 0900-276.00-03.00-001.000 and .002.0000

Property Address: 80 Sunrise Hwy. Westhampton, NY 11977

I. General Information

- a) Applicant's Name: CVE US NY Westhampton 243 LLC
Address: 29 West 38th St, 15th Floor, New York, NY 10018
Phone No.: 631-445-4145
- b) Name of Business (Existing or Proposed): CVE US NY Westhampton 243 LLC
Address: 29 West 38th St, 15th Floor, New York, NY 10018
- c) If the applicant is a corporation, give the name and title of the responsible Officer:
Name: David Froelich
Title: Authorized Signatory
- d) Landowner's Name: Westhampton Property Associates Inc.
Address: 879 Long Island Ave., Deer Park, NY 11729
- e) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor
Name: N&P Engineering, Architecture and Land Surveying, PLLC
License No: Chris Voorhis' PE License #097429
Address: 70 Maxess Road, Melville, NY 11747
Telephone: 631-427-5665
- f) If the applicant does not own the property, prepare the Owner Endorsement Form at the end of this packet establishing authorization of the applicant's proposed subdivision of his land.
- g) All communications with regard to this subdivision shall be addressed to the following person until further notice:
Name: Steven Engelmann
Address: 29 West 38th St, 15th Floor, New York, NY 10018
Phone No: 631-445-4145

II. Proposed Site

- a) General location of Property 1400' east
of, Speonk-Riverhead Road, approx. 1,500 south
(street or road)
(feet) (north/east/south/west)
of, _____, m. _____
Sunrise Highway (nearest interesting street) 2,200 feet north of Old Country Rd.
(hamlet)
- b) Total area under consideration: _____ sq. ft. or
100 _____ acres.
- c) Zoning District(s):
Zoning Districts of adjoining Properties:
- d) Zoning Overlay(s) (Please check all that apply)
- i. ☐ Agricultural*
 - ii. ☒ Aquifer Protection
 - iii. ☐ Tidal Flood Plain
 - iv. ☐ Tidal Wetland & Ocean Beach
 - v. ☐ Old Filed Map
 - vi. ☐ Archaeological* (NYS Circles and Squares map)

*Include a survey showing the location of Class I and II prime agricultural soils

- e) Latest Deed(s) describing this parcel(s) is/are recorded in the Suffolk County Clerk's Office as Follows:

DATE:	LIBER:	PAGE:
Aug. 28, 2013	M00022385	565

- f) Are there any encumbrances or liens against this land other than mortgages? ☐ Yes ☒ No

- g) Description of Project:

In the space below, please provide a description of the project, the proposed use and operation thereof, including a detailed explanation of the design concept, the objective of the project sponsor and how the project is or is not in compliance with the Town Code.

Additional sheets may be added if necessary

The proposed project is a ground mounted, single axis tracking, community solar facility with up to a 10MW AC capacity. The project is proposed to be located on two privately owned parcels on a current sand mining site located at 80 Sunrise Hwy. Westhampton, New York, in Suffolk County.

III. Characteristics of Site and Surrounding Lands

a. Current land use of site (agricultural, commercial, undeveloped)

State registered sand mining site.

b. Current conditions of site (building, brush, etc.)

Fully impacted sand mining site, minimal-no vegetation in the active mining areas.

c. Character of surrounding lands (within 200 feet) (residential, commercial, agriculture, wetlands, etc)

Mixture of residential, industrial and commercial uses, in addition to vacant, wooded land.

IV. Nature of Use (i.e. retail, office, warehouse): Community Solar Facility

IV. Nature of construction:

a. Anticipated construction time: 36 months (18 months each phase)

b. Will Development be staged? YES: ☒ NO: ☐

V. Impact:

a. Anticipated increase in number of residents, shoppers, employees, etc.

No increases expected to any of these categories nor municipal services.

VI. Zoning:

a. Has an application been made to the Zoning Board of Appeals for this property? YES: ☐ NO: ☒

If yes, please list the name of application and date of determination.

b. Is a Change of Zone requested at this time? YES: ☐ NO: ☒

VII. Buildings:

a. Are all buildings and structures shown on the survey? YES: ☒ NO: ☐

b. Existing Building Area Coverage: Square Feet: NA Percent Lot: NA

c. Proposed Building Area Coverage: Square Feet: NA Percent Lot: NA

d. Height of Proposed Buildings: Feet: NA Stories: NA

e. Residential Buildings: Number of Dwelling Units by Size

None to be considered.

f. Non-Residential Buildings: Total Floor area and Total Sales area

None to be considered.

g. Is a cellar proposed? YES: ☐ NO: ☒

h. Proposed siding material: _____

Roofing material: _____

Construction Type: _____

i. Are fire-walls proposed or necessary? YES: ☐ NO: ☒

j. Standard Industrial Classification Code Number:

4911

(as identified in the Table of Use Regulations listed in the Town Code)

VIII. Utilities

The site will be served by the following utilities:

Fire District: Westhampton Beach Fire District

Water District or Company: Suffolk County Water Authority

Electric and/or Gas Company: PSEG-LI

Post Office: Westhampton

School District: Remsenberg-Speonk

IX. Signs

- a. Are there any existing free-standing or attached signs? YES: ☐ NO: ☒
(all signs must be indicated on site plan.)
- b. Have sign permits been obtained for all existing signs? YES: ☐ NO: ☒
- c. Are free-standing or attached signs proposed? YES: ☐ NO: ☒

****Plans indicating location, size, colors and materials of all proposed signs must be submitted with the site plan application. A Sign Permit from the Building Department must be obtained for all signs.**

X. Parking

- a. Number of off-street parking spaces required as calculated using the Schedule of Off-Street Parking Space Requirements for Non-Residential Uses, listed in Section 330-94 of the Town Code: None needed for this site
- b. Number of existing parking spaces: NA
- c. Number of handicap parking spaces provided (must be at least 5% of total parking spaces provided.): NA
- d. Number of truck loading spaces: NA
- e. Is a parking waiver requested? YES: ☐ NO: ☒ If yes, for how many spaces? _____

Note: a formal letter requested waiver must be submitted separately along with this application

XI. State Environmental Quality Review Act (SEQR)

(Pursuant to Part 617, NYCRR and Chapter 157 of Town Code)

- a. Do any tidal or freshwater wetlands occur on the subject site? YES: ☐ NO: ☒
- b. Are the wetlands and/or the proposed activity regulated by the following agencies?
New York State Department of Environmental Conservation: YES: ☒ NO: ☐
U.S. Army Corps of Engineers: YES: ☐ NO: ☒
Southampton Town Conservation Board: YES: ☐ NO: ☒
Southampton Town Trustees: YES: ☐ NO: ☒
- c. Has a permit been obtained from any of the above agencies? YES: ☐ NO: ☒
If yes, which ones? _____
- d. Is the site located in a designated critical environmental area? YES: ☒ NO: ☐
If yes, which ones? Aquifer overlay district and Pine Barrens Compatible Growth Area
- e. Is the proposed action a Type I, Type II, or unlisted action? Type I

Note: Part I of an Environmental Assessment Long Form must be submitted for all Type I and Unlisted Actions

***PLEASE SUBMIT 15 COPIES OF APPLICATION AND PLANS. ***

***Note:** A minimum of 15 copies is required. Additional copies may be necessary.

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto and true and correct.

David Froelich

Applicant's Name

David Froelich

Applicant's Signature

Sworn before me this 24 day of June 2025

[Signature]
Notary Public

DANIEL STRAVINO
Notary Public - State of New York
NO. 01ST0019202
Qualified in New York County
My Commission Expires Dec 29, 2027

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT

116 Hampton Road
Southampton, NY 11968
631-283-6000

www.southamptontownny.gov



MARIA Z. MOORE
TOWN SUPERVISOR

JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

ss:

COUNTY OF SUFFOLK)

CVE US NY Westhampton 243 LLC, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)
☐ Zoning Board of Appeals, ☒ Planning Board, ☐ Conservation Board ☐ all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code Chapter 23 and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code §23-14 should I knowingly or intentionally fail to make all disclosures herein.

- The application name is: Westhampton Sand Mine to Community Solar Reclamation Pro
- I reside at 29 West 38th Street, 15th Floor New York, NY 10018
- The officers of the applicant corporation/owner corporation are as follows:
 Pres. Thibaut Delespaul Sec. _____
 Vice Pres. _____ Treas. _____
- Do any of the following individuals have an interest in the owner or applicant?
 (as defined on page ii, Section "A")

	<u>Yes</u>	<u>No</u>
A. Any official of New York State	☐	☒
B. Any elected or appointed official or employee of Southampton Town or Suffolk County	☐	☒

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

<u>Name</u>	<u>Residence</u>	<u>Nature of Interest</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

	<u>Yes</u>	<u>No</u>
1. Owner	☐	☒
2. Applicant	☐	☒
3. Agent for owner or applicant	☐	☒
4. Attorney	☐	☐
5. Other	☐	☐

If the answer to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name/Address</u>	<u>Amount/Date</u>	<u>Name of Campaign Committee</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

	<u>Yes</u>	<u>No</u>
1. Owner	☐	☒
2. Applicant	☐	☒
3. Agent for owner or applicant	☐	☒
4. Attorney	☐	☐
5. Other	☐	☐

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name</u>	<u>Position</u> (Owner, Agent, Attorney, Other)	<u>Corporation</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

☒ **READ AND CHECK BOX**

☐ *False statements made herein are punishable as a class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.*

A. For the purposes of this disclosure, an official of the State of New York or an elected or appointed official or employee of the Town of Southampton shall be deemed to have an interest in the owner and/or applicant when that official or employee, their spouse, brothers, sisters, parents, children, grandchildren or the spouse of any of them is:

- the owner or applicant, or
- an officer, director, partner, or employee of the applicant or owner, or
- Legally or beneficially owns or controls stock of a corporate applicant or owner, or is a member of a partnership or association applicant or owner, or
- Is a party to an agreement with the applicant or owner, express or implied, whereby said official or employee may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application. Ownership of less than five percent of the stock of a corporation whose stock is listed on the American Stock Exchange (AMEX), New York Stock Exchange (NYSE), or the National Association of Securities Dealers (NASDAQ) shall not constitute an interest for the purposes of this disclosure.

Submitted by (please print): Thibaut Delespaul

June 23, 2025

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

PHONE: (631) 702-1800
WWW.SOUTHAMPTONTOWN.NY.GOV



MARIA Z. MOORE
TOWN SUPERVISOR

JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

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

☐ Zoning Board of Appeals ☒ Planning Board ☐ Conservation Board ☐ all other Land Management

I, West Hampton Property Associates Inc., hereby affirm:

I am: (check one)

- ☐ 1) the sole owner in fee
- ☒ 2) a part owner in fee
- ☐ 3) an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
- ☐ 4) designated party authorized to act pursuant to a trust or other legal document.
- ☐ 5) member/owner(s) of Limited Liability Corporation (LLC).

(if you checked #3, #4 or #5, please provide proof of legatee (i.e.: Corporate Resolution; Surrogate Letter; Executor of the Will; Certified Letter of Testamentary; Letter of Administration; Attorney-Opinion Letter; Letter of Probate; Power of Attorney, etc.)

I reside at 879 long island ave

Mailing Address

Deer Park, NY 11729

Hamlet/Post Office/Village State Zip Code

I have authorized CVE North America, Steve Englemann to make the foregoing application
Application Type and/or #: Zoning Permit, Special Use

to Southampton Town for approval as described herein.

READ AND CHECK BOX

☒ I understand that false statements made herein are punishable as a Class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.



Signature

Anthony Giaquinto

PRINT NAME

(If owner is a corporation, please indicate name of corporation and the title of the corporate officer whose signature appears above)

SITE PLAN/SPECIAL EXCEPTION APPLICATION FORM CHECK LIST
THIS FORM TO BE COMPLETED BY APPLICANT

Project Name: Westhampton Sand Mine to Community Solar Reclamation Project

SCTM No.: 0900-276.00-03.00-001.000 and .002.0000

Property Address or Location: 80 Sunrise Highway, Westhampton, NY 119

Contact Person: Steven Engelmann

Application submitted by: ☐ **Property Owner** ☒ **Owner's Agent**

Date: 6/25/25

SUBMISSION REQUIREMENTS
IS ITEM INCLUDED?
PLEASE CHECK YES OR NO

	YES	NO
Fees:		
Site Plan:		
1. The improved or altered area is 500 SF or less	☐	☒
2. The improved area of the project is greater than 500 SF but does not exceeds 2 acres	☐	☒
3. The improved area of the project exceeds 2 acres	☒	☐
Special Exception Fee	☒	☐
Fee Waiver Requested	☐	☒
Site Plan Application Form	☒	☐
Special Exception Legal Petition	☒	☐

Site Plan: Legal Data

Site plan @ 1" = 40' or greater	☒	☐
Key Map @ 1" = 200' or greater	☒	☐
Name and Address of Owner of Record	☒	☐
Name and Address of person/firm preparing map	☒	☐
Signed/Stamped	☒	☐
Date	☒	☐
North Arrow	☒	☐
Scale (Graphic or Written)	☒	☐
Property Description (error of closure not exceed 1 in 10,000)	☒	☐
Location, Names, Ownership of adjacent streets and curblines	☒	☐

Adjoining lands and owners	☒	☐
Public easements, setbacks, or dedicated area on site or adjoining land	☐	☒
Outline of existing easements, deed restrictions or covenants on site	☐	☒
Existing Zoning	☒	☐

Site Plan: Natural Features

Existing contours at max. 2' intervals, or spot elevations (Identify source of contour information)	☒	☐
Approximate boundaries of areas subject to flooding	☐	☒
Identification of unique natural features (wetlands, steep slopes)	☒	☐
Identification of cultural features on site or adjacent	☐	☒
Archeological, historic buildings, agricultural fields on or adjacent	☐	☒

Site Plan: Existing Structures and Utilities

Building footprints and uses not requiring buildings	☒	☐
All paved areas, parking areas, sidewalks, vehicular access to street	☒	☐
Existing culverts (dimension and grades) flow direction and grades	☐	☒
Underground/above ground utilities on site and adjacent		
Electrical Service	☒	☐
Water Mains	☐	☒
Sewer Mains	☐	☒
All existing site structures (including fences)	☒	☐
Location and use of all buildings and structures within 200'	☒	☐
Nearest Fire Hydrant, cisterns, other fire protection	☒	☐

Site Plan: Proposed Development

Location of building or structures (Indicate all setbacks and horizontal distances from existing structure)	☒	☐
Location and design of non-structural elements (parking, loading areas)	☒	☐
Parking calculations		
Automobile	☐	☒
Truck	☐	☒
Outdoor lighting plan – location & lamp Design (Lightening power w/ foot-candles indicated on site plan, and time of use)	☐	☒
Grading and drainage plan	☒	☐
Drainage calculations	☒	☐
Proposed contours/spot elevations	☒	☐
Sewage disposal treatment	☐	☒

Storage areas for materials, vehicles, equipment, supplies, products
 Building Elevations including:
 Description of materials, colors
 Sign Plans
 Proposed location
 Design
 Landscape Plans
 Plant List
 Size and Quantity
 Cablevision installations, location of water valves, water supply
 Outdoor storage areas
 (located in side or rear yard and screened or fenced)
 Phased development plans (when appropriate)
 Compliance with ZBA Variance (if applicable)

☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☒	☐
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

Additional Materials:

Certificate of Appropriateness (Landmarks & Historic District)
 Wetland Permit Application (if applicable)
 Sign Permit Application (if applicable)
 Owners Endorsement
 Disclosure Affidavit
 Agriculture Data Statement

☐	☒
☐	☒
☐	☒
☒	☐
☒	☐
☐	☒

Additional Comments:

For all information that is not provided state "No".
 If the applicant believes these items are not applicable, indicate such and give reasoning.

Other comments about the submission may be provided here.

CVE US NY Westhampton 243 LLC

Applicant's Name

Applicant's Signature

AGRICULTURAL DATA STATEMENT

Pursuant to §283-a of the New York State Town Law, any application for a special permit, site plan approval, use variance or subdivision approval requiring municipal review and approval by the Town Board, Planning Board or Zoning Board of Appeals that would occur on property within an agricultural district containing a farming operation or on properties within 500 feet of a farm operation located within an agricultural district, shall include an Agricultural Data Statement. The law also requires that the reviewing Board mail written notice of such an application to the owners of land within the agricultural district that contains a farm operation, which is located within 500 feet of the boundary of the project site. The cost of the mailing shall be borne by the applicant.

1. Project Name: CVE US NY Westhampton 243

2. Name of Applicant: CVE US NY Westhampton 243

3. Address of Applicant: 29 West 38th Street, 15th Floor New York, NY 10018

4. SCTM # of Project: _____

5. Project Location: 80 Sunrise Highway, Westhampton, NY 119

6. Description of Project: Positive re-purposing of a preexisting sand mining facility, to convert

7. If the property that is the subject of the pending development application is located in an Agricultural District, you must compile and submit a list of tax parcels, with owners names and addresses, for all tax parcels containing a farm operation located within 500 feet of the property that is the subject of the pending development application.

If the property that is the subject of the pending development application is located outside of an Agricultural District, you must compile and submit a list of tax parcels, with owners names and addresses, for all tax parcels containing a farm operation located within an Agricultural District and within 500 feet of the property that is the subject of the pending development application.

8. Submit a survey map showing the site of the proposed project relative to the location of farm operation parcels identified in item 6, above.

9. Submit legal size envelopes, pre-addressed to each of the parcel landowners identified in item 6, above with pre-paid certified mail postage, together with pre-addressed, green, return receipt cards

for each mailing. The return address on the return receipt card must read "SOUTHAMPTON TOWN PLANNING BOARD, 116 HAMPTON ROAD, SOUTHAMPTON, NY 11968"

If you do not believe that you are subject to this requirement, please complete the following and sign below:

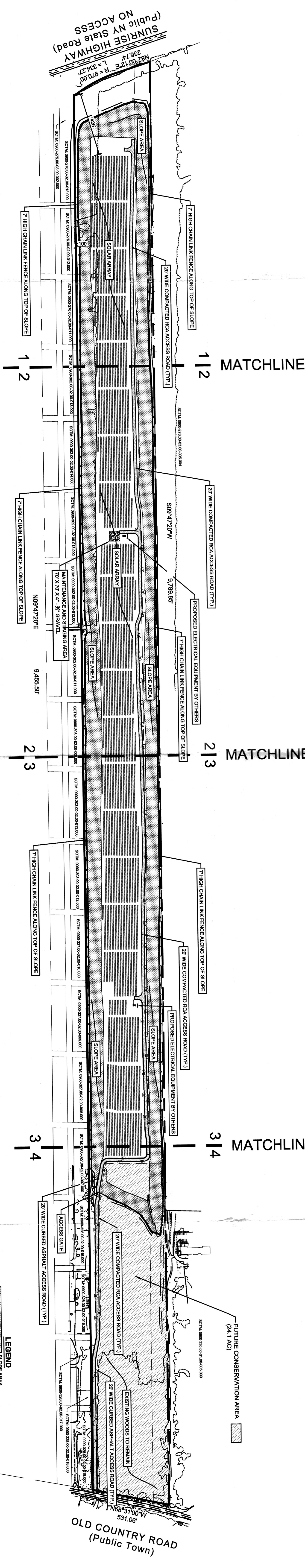
I have reviewed the requirements for the submission of an Agricultural Data Statement and find that said statement is not applicable to this application for the following reasons:

This is a preexisting sand mining facility that is not located in an Agricultural District.

There are no farming operations on this site nor within 500' of this site.

A handwritten signature in black ink, appearing to be 'H. S. [unclear]', written over a horizontal line.

Applicant's/ Applicant Agent's Signature



MATCHLINE

[illegible]

NOTE: PROPOSED USE PERMITTED ONLY WITHIN DESIGNATED OPPORTUNITY AREA ZONE. THE PROPOSED SITE IS A SAND MINE AND HAS BEEN IDENTIFIED AS AN OPPORTUNITY ZONE.

LOT AREA	200,000 SF	5014.0822
MAX LOT COVERAGE	5%	
MIN LOT HEIGHT	200 FT	531 FT
BUILDING HEIGHT	2 STOREY	
FRONT YARD SETBACK	32 FT	
REAR YARD SETBACK (STONE)	50 FT	N/A
SIDE YARD SETBACK (BOTH)	25 FT	N/A
REAR YARD SETBACK	100 FT	N/A
ACCESSORY STRUCTURE		
FRONT YARD SETBACK	100 FT	426 FT
SIDE AND REAR YARD SETBACK	50 FT	100 FT

NOTE: NO SITE IDENTIFICATION SIGNS OR EXTERIOR SITE LIGHTING ARE PROPOSED

NOTE: FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. SITE FIRE SAFETY SYSTEM REQUIREMENTS TO BE DETERMINED BY THE LOCAL FIRE CODE OFFICIAL. SPRINKLER, FIRE ALARM, AND GROUND-MOUNTED HYDRANT REQUIREMENTS SHALL BE DETERMINED BY THE LOCAL FIRE CODE OFFICIAL. ELECTRICAL, MECHANICAL, AND PLUMBING REQUIREMENTS, SWITCHGEAR, NO BUILDINGS OR STRUCTURE(S) SUBJECT TO OCCUPANCY ARE PROPOSED ON THE SITE. REQUIREMENTS ARE TO BE DETERMINED BY THE LOCAL FIRE OFFICIAL, AND TO COMPLY WITH THE 2020 FIRE CODE OF NEW YORK STATE.

LEGEND

[Hatched Box]	SLOPE AREA
[Double Line]	COMPACTED ROCK ACCESS ROAD
[Single Line]	CURBED ASPHALT ACCESS ROAD
[Dashed Line]	CONSERVATION EASEMENT
[Solid Line]	MAINTENANCE AND STAGNANT UNDERGROUND ELECTRICAL
(OHM) [Line]	OVERHEAD WIRES
(E) [Line]	7 CHAIN LINK FENCE
[Line]	LIMIT OF DISTURBANCE
[Thick Solid Line]	MATCH LINE
[Thin Solid Line]	PROPERTY LINE
[Dotted Line]	EXISTING FENCE
- OHW - [Line]	EXISTING OVERHEAD WIRES



June 17, 2026

John Armentano
Partner
Farrell Fritz
100 Motor Parkway, Suite 300
Hauppauge, NY 11788
email: jcarmentano@farrellfritz.com

RE: Elite Towers at Peconic River Sportsman's Club
1 Connecticut Avenue, Manorville, Town of Brookhaven
SCTM Number 200-298-1-1
Core Preservation Area of the Central Pine Barrens

Dear Mr. Armentano:

On May 5, 2026, the Central Pine Barrens Commission office received your submission concerning the above referenced property owned by the Peconic River Sportsman's Club (PRSC). Your firm represents PRSC. PRSC's property is in the Core Preservation Area of the Central Pine Barrens area as designated by the Long Island Pine Barrens Preservation Act (the "Act"). The Act defines uses or operations as either development or non-development and in the Core Preservation Area, development may not occur without a Commission exemption from this general prohibition.

Existing Conditions and the Proposed Project

PRSC's property is located on the west side of Connecticut Avenue and south side of River Road in Manorville in the Towns of Brookhaven and Riverhead. A portion of Peconic River headwaters is present on the property. PRSC operates a 120-acre private shooting club on the property. In 2005, PRSC granted a conservation easement on the property to the Commission. The easement contains the rights PRSC retained, including the right to continue to use the property for the private shooting club, and those it forego, such as the right to request a hardship exemption to allow development on the property or to commence certain types of non-development. In exchange, PRSC received 7.99 Brookhaven Pine Barrens Credits and 9.26 Riverhead PBCs.

The submission includes a cover letter, site plan, cell coverage map, a copy of the conservation easement and copies of letters in support of the project from Riverhead Fire District, Manorville Fire District, and Suffolk County Detectives Association, Inc.

The Site Plan, dated May 2, 2025, prepared by WFC Architects, identifies the Project consisting of construction of a 150 foot tall cell tower and construction of a 1,525 square foot equipment compound. Five equipment basins are proposed: one for AT&T, one for Manorville Fire District and three "future" lease spaces.

Through your letter, PRSC asserts that the construction of a wireless communication facility is non-development under the Act and permitted under the conservation easement or in the alternative, the conservation easement on the property should be modified to allow PRSC to make application to construct the facility.

PRSC has requested to perform other activities in the past. In 2004 (before the easement was granted) the Commission authorized PRSC to construct a 360 square foot pump house

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

for fire suppression purposes. In 2006, the Commission denied a PRSC request to construct a new 2,520 square foot concrete slab, as it exceeded the uses permitted by the easement. In 2012, the Commission authorized the in-kind replacement of a 600 square foot building.

Central Pine Barrens status

Conservation Easement

PRSC, under the easement, did retain the right to undertake public improvements necessary for the health, safety, or welfare of the public if the improvements are consistent with the goals and objectives of the Act. This is the basis of PRSC's contention that it may proceed with the project for it alleges that the construction of the facility is a public improvement and it is consistent with the Act and thus non-development and a retained right.

Alternatively, if the Commission determines the non-development public improvement provision does not apply to the Project, PRSC contends that the Commission could amend the easement to remove the prohibition on applying for a hardship exemption to allow it to submit its application. Under this scenario, PRSC would be subject to the Commission's discretionary authority to permit otherwise prohibited development in the Core Preservation Area on a showing that the parcel on which the development is proposed has no other beneficial use.

Response

The Commission has addressed these types of requests before. The Commission has repeatedly determined that the construction of a wireless communication facility is development, and it has not amended a conservation easement granted to it in exchange for PBCs to allow a material change to the property protected by the easement occur.

In response to referrals from other agencies or applications for wireless communications facilities the Commission has consistently determined that their construction is development and must conform with the Comprehensive Land Use Plan. Sometimes, the project sponsor would argue that their project was a public improvement, or another operation or use deemed to be non-development by the Act, and thus outside the Commission's jurisdiction. However, the Commission has not accepted this proposition and has required applications in each instance.

This type of determination was made in the following matters:

- Gazza Monopole (2010)
- Suffolk Towers on CR 21 (2010)
- East Moriches Fire District (2013)
- Rockwell Collins (2015)
- Verizon at Suffolk County STP (2020 and 2026)
- Homeland Towers (2025)
- Elite Towers at Country Farms (2026)

In the example of NYS Office for Technology Statewide Wireless Network (2005), the State asserted the SWN was exempt. The Commission disagreed and determined SWN was not categorically exempt and in its SEQRA findings statement as a involved agency, the Commission requested SWN projects be submitted to determine whether they are consistent with Article 57 and the Land Use Plan.

In the subject matter, PRSC submitted and the Commission determined similarly to Homeland that the project is development and required a hardship application. The additional hurdle in PRSC is the presence of the conservation easement.

PRSC is correct that the Commission has modified an easement - and then further approved modifying the same easement - granted to it in exchange for Pine Barrens Credits. However, the character of the resources protected by the easement did not change after the amendment. The property involved is owned by the Nassau County Council of Boy Scouts. And the amendment permitted a nonmaterial accommodations to facilitate a use permitted under the easement. The Scouts were allowed to reconstruct a kitchen facility that was destroyed by fire. The footprint of the replacement facility was in the same place as the original kitchen. The modification that was approved, but not executed, authorized the Scouts reduce the size of a future cabin that was a retain right in exchange for increasing the size of an existing cabin by the same amount. This authorization has since expired. PRSC's application if granted may create material change to the resources protected by the easement and is not consistent with the Commission precedents.

Based on the foregoing, the project may not proceed as currently proposed because it neither qualifies as a public improvement nor is it consistent with PRSC's promise contained in the easement not to submit a hardship application. The Commission elects not to exercise its authority to amend the easement to allow an hardship application because if granted it may cause a material change to the resources protected by the easement.

Thank you for your attention, and if you have any questions, please contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Interim Executive Director

cc: John C. Milazzo, Counsel to the Commission
Jerry Tverdy, Senior Environmental Analyst

Elite Towers at PRSC



6/10/2026, 10:18:16 AM

- Street Labels

2023 Orthoimagery

Red: Red

Green: Green

Blue: Blue
- Airport: 16,000

Golf Course: 16,000

Cemetery: 16,000

Park: 16,000

Waterbody: 16,000
- Railroad: 4,000 - 64,000

Roads: 16,000 - 32,000

Highway

Minor Arterial

Local
- Airport Roads: 0 - 64,000

Airport Area

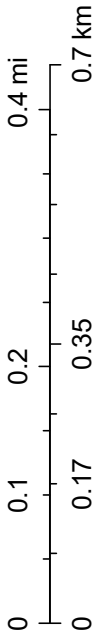
Waterbody: 100 - 750,000

Cemetery: 250 - 16,000
- Golf Course: 250 - 16,000

Parks: 250 - 16,000

SC Shoreline: 8,000 - 750,000

1:12,518



John C. Armentano
Partner

Direct Dial: 631.367.0719
Direct Fax: 631.367.0788
jcarmentano@farrellfritz.com



Our File No.
31269-109

May 4, 2026

BY FEDERAL EXPRESS

Julie Hargrave
Interim Executive Director/Pine Barrens Manager
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: Elite LI Towers, LP
1 Connecticut Avenue, Manorville, NY 11949
SCTM No.: 0200-298.00-01.00-001.000

Dear Ms. Hargrave:

We are submitting this letter in furtherance of the meeting held on April 8, 2026. As you are aware, our office represents the Peconic River Sportsman's Club, Inc. ("PRSC"), the owner of the property located at 1 Connecticut Avenue, Manorville, also designated on the Suffolk County Tax Map as District 0200, Section 298.00, Block 01.00, and Lot 001.000 (the "Property"). For the reasons discussed further herein, we respectfully submit that the proposed installation of a new emergency services communications facility at the Property (the "Project") is permitted as a reserved right under the terms of the recorded Conservation Easement dated March 10, 2005 (the "Easement"). Alternatively, we respectfully request that the Easement be amended to allow the PRSC to proceed with an application for a hardship exemption.

I. The Project Does Not Constitute Development under the ECL

Annexed hereto as **Exhibit 1** is a copy of the site plan drawings prepared by WFC Architects dated May 2, 2025, which depict the details of the Project.

Pursuant to the terms of the Easement, a copy of which is annexed hereto as **Exhibit 2**, the PRSC is prohibited from "taking any of those actions constituting **development** pursuant to ECL Section 57-0107(13)" as well as "operations or uses pursuant to ECL Section 57-0107(13) (i-xiv) **unless such operations or uses are otherwise expressly reserved herein** (emphasis added)."

Among the enumerated list of reserved rights retained by the PRSC under the Easement, paragraph 5 provides that the "right to use the Property for operations or uses described in ECL Section 57-0107(13)(i, ii and vi)..." is reserved for the PRSC, its successors and assigns. In accordance with ECL § 57-0107(13)(i), "public improvements undertaken for the health, safety or welfare of the public" are an operation or use that does **not** constitute development.

The primary goal of the Project is to address a deficiency of emergency services and wireless coverage in the area surrounding the Property. Annexed as **Exhibit 3** is a copy of a Gradient Map, which uses colored shading to depict the various levels of coverage. The areas shaded in yellow/orange/red indicate where coverage is unreliable along the roadways. The Property is indicated by a blue pin with the approximate location of the proposed tower indicated with a blue "X".

Based on the Gradient Map, there are large sections of the surrounding areas with unreliable coverage, including a large section that runs along the Long Island Expressway. For motorists travelling in this area, adequate wireless service is a critical to public health and safety in the event of an emergency. Similarly, strong and reliable coverage is a vital necessity for first responders, including police and fire departments.

To evidence the need for the Project, we have received several letters of support from emergency responders including the Manorville Fire District, the Riverhead Fire District, and the Suffolk County Detectives Association. Copies of the letters of support have been annexed as **Exhibit 4**. Further, a letter from Integrated Wireless Technologies, LLC notes that a tower "at 150' is required to provide coverage at levels acceptable for Public Safety communications systems and ensure the ability for fire and emergency medical personnel to communicate during critical calls."

In addition, it should be noted that the Manorville Fire District has already entered into a sublease agreement dated August 19, 2025 to install and maintain utilities, cables, and conduits for the providing of necessary utility service to the Fire District. Accordingly, the Manorville Fire District has already entered into an agreement to utilize the proposed facilities for the public benefit of enhancing the radio capabilities of the Fire District.

Therefore, we submit that the Project represents a public improvement undertaken for the health, safety, and welfare of the public in the surrounding area pursuant to ECL § 57-0107(13)(i), and, as such, the Project does not constitute development as defined under the ECL. Thus, we respectfully request a determination that the Project falls within the reserved rights under the Easement.

II. The Easement Should be Amended to Permit a Hardship Application

Paragraph 9 on page 6 of the Easement notes that the PRSC is prohibited from applying to the Central Pine Barrens Joint Planning and Policy Commission (the "Commission") for a hardship exemption.

Paragraph 5 on pages 6-7 of the Easement states, in relevant part:

"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** (emphasis added)."

In the event the Commission determines that the Project does constitute development under the

ECL, we respectfully request the Commission's consent to modify the Easement's prohibition on seeking a hardship exemption, so that such an application may be filed.

Pursuant to ECL § 57-0121(10), a hardship exemption requires that an applicant demonstrate either an extraordinary hardship or that a compelling public need exists. As noted above, we believe that the Project directly addresses a significant public need to enhance radio frequency coverage for emergency responders and the public at large. If the present condition continues to exist, there is a viable concern that a lack of adequate coverage could pose a threat to the health, safety, and welfare of both residents and travelers alike. Modifying the applicable provision of the Easement will provide the PRSC with an opportunity to make the required evidentiary showing to establish the existence of a compelling public need.

Accordingly, as an alternative to the requested relief discussed above, we respectfully request that the Commission consent to modifying the terms of the Easement to allow for the submission of a hardship application.

Conclusion

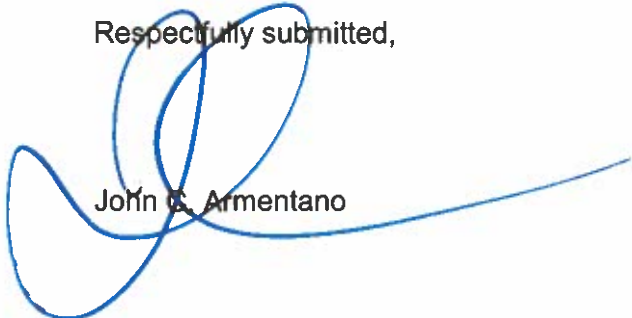
Based on the foregoing, we submit that the Project does not constitute development under the applicable provisions of the ECL. Pursuant to ECL § 57-0107(13)(i), the Project should be considered a public improvement that benefits the health, safety, and welfare of the public in the Manorville area. Under the express terms of the Easement, the right to use the Property for such a use or operation is reserved and retained by the PRSC.

In the alternative, we request the opportunity to further demonstrate that a compelling public need exists and that the Project will address the same. Under the terms of the Easement, this can only be accomplished with the Commission's consent to amend specific provisions of the Easement.

Thank you very much for your time and consideration. We kindly request that this matter be placed on the Commission's agenda for the upcoming meeting on May 20, 2026.

Please contact our office if you have any questions or require additional information.

Respectfully submitted,



John C. Armentano

HAM
Enclosures

cc: John C. Milazzo, Special Counsel to the Central Pine Barrens Commission
Robert D. Gaudioso, Esq.

John C. Armentano
Partner

Direct Dial: 631.367.0719
Direct Fax: 631.367.0788
jcarmentano@farrellfritz.com

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Our File No.
31269-109

June 10, 2026

BY FEDERAL EXPRESS

Julie Hargrave
Interim Executive Director/Pine Barrens Manager
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: JUSTIFICATION FOR CONSERVATION EASEMENT MODIFICATION
Elite LI Towers, LP
1 Connecticut Avenue, Manorville, NY 11949
SCTM No.: 0200-298.00-01.00-001.000

Dear Ms. Hargrave:

We are submitting this letter on behalf of the Peconic River Sportsman's Club (the "PRSC") in furtherance of the May 20, 2026 meeting held before the Central Pine Barrens Joint Planning & Policy Commission (the "Commission") and in response to the "DRAFT" Commission letter dated May 20, 2026 (the "Draft Response Letter"), which is incorporated herein by reference.

While we have argued that the proposed installation of a new emergency services communications facility at the subject property (the "Project") does not constitute "development," we would like to reinforce our alternative request that the Commission consider amending the Conservation Easement dated March 10, 2005 (the "Easement") to permit PRSC to proceed with an application for a Core Preservation Area Hardship Waiver Compelling Public Need under ECL §57-0121(10) ("Hardship Waiver").

As discussed further herein, we respectfully submit that amending the Easement will not create a material change to the resources protected by the Easement and the Project will serve an essential health and safety need that justifies deviating from Commission precedent.

The Draft Response Letter acknowledges that the Commission previously modified a similar easement for property owned by the Nassau County Council of Boy Scouts (the "Boy Scouts") to allow "nonmaterial accommodations to facilitate a use permitted under the easement." According to the Draft Response Letter, the Boy Scouts were permitted to reconstruct a kitchen that was destroyed by fire. The footprint of the replacement structure was the same as the original kitchen at the Boy Scouts property.

In addressing the request to amend the Easement to permit the PRSC to submit a hardship application, the Draft Response Letter finds, "PRSC's application, if granted may create material change to the resources protected by the easement and is not consistent with the Commission precedents." The Draft Response Letter concludes, "The Commission elects not to exercise its authority to amend the easement to allow an [sic] hardship application because if granted it may cause a material change to the resources protected by the easement." No clearing of natural vegetation is proposed for the proposed project, thus there will be no adverse impact to the natural ecosystem and the habitats of endangered species.

A. There will be No Material Change to the Resources Protected by Modification of the Easement

The subject property has a total lot area of approximately 135.95 acres, which is mostly forested with trees and other pine barrens vegetation. A portion of the subject property was previously cleared in connection with the PRSC's historic and continued operation of a private shooting club.

As depicted on the site plan drawings prepared by WFC Architects dated May 2, 2025, the proposed improvements will be located in a secluded corner of the already cleared portion of the property. Accordingly, no trees will be removed as part of the Project.

The proposed location was selected to ensure minimal disturbance to the resources of the Core Preservation Area. As noted on the Zoning Table, the proposed pole will have a building area of 28 square feet (**0.0000047%** of the total lot area) and the proposed compound will be 1,525 square feet (**0.00025%** of the total lot area).

The proposed pole features a design to minimize the visual impact to the neighboring vacant properties. This design, coupled with the surrounding mature trees and the lack of residential development in the area, ensures that views of the pole will be shielded from neighboring properties as well as the public.

Therefore, we submit that the Project's limited disturbance to the resources of the Core Preservation Area, the negligible visual impact from neighboring properties or to the public, and the lack of adverse impact on the protection and management of Core Preservation resources support the conclusion that the Project will not be materially detrimental to the resources of the Core Preservation Area.

B. There is a Compelling Public Health Benefit to Deviate From the Commission's Precedent

While the matter involving the Boy Scouts is similar to the instant application in that they both involved the modification of an easement granted in exchange for Pine Barrens Credits, we respectfully submit that the unique circumstances associated with the Project provide a compelling reason to deviate from the Commission's precedent.

The primary goal of the Project is to address a deficiency of emergency services and wireless coverage in the area surrounding the Property. As depicted on the Gradient Map previously submitted, large sections of the area surrounding the subject property experience unreliable coverage, including a large section that runs along the Long Island Expressway. Left unchecked,

this issue poses a direct threat to the health, safety, and welfare of the general public, especially motorists travelling in the area.

It is for this reason that the Project has attracted the interest of first responders such as the Manorville Fire District. In August of 2025, the Manorville Fire District entered into a sublease agreement to utilize the tower at a nominal rent.

The Manorville Fire District, along with the Riverhead Fire District and the Suffolk County Detectives Association have submitted letters in support of the Project. Additional letters received from the Ridge Volunteer Fire Department and the Retired Police Association of the State of New York, Inc., annexed hereto as **Exhibit 1**. The overwhelming support from the various first responders demonstrates that there exists a dire need to improve the wireless capabilities in the area. The Project will address this ongoing issue at no cost to the taxpayer.

We also note that the Commission has previously found that similar communication tower projects aimed at serving an essential health and safety need constitutes a compelling public need under the Environmental Conservation Law.

C. The Matter of the Application of Rockwell Collins

In 2015, the Commission approved the Matter of the Application of Rockwell Collins. There the applicant sought to construct two communication towers in the Core Preservation Area of the Central Pine Barrens. In its application for a Core Preservation Area Hardship Waiver, the applicant asserted that the project would provide a public health and safety need to the immediate area and to municipalities and emergency responders within 1,000 miles of the facility for communications in events of emergency and disaster.

In the resolution adopted by the Commission, it was found that the project:

...will serve an essential health and safety need because **without the project, the reliability and capacity of the existing local communications network serving emergency responders may not fulfill needs created during times of disaster or emergency**, which could **jeopardize the ability of officials in the region to communicate and address public health and safety needs** (emphasis added).

See, **Exhibit 2**, page 3.

Accordingly, the Commission has previously acknowledged that improving the reliability and capacity of existing local communications networks serving emergency responders serves an essential health and safety need of public entities and agencies in the Central Pine Barrens. In the Application of Rockwell Collins, this compelling public need warranted the granting of a Core Preservation Area Hardship Waiver.

D. Modifying the Easement is Provided for in the Instrument and by State Law

It is well-settled law in New York that ECL Article 49, Title 3, establishes the foundational rules for creating, holding, and *modifying conservation easements*. Under ECL § 49-0305, a conservation easement may be modified or extinguished only pursuant to the procedures set forth in ECL § 49-

0307. ECL § 49-0307 provides the exclusive means by which a conservation easement may be modified or extinguished.

Pursuant to ECL §49-0307(2), easements held by public bodies, such as the Commission, modification is permitted only: (a) *as provided in the instrument creating the easement*; (b) in a proceeding pursuant to RPAPL § 1951; or (c) exercising the power of eminent domain.

According to the Draft Response Letter, “the project may not proceed as currently proposed because it neither qualifies as a public improvement nor is it consistent with PRSC’s promise contained in the easement not to submit a hardship application.”

As noted in our prior correspondence dated May 4, 2026, Paragraph 5 on pages 6-7 of the Easement states, in relevant part:

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** (emphasis added).

Thus, the modification requested by PRSC is permissible by State Law and provided for in the Easement. When negotiating the terms of the Easement, the PRSC and the Commission agreed that future circumstances might arise that would justify modifying certain restrictions under the Easement. Based on the express language provided and its understanding of the same, the PRSC reasonably relied on the flexibility provided by this provision when it entered into the agreement.

In partnering with Elite, the PRSC seeks to realize an opportunity to improve communication capabilities for not just its members, but for emergency responders and the public at large. Such a change in circumstance, we argue, justifies the modification of the Easement. In keeping with the spirit and intent of the Easement, the PRSC seeks only to lift the Easement’s prohibition against the submission of a hardship application. All other restrictions and prohibitions will be unaffected.

Although the Commission maintains its authority to elect whether to amend the Easement, the Draft Response Letter’s dismissal of the PRSC’s request based on inconsistency with Commission precedent raises a question with respect to the implied covenant of good faith and fair dealing. The applicable provision under the Easement makes no mention of a modification needing to be consistent with Commission precedent. To arbitrarily impose such a requirement, and to penalize the PRSC for requesting a modification, effectively deprives the PRSC of realizing the benefits of the agreement.

Conclusion

In the matter presently before the Commission, the Project directly addresses a compelling public need to enhance radio frequency coverage for emergency responders and the public at large in an area that is woefully underserved. If the current deficiency in coverage is allowed to continue, there is a viable concern that there will remain a cognizable threat to the health, safety, and

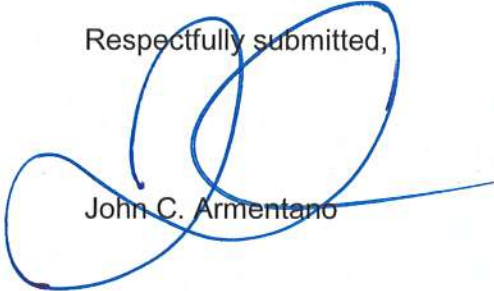
welfare of the community. Granting the PRSC's application to modify certain provisions of the Easement to allow for a Hardship Waiver application will ultimately protect public health and safety for years to come.

Therefore, we submit that the specific facts and circumstances regarding the instant matter is sufficiently distinguishable from the Boy Scouts application. Further, the Project's potential improvement to public health and safety in the Central Pine Barrens justifies deviating from the Commission's precedent to allow for a modification of the Easement. As noted during the May 20th meeting, the proposed modification would simply allow the PRSC to submit a hardship application. If approved, the burden remains with the PRSC to make the required evidentiary showing of a compelling public need.

Based on the foregoing, we respectfully submit that the Commission should consent to amending the Easement's prohibition against the submission of a hardship application as the Project will not create a material change to protected resources and serving such an essential health and safety need justifies deviating from Commission precedent. Accordingly, we request the opportunity to further demonstrate that a compelling public need exists.

Please contact our office if you have any questions or require additional information. Thank you very much for your time and consideration.

Respectfully submitted,



John C. Armentano

HAM
Enclosures

cc: John C. Milazzo, Special Counsel to the Central Pine Barrens Commission
Robert D. Gaudioso, Esq.

EXHIBIT 1



Ridge Volunteer Fire Department

P.O. Box 515 • Ridge, NY 11961

www.ridgefiredistrict.org

Headquarters: 631-924-3256 • Chiefs Fax: 631-924-3760



Daniel Brooks
First Assistant Chief

Kevin Leedham
Chief of Department

Anthony Morabito
Second Assistant Chief

May 26, 2026

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

Re: Elite LI Towers, LP / Peconic River Sportsman's Club
1 Connecticut Avenue, Manorville, NY 11949
SCTM No.: 0200-298.00-01.00-001.000

Dear Members of the Pine Barrens Joint Planning and Policy Commission:

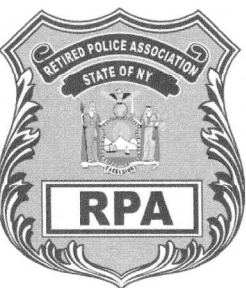
We are writing this letter to express our support for the proposed installation of a new radio transmitting and receiving tower at the above-referenced property.

We fully support the proposed development as we firmly believe that there is a need to install such a tower to provide a public safety quality of communications service in the area surrounding the property. The height of the proposed tower will enable it to provide additional service coverage at levels acceptable for public safety communications systems, which will provide a direct public benefit as it will ensure the ability for police, fire and emergency medical personnel to communicate during critical calls.

Accordingly, we submit that the project is a substantial public improvement that will enhance the health, safety and welfare of the public.

Please feel free to contact me if you have any questions or comments regarding the above.

Respectfully,
Kevin J Leedham
Chief of Department



Retired Police Association of the State of New York, Inc.

1 Old Country Road • Suite 276 • Carle Place, New York 11514-1884

Phone: (516) 294-4488 • Fax (516) 294-5129

email: RPASNY@aol.com • website: <http://www.rpasny.com>

June 3, 2026

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

Re: Elite LI Towers, LLP / Peconic River Sportsman's Club

Dear Central Pine Barrens Commission:

I am life member of the Peconic River Sportsman's Club, and for years we have never had reliable cell phone coverage during certain events held on the Club grounds. I'm told that it was always due to poor cell tower coverage for the area. It is imperative that anyone on the grounds has adequate cell coverage in the event of an emergency and be able to call out for help, and no less critical, to reach 911.

Firearms are continuously being used on the Peconic Sportsman's grounds and despite safety protocols and requirements practiced by every member; accidents can happen requiring immediate medical response which can only be achieved by reliable cell phone service.

The installation of an additional cell tower will also serve to protect the public who use the outer areas surrounding the Club and waterways. Communication is the key in all instances, and in today's world cell phone communications is the way we all communicate when not face to face.

Many of my members are retired police officers living in the area and several of them are also Peconic Sportsman's Club members. I am requesting your approval, in the interest of Public Safety, and our unfettered ability to make cell phone calls on Club grounds when needed. This letter of support is hereby submitted in hopes that your ultimate approval will end our long standing problem with deficient cell phone coverage.

We appreciate your Commission's considerations and ultimate approval to make this long overdue communications issue a thing of the past. The ability to get help when needed in an emergency is critical to all and this new cell tower can make that guaranteed.

Sincerely,

Kevin D. Hassett

President

President
Kevin D. Hassett
Port Authority Police Dept.

1st Vice President
Flora D. Stern, NYPD

2nd Vice President
Edward G. Carr, NYSP

Financial Secretary
Robert L. Livoti, NCPD

Beneficiary Secretary
Phil Passaro
Port Authority Police Dept.

Recording Secretary
John Rodriguez, SCPD

Treasurer
Dan Saxe, NYPD

Trustees
Paul Jurgens, Freeport
Jerry Arico, NYPD
Errol J. Ross, NCPD

Sergeant-at-Arms
William F. Rochè, NYPD
Michael Mulhall, Garden City
Mary Anne Villardi, SCPD

Albany Legislative Rep
Bryant Kolner, Amsterdam

Chaplain
Fr. Anthony Cardone

Attorneys
Ann Margaret Carrozza, Esq.
Leo G. Callaghan, Esq.
Richard W. Lerner, Esq.
Lawrence B. McCarron, Esq.

Member

Alliance of Public Retirees' Organizations of New York
Police Conference of New York, Inc.

EXHIBIT 2



Commission Meeting of August 19, 2015
Brookhaven Town Hall, Farmingville, NY

Present: Mr. Andrew Freleng (Suffolk County), Mr. Edward Romaine (Brookhaven),
Mr. Sean Walter (Riverhead), Ms. Anna Throne Holst (Southampton)

Adopted Resolution

Core Preservation Area Compelling Public Need Hardship Waiver
Application of Rockwell Collins
Located at 1370 Quogue Riverhead Road (CR 104), Flanders
SCTM #: 900-195-3-2

Vacant
Chair

Steven Bellone
Member

Edward P. Romaine
Member

Anna E. Throne-Holst
Member

Sean M. Walter
Member

Whereas, Rockwell Collins (the Applicant), a private corporation, by letter dated June 9, 2015, submitted an application to the Central Pine Barrens Joint Planning and Policy Commission for a Core Preservation Area Hardship Waiver based on Compelling Public Need under Article 57 Section 57-0121(10) of the New York State Environmental Conservation Law (ECL) to construct two, 45-foot tall guyed communications towers in the Core Preservation Area of the Central Pine Barrens (the proposed project); and

Whereas, the Applicant is the owner of a 42.816-acre project site located on the east side of Quogue-Riverhead Road (County Route 104), north of the intersection with County Road 31 and north of Sunrise Highway (State Route 27), situated in the Country Residence 200 Zoning District, in the Town of Southampton, Suffolk County Tax Map Number 900-195-3-2; the project site contains aeronautical communications infrastructure including 23 existing communications towers, an equipment building and outdoor concrete equipment basin, and driveway; and

Whereas, the Applicant is the only FCC-authorized provider of the High Frequency (HF) radio spectrum for emergency backup communications which “assures mission-critical connectivity for dispatch and emergency operations, hospitals, first responders, critical infrastructure, and federal, state, and local agencies,” and

Whereas, “the HF radio spectrum is specifically dedicated for disasters and provides communications coverage inside the impacted area from a site outside of the disaster, which eliminates vulnerability of infrastructure impacted by an event” and the proposed project would be used to serve the eastern seaboard; and

Whereas, the Applicant manages UrgentLink, Rockwell Collins’ new disaster communication network that will function in times of calamity and which is a subscriber, fee-based service for public and quasi-public entities such as police and fire departments, hospitals and emergency service providers; and

Whereas, the proposed project involves the disturbance of approximately 160 square feet to install the two tower masts and a total of eight guyed wire anchors, four anchor points for each tower, in a 20-acre area of the site where natural groundcover and low-growing natural pine barrens vegetation exists and other communications facility development exists; and

Whereas, the remaining area of the site, approximately 22.8 acres, is forested with pitch pine trees and other pine barrens vegetation; and

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Whereas, the application is a request for a Core Preservation Area Hardship Waiver based on Compelling Public Need since the project will provide a public health and safety need to the immediate area and to municipalities and emergency responders within 1,000 miles of the facility for communications in events of emergency and disaster; and

Whereas, the project site is an existing transmitting site that works in tandem with a receiving site also owned by Rockwell Collins located approximately 13 miles to the east at 81 Edge of Woods Road in Southampton; and

Whereas, the proposed project is an Unlisted Action pursuant to Environmental Conservation Law Article 8 (State Environmental Quality Review Act (SEQRA)); and no coordinated review was performed; and

Whereas, the Commission held a public hearing on July 15, 2015 on the Core Preservation Area Compelling Public Need Waiver Application; the hearing was closed and a transcript was thereafter made available to the Commission; and

Whereas, the Applicant's testimony at the public hearing is incorporated by reference; and

Whereas, pursuant to the criteria contained in New York State Environmental Conservation Law (ECL) Article 57, Section §57-0121(10) (b)(i), the proposed development will serve an essential health and safety need of the public entities and agencies and public health care providers in the Central Pine Barrens and will protect public health and safety since the proposed project will serve public agencies and emergency service providers in the event of a disaster; and

Whereas, pursuant to the Applicant's demonstration of hardship as per ECL §57-0121(10)(b)(i), the proposed use is required to serve existing needs of the residents and no feasible alternatives exist outside the core preservation area to meet the established public need and that no better alternatives exist with the county; the applicant explored other potential sites and alternatives and determined the project site is located at an optimal distance for the proposed technology to function efficiently and work in tandem with the Edge of Woods Road site and to meet communication requirements in an area up to 1,000 miles from the facility; and

Whereas, pursuant to the criteria contained in ECL §57-0121(10) (c) (i) through (iii), the Applicant has satisfied the conditions for and has demonstrated hardship, as the Project strictly limits disturbance to the resources of the Core Preservation Area to 160 square feet, and the 45 foot tower height will not be visible from neighboring properties or to the public; therefore, pursuant to ECL §57-0121(c)(i), the project will not be materially detrimental or injurious to other property or increase the danger of fire or endanger public safety or result in the substantial impairment of the resources of the Core Preservation Area; and

Whereas, pursuant to the Applicant's demonstration of hardship as per ECL §57-0121(10)(c)(ii) and (iii), the waiver will not be inconsistent with the purpose, objectives, or the general spirit and intent of this title and is the minimum relief necessary to relieve extraordinary hardship as it preserves pine barrens ecology by minimizing disturbance for the project, restores disturbed areas where feasible, and utilizes an already existing disturbed site developed with existing communications infrastructure and facilities; and

Whereas, pursuant to the Applicant's demonstration of hardship as per ECL §57-0121(10)(c), the Applicant has satisfied the conditions for demonstrating hardship as the project will not have an adverse impact on the protection and management of Core Preservation Area resources and the proposed project will service as a disaster communication network of last resort

that provides service in a greater geographic range than that of local frequencies and will protect the public health and welfare of those disaster-affected persons within a 1,000 mile radius of the project site; and

Whereas, no significant adverse environmental impacts are expected as a result of the proposed project; and

Whereas, the Commission has considered all materials submitted in connection with the application.

Now therefore be it

Resolved, the above recitals are incorporated herein and made a part hereof; and be it further

Resolved, that pursuant to the New York State Environmental Conservation Law (ECL) Article 8 (State Environmental Quality Review Act (SEQRA)) 6 NYCRR Part 617, the Commission identified no significant adverse environmental impacts and hereby adopts a Negative Declaration pursuant to SEQRA; and be it further

Resolved, that the Commission hereby determines the application, as submitted, meets the criteria for Core Preservation Area hardship based on Compelling Public Need pursuant to New York State ECL §57-0121 (10)(b) and (c); and be it further

Resolved, that the Commission finds that Rockwell Collins has demonstrated the project will serve an essential health and safety need because without the project, the reliability and capacity of the existing local communications network serving emergency responders may not fulfill needs created during times of disaster or emergency, which could jeopardize the ability of officials in the region to communicate and address public health and safety needs; and be it further

Resolved, that Rockwell Collins proposes to minimize the impact on the resources of the Core Preservation Area to the maximum extent practicable through the development of the project in an area of existing disturbance that is subject to regular maintenance for communications infrastructure with disturbance strictly limited to approximately 160 square feet of the 42.8 acre (1,864,368 square foot) project site or 0.01% of the site; and be it further

Resolved, no disturbance will occur in the existing wooded area of the site encompassing approximately 22.8 acres of the project site; and be it further

Resolved, that Rockwell Collins has demonstrated that there is no feasible alternative outside the Core Preservation Area because the project site, a transmission site, is located at an optimal operating distance to work in tandem with a receiving site approximately 13 miles to the east at 81 Edge of Woods Road in Southampton and jointly extend coverage along the eastern seaboard with the capacity to communicate and send data up to 1,000 miles; and be it further

Resolved, that the existing disturbed area of the project site has been used as a communications facility prior to the adoption of the Long Island Pine Barrens Protection Act of 1993; and be it further

Resolved, that the Rockwell Collins application for a Core Preservation Area hardship exemption based on Compelling Public Need is approved by the Commission, on this day, August 19, 2015, in accordance with the Site Plan prepared by Eric Scott Kohl, P.E. last dated

January 14, 2015 date stamped received June 9, 2015, subject to the following specific conditions:

1. The applicant must obtain additional permits and approvals, as required by law, prior to commencement of activity related to the expansion on the project site.
2. No more than 160 square feet of disturbance on the project may occur for the project and must occur within the existing 20 acre disturbed area.
3. No lighting shall be installed on the proposed towers.
4. The applicant must naturally revegetate and restore, using existing natural vegetation displaced for construction and installation below grade, the approximately 128 square feet area of the eight guyed wire anchor points.
5. No other changes to the project shall occur including, but not limited to, the height of towers, additional facilities including lights, clearing, disturbance, or any related element, equipment, or services unless and until an application is submitted to that effect; in which case the project shall be considered a new project and subject to Commission review and discretionary decision.
6. Notify the Commission office for inspection when disturbance limits are staked.
7. Notify the Commission office for inspection within one week of project completion.

and be it further

Resolved, the Commission grants the Compelling Public Need Waiver for the Rockwell Collins project; and be it further

Resolved, the waiver granted under the provisions of ECL Section 57-0121(10) shall only be considered an exemption or waiver of the particular standard of this title for which the Commission approved the Hardship Waiver. 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; and be it further

Resolved, the instant conditionally approved Hardship Waiver shall be valid for a period of three years from the date of approval. All work or action required in the conditions, where applicable, shall be completed within three years from the date of approval unless a longer period was approved or the Applicant obtains an extension from the Commission; and be it further

Resolved, a copy of this resolution shall be filed with the Suffolk County Clerk and indexed against the property.

Record of Motion

Motion By: Mr. Romaine

Seconded by: Ms. Throne-Holst

Record of Vote:

Yea: 4

Nay: 0

cc: Town of Southampton Planning Board

John C. Armentano
Partner

Direct Dial: 631.367.0719
Direct Fax: 631.367.0788
jcarmentano@farrellfritz.com

100 Motor Parkway
Suite 300
Hauppauge, NY 11788
www.farrellfritz.com

Our File No.
31269-109

June 11, 2026

BY FEDERAL EXPRESS

Julie Hargrave
Interim Executive Director/Pine Barrens Manager
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: JUSTIFICATION FOR CONSERVATION EASEMENT MODIFICATION
Elite LI Towers, LP
1 Connecticut Avenue, Manorville, NY 11949
SCTM No.: 0200-298.00-01.00-001.000

Dear Ms. Hargrave:

We are supplementing our prior written submission dated June 10, 2026, to include an additional letter of support prepared by Integrated Wireless Technologies, LLC ("IWT"), the developer of the communication system and migration plan for the Manorville Fire District. A copy of the letter of support has been annexed hereto as **Exhibit 1**.

As noted in the letter, the initial phase of the project to improve the Fire District's communication system involves the installation of a new antenna at the Fire District's primary tower site. "This **sole site configuration leaves the fire district with coverage deficiencies in several areas** of the district both to the Northeast and Southwest of the Fire District (emphasis added)." In order to address said deficiencies, IWT states that additional transmitting and receiving sites must be added to the communication system. IWT also notes that the co-location of services at the proposed tower will improve broadband cellular service in the area, which allows firefighters to receive alerts regarding new alarm activations on their personal devices.

Therefore, we submit that the installation of the proposed tower will significantly improve the Manorville Fire District's radio communications system as well as the reliability of broadband cellular service for both firefighters and the general public.

Central Pine Barrens

Page 2

Please contact our office if you have any questions or require additional information. Thank you very much for your time and consideration.

Respectfully submitted,

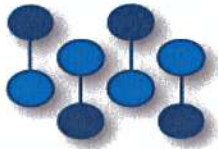
A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

John C. Armentano

HAM
Enclosures

cc: John C. Milazzo, Special Counsel to the Central Pine Barrens Commission
Robert D. Gaudioso, Esq.

EXHIBIT 1



IWT
Integrated Wireless Technologies, LLC
Connecting Systems ● Connecting People

101-1 Colin Drive
Holbrook, NY 11741
631-653-6650

To: Whom it may concern
From: Andrew T Hintze
Date: 10 June 2026

Subj: Manorville Fire District Radio Communications

Integrated Wireless Technologies has developed a comprehensive communications system and migration plan for the Manorville Fire District that addresses the dynamic needs for the Fire District as well as the ever-changing requirements of the FCC regarding channel allocation and spacing. Other contributing factors are the migration of Paging from Low Band to the UHF band by Suffolk County Fire Rescue and the requirement by FRES that any self-dispatch will be conducted on a Fire District owned and maintained channel other than the FRES Paging Channels.

The first phase of this project involved repairs to the customers' primary site at the commercial tower site leased through SBA. A new antenna was installed to improve coverage to the fullest extent possible from this one site. This sole site configuration leaves the fire district with coverage deficiencies in several areas of the district both to the Northeast and Southwest of the Fire District. The next several phases of the project seek to eliminate these coverage deficiencies by adding additional transmit and receive sites to the system. The tower at the Peconic Sportsman Club is needed to complete the network of sites.



Also of consideration is the co-location of services at the proposed tower at the Peconic Sportsman Club. By including several carriers at the site, broadband cellular services will be significantly improved in the area. This will improve the reliability of messaging apps used of Firefighter's personal devices to receive new alarm activations. Also improved by enhanced broadband are the data devices used by the Fire District to respond to and track alarms. It is also worth mentioning the reliance on broadband connections for civilian access to service like monitored home alarms and 911. Improved coverage is a complete win for everyone.

Please feel free to contact me at any time at 631-653-6650 or by email at Andrew.hintze@goIWT.com to review any information contained in this letter.

Respectfully

Andrew T Hintze Sr

Andrew Hintze
Account Manager, Eastern Suffolk

RECEIVED

JUN 04 2026

Central Pine Barrens Joint
Planning & Policy Commission

**CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION (CPBJPPC)**

**Compatible Growth Area (CGA)
Hardship Application**

**49 & 63 Oakcrest Avenue
Middle Island**

Suffolk County Tax Map Number: 0200-343-06-20.1
Hamlet of Middle Island, Town of Brookhaven, Suffolk County, New York

Applicant:

Oakcrest Avenue Realty LLC
865 Merrick Road
Baldwin, New York 11510
Contact: Chaim Lebowitz, Member
(917) 613-0743
lebowitzc@gmail.com

For Submission To:

Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978
Contact: July Hargrave, Interim Executive Director
(631) 218-1192
landuse@pb.state.ny.us

Prepared by:

Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, New York 11747
Contact: Michael Brusseau; AICP CEP, LEED AP, WEDG,
Project Manager & Senior Environmental Planner
(631) 427-5665
mbrusseau@nelsonpopevoorhis.com

NP&V #21348

June 2026



NPV

Oakcrest



6/4/2026, 1:28:22 PM

- Street Labels
- Tax Parcels
- Green: Green
- Blue: Blue
- Address Labels
- 2023 Orthoimagery
- Red: Red

1:3,938

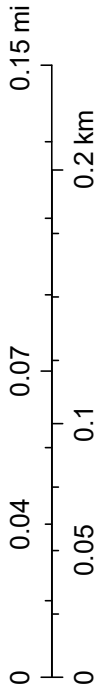


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Attachments (Plans)

- A. Environmental Assessment Form (EAF), Part 1, Nelson Pope Voorhis, May 1, 2026
- B. Site Plans, Nelson + Pope, May 1, 2026

**COMPATIBLE GROWTH AREA APPLICATION
TRANSMITTAL LETTER**

Dear Commissioners:

Please accept this package as an application for development review of the project known as
49 and 63 Oakcrest Avenue Middle island, NY

submitted on 6/3/26 by Nelson, Pope & Voorhis (environmental consultant)
Date 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
N/A approvals are pending a final decision by the CPBJPPC
- ☐ Three copies of the final approved map or site plan including any required conditions or revisions.
N/A draft plans are attached
- ☒ 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)
- ☐ A copy of the Suffolk County Planning Commission determination.
A SCPC determination is not required under Section 239-m
- ☒ 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.

OWNER'S AFFIDAVIT

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

STATE OF NEW YORK)

COUNTY OF NASSAU) ss:

Oakcrest Avenue Realty LLC, being duly sworn, deposes

(Owner's Name(s))

and says that I/we reside at _____

(Owner's Address)

_____, in the County of _____,

State of _____, and that I/we am/are the owner in fee of the

property located at 49 & 63 Oakcrest Avenue Middle Island, Town of Brookhaven, Suffolk County, New York 11953,

(Property Address)

which is also designated as Suffolk County Tax Map Number(s) 0200-343-06-20.1

_____, and that I/we have been the

owner(s) of this property continuously since _____, and that I/we

(Date)

have authorized Nelson, Pope & Voorhis (environmental consultant) to make a

(Applicant's Name)

permit application to the Central Pine Barrens Joint Planning and Policy Commission for this

property. I/we make this Statement knowing that the Central Pine Barrens Joint Planning and

Policy Commission will rely upon the truth of the information contained herein.

[Signature]
(Owner's Signature)

(2nd Owner's Signature)

Oakcrest Avenue Realty LLC

(Owner's Name - Please Print)

(2nd Owner's Name - Please Print)

6-1-2026

(Date)

(Date)

Sworn to before me this

12 day of June 2026

[Signature]

(Notary Public)

Sworn to before me this

____ day of _____ 20__

(Notary Public)

LISA POLIMENI
Notary Public, State of New York
Reg. No. 01PO6086431
Qualified in Nassau County
Commission Expires January 21, 2027

COMPATIBLE GROWTH AREA HARDSHIP APPLICATION PROJECT DATA SHEET

Applicant Information	
Name (print)	Oakcrest Avenue Realty LLC Contact: Chaim Lebowitz, Member
Address	865 Merrick Road Baldwin, New York 11510
Phone/Fax	(917) 613-0743 lebowitzc@gmail.com
Agent's Name	Michael Brusseau; CEP, AICP, Project Manager/ Senior Environmental Planner, Nelson, Pope & Voorhis, LLC
Address	70 Maxess Road Melville, New York 11747
Phone/Fax	(631) 427-5665 / Fax (631) 427-5620 / mbrusseau@nelsonpope.com
Legal Representative	Matthew J. Ingber, Esq. Certilman Balin Adler & Hyman, LLP
Address	90 Merrick Avenue, 9th Floor East Meadow, NY 11554
Phone/Fax	(516) 296-7135 / Fax 516-296-7111 / MIngber@certilmanbalin.com
Project Information	
Project Name	49 & 63 Oakcrest Avenue Middle Island
Tax Map Number(s)	0200-343-06-20.1
Street Location	49 & 63 Oakcrest Avenue
Hamlet & Town	Middle Island, Town of Brookhaven
Total Project Site (Acres)	4.40 acres
Existing Land Use (vacant, residence, etc.)	Two Nursing and Rehabilitation Facilities
Present Zoning (if split please give areas within each zone)	NH-H (Health Facility District)
Project Description	The subject property is located in the Town of Brookhaven's NH-H Zoning District and is 191,929 SF (or 4.4 acres). The property currently contains two nursing homes, Surge Rehabilitation & Nursing and Quantum Rehabilitation & Nursing. The proposed action involves includes construction of an attached one-story 3,350 square foot addition at the rear of the Surge building; a 1,500 SF outdoor amenity/patio space between buildings; 43 new onsite parking spaces including 6 ADA spaces; replacement and upgrades to on-site drainage structures including new subsurface leaching pools, shallow depth drainage galleys, and a diffusion well; sidewalk improvements; a four-foot retaining wall and three-foot barrier wall; screening along the northerly property line adjacent to parking areas; a short retaining wall and vehicle barrier on the south side of the property adjacent to three parking spaces; a six-foot long PVC and gate near the front entrance of the Surge building, and a new onsite fire hydrant; parking signage; pavement striping including additional spaces in currently paved areas; and curbing. The proposed Surge building addition will be used as a meeting and social area for residents and their families. The outdoor amenity space will improve the quality of life of residents. Proposed additional parking will help to eliminate on street parking and new drainage will help ensure adequate control of runoff. Retaining walls and physical and vegetative screening will help prevent headlights from shining off site and minimize visual impacts. Sidewalk and parking improvements will support visitor safety, convenience and ADA accessibility.

1.0 DESCRIPTION OF THE PROPOSED PROJECT

1.1 Introduction

This document has been prepared by Nelson, Pope & Voorhis, LLC (NPV) in support of an application before the Central Pine Barrens Joint Planning and Policy Commission ("CPBC" or "Commission") for a hardship exemption for essential maintenance and improvements to an existing development on property containing two rehabilitation and nursing facilities within the Central Pine Barrens' Compatible Growth Area (CGA). This document is intended to provide the required information detailing how the requested exemption satisfies requirements for approval of the application, pursuant to New York State Environmental Conservation Law (NYSECL) Article 57-0123(3)(b) and why a hardship exemption is necessary for long-term facility success in its support of the health, safety, welfare and quality of life of facility residents, patients, visitors, staff, and surrounding community. This document provides a description of the features of the proposal that justify the requested exemption, based on the characteristics of the site, project plans, the standards and guidelines of the Central Pine Barrens Comprehensive Land Use Plan ("CLUP") and criteria enacted by New York State Town Law, Section 267-b.

Appendix A contains an owners affidavit prepared by the property owner authorizing Nelson, Pope & Voorhis, LLC to make this Hardship Exemption application on their behalf. A Part 1 Environmental Assessment Form (EAF) has been prepared for the Proposed Project and is provided in **Appendix B**. Assessment of project consistency with the CLUP and Town of Brookhaven Chapter 85, § 85-723 and § 85-724 is provided in **Appendix C**.

In brief, the Proposed Project will add parking and amenity improvements to an existing nursing and rehabilitation use that has existed since 1972, prior to the adoption of Article 57 of the New York State Environmental Conservation Law, prior to the Central Pine Barrens CLUP, and prior to the existence of the CPBC. After 54 years of serving the community with nursing/rehabilitation services, the site is in need of improvements to continue to serve the community. The subject site is within the CGA, and at present, is not consistent with the Standards of the CLUP, as has been the case since 1972, prior to Article 57. Thus, a hardship waiver is needed to complete these improvements as summarized in Table 1 below and discussed in detail in the preceding Compatible Growth Area Standards and Guidelines Consistency Review table.

1.3 Site History and Characteristics

Prior to 1972, the Subject Property and much of the surrounding area was undeveloped forest with some scattered single-family homes. Around that time, a site plan application was submitted to the Town of Brookhaven Planning Board for the currently existing rehabilitation and nursing facility (originally known as "Middle Island Nursing"). The Town Planning Board reviewed the project and determined it to be an appropriate land use for the Subject Property and approved the project site plan later in 1972. This approval came long before New York State Environmental Conservation Law Article 57 was enacted, the Central Pine Barrens Comprehensive Land Use Plan (hereafter, "CLUP") was adopted, and any local pine barrens regulations in the Town of Brookhaven were in place. Since the time the Town approval was granted for the rehabilitation and nursing facilities, additional residential development has occurred in the surrounding area. Over the past 50+ years, the subject land use has provided critically important short- and long-term health care and rehabilitation services to residents of Middle Island and the region.

Some essential upgrades have been made to the site and existing facilities since initial approval and construction including essential upgrades to the onsite sewage disposal system and drainage system to meet contemporary health and environmental standards. Interior renovations have also occurred over time to improve indoor spaces in support of the facilities' objective of providing quality health care in a quality environment.

It is our understanding that the existing facilities, which include Surge Rehabilitation and Nursing and Quantum Rehabilitation and Nursing currently experience parking shortages for staff, patients, and visitors, which results in vehicles having to be parked off-site on Oakcrest Avenue. This on-street parking has resulted in public safety concerns, as well as concerns over impacts to neighboring residences including vehicular conflicts, and late night and early morning noise.

The Subject Property and existing rehabilitation and nursing facilities now require certain essential upgrades to improve conditions, enhance services for patients/ residents, and to prevent or mitigate existing impacts on nearby property owners, the local street system, and environmental resources. These improvements include providing additional onsite parking to serve the originally approved and currently operating facilities' needs, as well as eliminating potentially dangerous and disruptive on-street parking along Oakcrest Avenue. Additionally, required improvements involve installing improved drainage infrastructure to prevent impacts on adjacent properties and nearby Pine Lake, erecting fencing to minimize potential noise and headlight-related impacts on neighbors, and providing a resident, patient, and family visitation room to enhance resident/patient quality of life which is essential to health and overall well-being.

and vegetative screening will be provided after work is completed to offset some of the loss, resulting in an overall 0.28± acre reduction in total site vegetation.

Currently, there is a total of 61,500 SF (1.41 acres) of grass or lawn, which covers 32 percent of the Subject Property. For the purposes of this review, this area is considered fertilizer dependent vegetation. Some of this grass will be removed for parking and other improvements but the Applicant proposes to use native plant species and native seed mixes to reduce and minimize the need for fertilized vegetation. Therefore, the total area of fertilizer dependent landscaping will be reduced from 1.41 acres (32% of the property) to 1.06 acres (46,220 SF) or 24.1% of the property. Even though the Applicant proposes to use native vegetation and the percentage of existing fertilizer dependent landscaping will be significantly less than the existing condition (32% to 24.1%), the Subject Property and project still does not comply with the CLUP's 15 percent standard. Again, this is mainly due to existing lawn over the large sanitary leaching field which is necessary to prevent tree and shrub roots from impacting the system and allowing for easy system maintenance. As such, the subject project is required to seek a hardship exemption from Standard **§85-723.E.6** of the Brookhaven Town Code and **(S 5.3.3.6.3)** of the CLUP. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. See attached **Landscape Plan, Sheet LA-101**.

The proposed Surge building addition and previously disturbed outdoor amenity space will be used by patients and residents as places to enjoy time with their family and friends. These types of spaces help to create a comfortable homestyle atmosphere that is essential to physical, mental and emotional health and well-being. Such spaces help patients combat loneliness and isolation and provide opportunities to meet new people and create long lasting friendships, enabling human interaction and new social connections with other similarly situated individuals. Social interaction has been shown to reduce patient/resident anxiety, provide mental stimulation which may help slow the pace of cognitive decline, and instill a more positive outlook on the future. In addition, such amenities provide a neutral space and change of scenery outside of patients' rooms, where social engagement, passive physical activities, special events, games, and other group activities can occur. The proposed indoor and outdoor amenity spaces will not only improve the quality of life and overall experience of residents at these facilities but is essential to Surge and Quantum's future success and long-term sustainability. This is because improvements to patient care, convenience, and health, helps these rehabilitation and nursing facilities to remain competitive with larger modern facilities, at a time when such services are in great demand as overall population increases and the Baby Boomer generation ages. As previously noted, these amenity spaces will serve current patients and residents, and will not result in an increase in occupancy.

The proposed onsite parking will be located mainly on the northside of the property, east and west of the Surge building, along the northerly property line where some limited natural and maintained vegetation exists, and around the perimeter of the northeast parking lot. Four additional spaces will be provided within an existing parking lot between the Surge and Quantum buildings, simply by restriping and three spaces are also proposed on the south side

of the property, south of the Quantum building. The purpose of the new parking spaces is to help eliminate on-street parking along the narrow rural residential street serving the site (Oakcrest Avenue) and minimize related safety concerns and noise. Existing parking along the property's Oakcrest Avenue frontage narrows the travel lanes of the already narrow Oakcrest Avenue right-of-way. This obstructs motorist sight distances and makes exiting the site more difficult, and creates dangerous conditions, especially for second and third shift staff late at night or early morning hours entering and exiting their vehicles. It also can create safety concerns for neighborhood residents and their children during daytime hours, while walking, biking or driving past the property.

Parking on the street has been an issue for neighbors who have voiced concerns over disruptive late night and early morning noise including talking, shouting, playing music, car alarms, vehicle horns, and other vehicle and human-related noise in the street. These activities and any parking in undesignated areas along the street such as in front of residents' homes can also generate complaints and increase the demand for policing which strains community resources, and reduces safe and unincumbered passage of emergency vehicles or large trucks past the site.

Removing cars and trucks from the street and providing safer, more convenient onsite parking will also help improve aesthetic conditions and community character in this primarily moderate to dense single-family residential neighborhood. Under today's regulations, on-street parking provided would likely not be permitted. With the requested onsite parking improvements, the facilities will become more compliant to existing Town parking standards and supportive of public safety and convenience that supports visitation.

In addition, subsurface soils and geology at the Subject Property include impervious or fine grained and/or compacted low permeability strata that restrict drainage, creating perched water table conditions beneath the site. Installing proposed shallow leaching galleys, removing and replacing the soil around and below these structures and replacing it with clean well-drained sand, and installing a deep diffusion well that penetrates the restrictive soils will help to address this issue. This is of great importance as the proposed drainage structures will not only help to serve the additional paved parking spaces but will also improve existing overall drainage conditions and help ensure proper collection and recharge of runoff into the ground preventing runoff on to nearby streets, adjacent properties, and/or nearby Pine Lake.

Retaining walls and landscaping will offer physical and vegetative screening that will help prevent light from motor vehicles from shining onto neighboring properties which has been an issue for some neighbors, while helping to minimize visual impacts. Sidewalk and parking improvements will support visitor safety, provide greater convenience and support resident/patient visitation including ensuring the facilities are Americans with Disabilities Act (ADA) accessible.

In summary, the following environmental benefits are expected to accrue as a result of the Proposed Project:

amenities for occupants. If the hardship is not granted the facility could be subject to a loss of revenue as a result of competition with other more optimized facilities, thus stressing the ability to continue in a manner that provides a reasonable return. Also, the site is zoned NH-H for nursing home use, and is not viable for any other purpose. While not directly quantifiable, this is a logical assessment of the financial realities of operating a 54 year old nursing and rehabilitation center.

The Applicant seeks to improve the necessary services, support and convenience for its residents and patients to enhance the overall quality of existing facilities and meet current standards and expectations so it can remain competitive with larger more modern facilities. The hardship for these facilities is not merely inconvenience; it is a hardship to all its residents/patients and visitors, as well as to the facility staff, managers, and owners as basic improvements and modernization as proposed are essential to long-term health, safety, and the sustainability and viability of Surge and Quantum. The proposed improvements will help to enable proper facility functions and foster success in meeting health care objectives, by providing necessary infrastructure and maintenance to ensure the quality of service necessary to remain competitive and viable is met. It is expected that visitors are more likely to visit, and staff will find working at the facilities safer and more convenient, when the additional onsite parking necessary to replace parking in the street is finally provided. The project seeks to provide greater consistency with current zoning, engineering principles and practices and health and safety standards on a site that was developed over 50 years ago in 1972, before current regulations, to better support increasing demand by the aging population, and high quality facilities.

- (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;*

The Subject Property is unique as it is a small, fully developed NH-H-zoned property situated within the CPB CGA in the center of a moderate to densely developed single-family residential neighborhood containing a park, small lake, Town owned open space, and one deli and catering business directly across the street that is undoubtedly supported by the existing facilities. The 4.4-acre rehabilitation and nursing establishment was constructed over 50 years ago long before Article 57 of the Environmental Conservation Law, adoption of the CLUP, and current local pine barrens requirements, parking and drainage standards, and greater knowledge about the needs of patients/residents. The property serves two long established essential nursing home and rehabilitation facilities, at a time when these uses are in significant demand due to the aging population. The project does not seek to increase facility capacities, it merely seeks to modernize and improve the existing facilities and make them safer, healthier, more enjoyable, more consistent with code and economically competitive and sustainable.

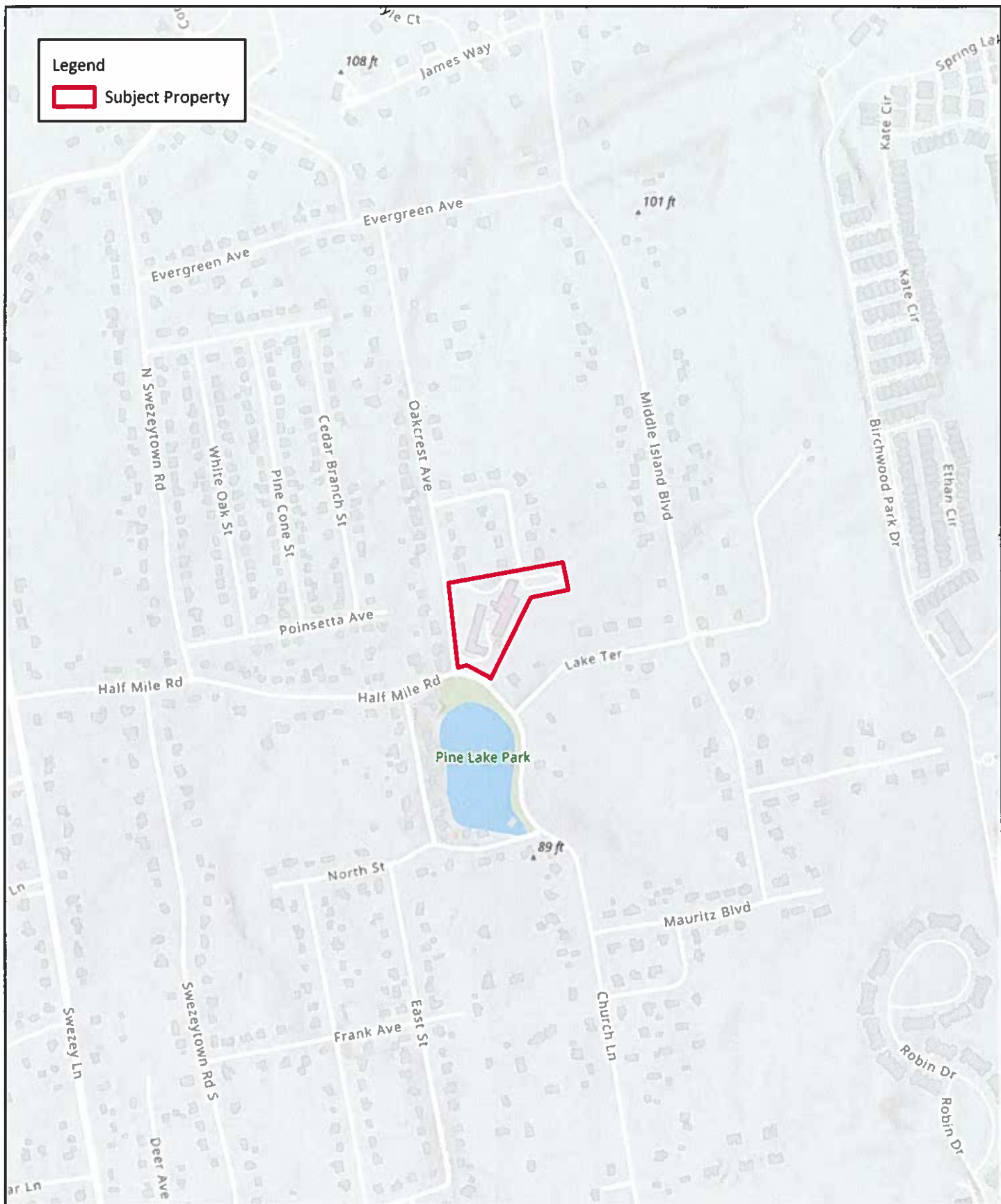
As discussed previously, improvements include providing the necessary onsite parking to meet the needs of patients/residents and eliminating identified hazardous and nuisance

and management, all in an ongoing business that has existed since 1972. The Proposed Project will result in minor alterations to the site, in the context of the larger use occupying the site for over half a century. The improvements reconfigure parking, where parking currently exists, and includes added landscaping. The onsite parking improvements will improve the character of the neighborhood by the cessation of parking on streets within the community. Other improvements are more internal to the site, near existing buildings in existing previously disturbed areas. As a result, the hardship, if granted, will not alter the essential character of the neighborhood.

The Proposed Project does not request a use variance, and will not result in a change in the long-standing use or intensity of use of the Subject Property. The existing and proposed use of the property are the same and are fully compliant with the Town NH-H land use requirements, although several Town area or dimensional requirements are preexisting nonconforming and a variance for maximum floor area ratio is required. The project will not significantly alter the site or the character of the neighborhood and the changes that are proposed are expected to be minor with minimal environmental impact, while providing many beneficial social, economic, environmental, and public health benefits. In fact, the project seeks to enhance conditions by removing on-street parking and providing space on the Subject Property to fully serve the existing uses and address feedback collected from neighbors. The project does NOT seek to increase the capacity or number of beds at its facilities but does seek to improve conditions including creating a safer and quieter street. The project includes the planting of a large rain garden consisting of native plants to offset environmental, ecological and drainage impacts.

(4) that the alleged hardship has not been self-created.

The existing condition is not a result of the Applicant's actions or inactions. The Subject Property was zoned and developed for the current land use over 50 years ago, prior to the CLUP, changing facility and community needs, and contemporary regulatory standards and policies. As previously noted, approximately 62.3 percent of the site is currently impervious, which includes the existing buildings, site driveways, parking areas, sidewalks, garage, etc. Due to existing conditions and pre-CLUP development of the property, it is not feasible to make the requested improvements for the Proposed Project without obtaining a Hardship Exemption from the Commission. The property owners and current managers have no control over the present needs and current requirements of these types of facilities but can make improvements to address neighbor and patient/resident comments and recommendations. Maintenance and site and facility improvements are necessary to remain competitive, provide the best services possible to patients/residents, create a better workplace for staff, minimize impacts on neighbors, and improve health and safety of facility clientele. Relocating to another location after over 50 years serving this community is not an option.



NPV

FIGURE 1 LOCATION

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 700 feet



**49 & 63 Oakcrest Avenue
Middle Island, NY
Hardship Exemption
Application**



FIGURE 2
AERIAL LOCATION MAP

Sources: NYS Orthophotography 2023; SC Parcels 2024
Scale: 1 inch equals 200 feet



49 & 63 Oakcrest Avenue
Middle Island, NY
Hardship Exemption
Application

ATTACHMENTS

ATTACHMENT A

Part I Environmental Assessment Form (EAF)

Project Description

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

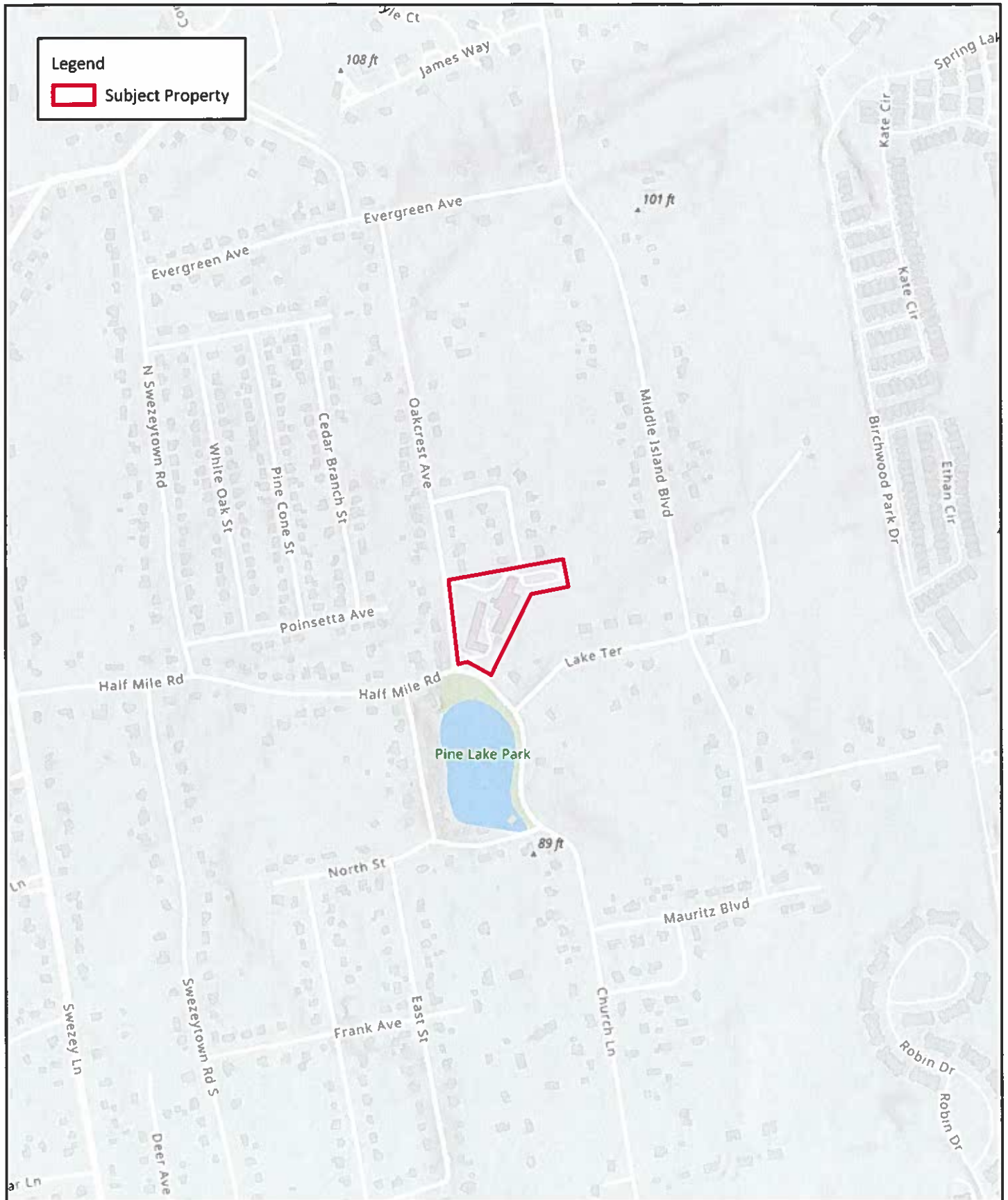
Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

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: 49 & 63 Oakcrest Avenue		
Project Location (describe, and attach a general location map): 49 & 63 Oakcrest Avenue, Middle Island, Town of Brookhaven, Suffolk County, NY (SCTM: 200-343-06-20.1) (see attached location map)		
Brief Description of Proposed Action (include purpose or need): The subject property is located in the Town of Brookhaven's NH-H (Health Facility District) and is approximately 191,929 square feet (SF) or 4.40 acres in area. The property currently contains two nursing homes, Surge Rehabilitation and Nursing and Quantum Rehabilitation and Nursing. The proposed action involves two phases which include construction of a one-story 3,350 square foot addition at the rear of the Surge building, a new 1,500+/- SF outdoor amenity area between buildings, 43 new onsite parking spaces including 6 ADA spaces, replacement and upgrades to on-site drainage structures including new subsurface leaching pools, shallow depth drainage galleys, and diffusion wells, sidewalk improvements, a four-foot retaining wall and three-foot barrier wall and screening along the northerly property line adjacent to parking areas, a short retaining wall and vehicle barrier on the south side of the property adjacent to three parking spaces, a six-foot long PVC and gate near the front entrance of the Surge building, and a new onsite fire hydrant, parking signage, pavement striping, and curbing. The proposed Surge building addition will be used as a meeting and social area for residents and their families. The outdoor amenity space will improve the quality of life of residents. Proposed additional parking will help to eliminate on street parking and new drainage will help ensure adequate control of runoff. Retaining walls and physical and vegetative screening will help prevent headlights from shining off site and minimize visual impacts. Sidewalk and parking improvements will support visitor safety, convenience and continuity and ADA accessibility.		
Name of Applicant/Sponsor: Oakcrest Avenue Realty LLC c/o Chaim Lebowitz, Member		Telephone: (917) 613-0743 E-Mail: lebowitzc@gmail.com
Address: 865 Merrick Road		
City/PO: Baldwin	State: New York	Zip Code: 11510
Project Contact (if not same as sponsor; give name and title/role): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Oakcrest Avenue Realty, LLC c/o Long Island Care Center		Telephone: E-Mail:
Address: 114-61 38th Street		
City/PO: Flushing	State: New York	Zip Code: 11354



NPV

FIGURE 1 LOCATION

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 700 feet



**49 & 63 Oakcrest Avenue
SWPPP**

Town of Brookhaven, NY



NPV

**FIGURE 1
AERIAL LOCATION MAP**

Sources: NYS Orthophotography 2023; SC Parcels 2024
Scale: 1 inch equals 200 feet



49 & 63 Oakcrest Avenue

Middle Island

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, ☒ Yes ☐ No or Village Board of Trustees	Town Board (Site Plan Approval, Stormwater Pollution Prevention Plan)	May 2026
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☒ Yes ☐ No Village Zoning Board of Appeals	Zoning Board of Appeals (Variance)	June 2026
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☒ Yes ☐ No	Central Pine Barrens Joint Planning and Policy Commission (approval or Hardship Exemption)	June 2026
g. State agencies ☒ Yes ☐ No	NYSDEC (Non Jurisdiction for FW wetlands, Article 11 no-take letter for rare species)	May 2026
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?
NH-H Health Facility District

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Suffolk County Police Department, Precinct 6, Sector 615

c. Which fire protection and emergency medical services serve the project site?
Middle Island Fire District, Zone 1

d. What parks serve the project site?
Rocky Point Pine Barrens State Forest

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)? improvements to existing nursing home facilities

b. a. Total acreage of the site of the proposed action? 4.40 acres
b. Total acreage to be physically disturbed? 1.67 acres Includes existing paved and impervious areas.
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.40 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)? % 3.7% +/- more Units: gross floor area onsite and 43 additional onsite parking spaces

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: 12-14 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase I (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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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? <u>Installation of drainage leaching pools, shallow depth leaching galleys, diffusion wells and</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>3,850 CY of net cut will be removed from the site</u> • Over what duration of time? <u>total of 110 truck trips over 2+/- months based on 3 trips per workday</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
<u>soil/sand</u>	
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? <u><1.67</u> acres	
vi. What is the maximum area to be worked at any one time? <u><1.67</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>Leaching pool +/-22 feet</u>	
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: _____ gallons/day

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

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

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

• Do existing sewer lines serve the project site? ☐ Yes ☐ No • Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): <u>N/A</u>	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>Additional sanitary wastes will not be generated; the existing facilities use an onsite treatment system</u>	
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 <u>0.28</u> acres (impervious surface) _____ Square feet or <u>4.04</u> acres (parcel size) ii. Describe types of new point sources. <u>N/A see No. iii. below</u>	
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)? <u>To existing and proposed drainage system. Proposed expanded drainage system includes catch basins, subsurface leaching pools, shallow drainage galleys, diffusion wells, and gravel infiltration trench onsite.</u> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u> • 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 (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

vi. Are public/private transportation service(s) or facilities available within ¼ 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

Use is a nursing home/residential use. The only new energy demands will be to heat, cool, power, and light the new 3,350 SF of space.

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: _____ 7:00 AM - 6:00 PM
- Saturday: _____ N/A
- Sunday: _____ N/A
- Holidays: _____ N/A

ii. During Operations:

- Monday - Friday: _____ The facility is open 24 hours a day
- Saturday: _____ seven days a week
- 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: <u>During construction temporary and intermittent noise will be generated by construction equipment, construction hours will comply with Town Code Section 50-6 B.(7) "Noise Control," "Prohibited acts" of the Town Code</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No N/A 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 N/A 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: _____ Also: no new solid waste to be generated facilities use existing carter for pick up and disposal	

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): Pine Lake, Town owned woodland

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.74	3.02	+0.28
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>landscaping, mix of mostly lawn and some shrubs and trees</u>	1.66	1.38	-0.28

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:
The site itself includes two nursing and rehabilitation facilities Surge Rehabilitation and Nursing and Quantum Rehabilitation and Nursing

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): 2506446; sewage, 49 Oakcrest, case closed
☐ 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: _____
No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ +/- 1,200 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:

Plymouth loamy coarse sand, 3-8%sl	PIB	54.5 %
Plymouth loamy coarse sand, 0-3%sl	PIA	30.3 %
Plymouth loamy coarse sand, 8-15%	PIC	13.6 %
Cnr & fill land gently sloping	CuB	1.6 %

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: _____ 100% of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ +/-90 % of site
☒ 10-15%: _____ +/-10 % 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 <u>No</u>	Classification _____
• Lakes or Ponds:	Name <u>Pine Lake</u>	Classification <u>Class 2, PuBh</u>
• Wetlands:	Name <u>Pine Lake</u>	Approximate Size <u>7(NYSDEC), 3.4 NWI</u>
• Wetland No. (if regulated by DEC)	<u>MD-6 Class 2, located >200' from site</u>	

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: _____
N/A

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: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 35%;">Developed site adjacent to woodlands</td> <td style="border-bottom: 1px solid black; width: 35%;">possible bald eagle, NLEB and/or tiger</td> <td style="border-bottom: 1px solid black; width: 30%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Human tolerant species: possible</td> <td style="border-bottom: 1px solid black;">salamander in area</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td colspan="3" style="border-bottom: 1px solid black;">squirrels, racoon, rabbit, variety of birds</td> </tr> </table>	Developed site adjacent to woodlands	possible bald eagle, NLEB and/or tiger		Human tolerant species: possible	salamander in area		squirrels, racoon, rabbit, variety of birds			
Developed site adjacent to woodlands	possible bald eagle, NLEB and/or tiger									
Human tolerant species: possible	salamander in area									
squirrels, racoon, rabbit, variety of birds										
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): <u>Species identified & documented in the area by NYSDEC include the following Endangered species</u> <u>Small-flowered Dwarf Bulrush, Tiger Salamander, Northern Long-eared Bat as well as the Threatened Bald Eagle</u>										
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: _____ <u>Rose Coreopsis, Black-fruited Spike Rush possible</u>										
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: <u>SGPA, Central Suffolk Pine Barrens</u> ii. Basis for designation: <u>Protect groundwater, Benefit to human health & protect drinking water</u> iii. Designating agency and date: <u>Date: 3-19-93, Date: 2-10-88, Agency: Long Island Regional Planning, Agency: Suffolk County</u>										

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 five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☐ Yes ☒ No
If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes ☒ No
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

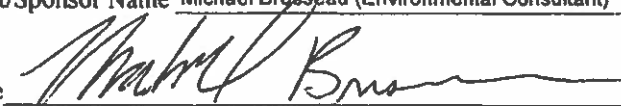
F. Additional Information

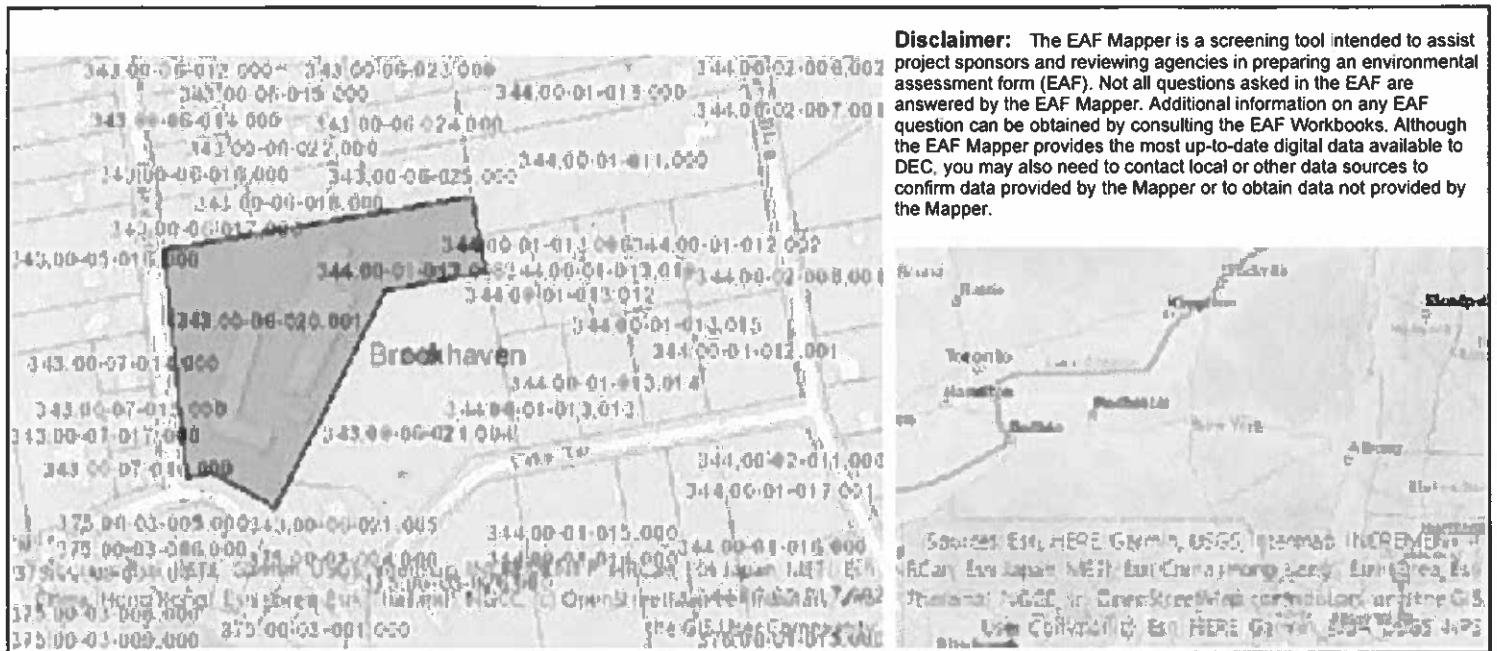
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name <u>Michael Brusseau (Environmental Consultant)</u>	Date <u>May 1, 2026</u>
Signature 	Title <u>Sr. Environmental Planner/Project Manager</u> <u>Nelson, Pope & Voorhis</u>



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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.i. [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]	Small-flowered Dwarf Bulrush, Tiger Salamander, Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Rose Coreopsis, Black-fruited Spike Rush
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]	Date:3-19-93, Date:2-10-88, Agency:Long Island Regional Planning, Agency:Suffolk County
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]	No
E.3.i. [Designated River Corridor]	No

ATTACHMENT B

Transmittal Letter Attachments

Maps, Site Plan and Data

Standard ("S") or Guideline ("G")			Explanation and Document Page Reference
			2014. The proposed building addition will not increase onsite sanitary flow as it is to be used only as an amenity for existing patients/residents, their visitors and existing staff rather than for additional rooms or expanding patient capacity or number of staff at the facility. Additional drainage improvements are proposed to enhance the collection and recharge of stormwater onsite and prevent flooding or other stormwater impacts, providing an overall benefit. All collected stormwater runoff will be discharged underground with no point discharges to any surface waters or wetlands. A Stormwater Pollution Prevention Plan or SWPPP has been prepared for the project. A small area of existing lawn and a few trees will be removed and there will be additional landscaping including foundation plantings around the proposed addition and a large center parking island swale or rain garden at the rear of the property that will be planted primarily with native and/or well adapted plant species that will minimize or eliminate the need for long-term landscape fertilization and irrigation is expected. Since there will be no change to operations related to Articles 7 & 12, the project is consistent with this Standard.
S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	All commercial and industrial development applications shall comply with the provisions of the Suffolk County Sanitary Code as applied by the Suffolk County Department of Health Services, and all other applicable federal, state or local laws. Development projects which require variances from the provisions of the Suffolk County Sanitary Code shall meet all requirements of the Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.	The existing use is a mixed residential/personal service/commercial care use. The proposed 3,350 SF single-story building addition is to be used as space for residents/patients and their visitors to enjoy time together rather than to accommodate additional patients or visitors. The proposed action will comply with applicable requirements of Suffolk County Sanitary Code Articles 6, 7, and 12 and no variances are needed or requested from SCDHS for this project; therefore the Proposed Project is consistent with this Standard.
G 5.3.3.1.5	Nitrate-nitrogen	A more protective goal of two and one half (2.5) ppm shall be achieved for new development projects through an average residential density of one (1) unit per two (2) acres (or its non-residential equivalent), through clustering or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands. For purposes of this section, in the vicinity of ponds and wetlands means that the project site contains areas subject to review by the state or a local municipality under their respective tidal or freshwater wetland, or both, regulations or other provision regulating activities in a surface or tidal wetland.	The Proposed Project will not increase sanitary wastewater flow onsite. Improvements were made to the existing onsite STP approximately ten years ago to improve onsite treatment and disposal to the maximum extent practicable. Total exiting fertilizer dependent lawn area will be reduced under the Proposed Project. Native plant species are proposed to eliminate the need for fertilization of proposed vegetation. No changes to wastewater quality or loading will occur and fertilizer dependent landscaping will be reduced; therefore, the project is consistent with this Guideline.
S & G 5.3.3.3 Wellhead and Groundwater Protection			
			There will be no new discharges to groundwater from the proposed construction of 3,350 SF of amenity space for existing patients and residents and their guests, except as may result from additional runoff from the 3,350 SF addition and parking area. The new onsite drainage facilities that will improve the effectiveness of system collection and subsurface recharge of runoff onsite.
S 5.3.3.3.1	Significant discharges and public supply well locations	The location of nearby public supply wells shall be considered in all applications involving significant discharges to groundwater, as required under the New York State Environmental Conservation Law Article 17.	This standard restricts activities that could degrade a public drinking water supply defined as being within a 200-foot radius of the project site. The Proposed Action is located in an area served by Suffolk County Water Authority (SCWA) within Distribution Area 15; however, a review of SCWA water supply infrastructure maps, indicate that there are no public wells or wellfields within 200 feet of the site nor is the subject property within any SCDHS' Water Supply Sensitive Areas which are defined as being a public well withdrawing from the Upper Glacial Aquifer that is either within 1,500 feet up-gradient or 500 feet down-gradient of the site. Even though this standard focuses on public water supplies, it is noted that the area is served by public water provided by SCWA and there are no identified documented domestic supply wells within 200-feet of the site with the closest identified being 0.53+/- miles from the site based on NYSDEC Info Locator data. The Proposed Project is consistent with this Standard. The proposed action was further assessed relative to Article 7 Water Supply Sensitive Areas as noted above pursuant to Standard S 5.3.3.1.5 above.

Standard ("S") or Guideline ("G")			Explanation and Document Page Reference
G 5.3.3.3.2	Private Well Protection	Private well protection The Suffolk County Department of Health Services' guidelines for private wells should be used for wellhead protection.	The area is served by public water. The proposed action does not increase sanitary flow or decrease existing sanitary effluent quality. The project site is served by an advanced onsite STP. Drainage is proposed to be improved to ensure the capture and discharge of runoff below ground. The total area of fertilizer dependent vegetation will be reduced and native well adapted plant species will be planted. A rain garden will be installed to help with the uptake of nutrients in runoff. The Proposed Project does not involve the use of toxic or hazardous chemicals. The Proposed Project is consistent with this Guideline.
S 5.3.3.4 Wetlands and Surface Waters			
		Development proposals for sites containing or abutting freshwater or tidal wetlands or surface waters must be separated by a nondisturbance buffer area that is no less than that required by the New York State Tidal Wetlands or Freshwater Wetlands, and/or Wild, Scenic and Recreational Rivers Act and/or Chapter 81 of the Town of Brookhaven Code, Wetlands and Waterways. The Commission reserves the right to require a stricter and larger nondisturbance buffer for development projects not subject to Town review. Distances shall be measured horizontally from the wetland edge as mapped by the New York State Department of Environmental Conservation and the Town of Brookhaven. Projects which require variances or exceptions from these laws, and associated regulations, shall meet all requirements imposed in a permit by the New York State Department of Environmental Conservation and the Town of Brookhaven in order to be deemed to have met the requirements of the standard.	The Subject Property is not located near a tidal wetland or any designated NYS Wild, Scenic or Recreational Rivers. The closest surface water and freshwater wetland is Pine Lake which is identified by NYSDEC as a 7-acre Class 2 freshwater pond and wetlands are much smaller than 7 acres.) This pond and wetland are also identified by the US Fish & Wildlife's National Wetland Inventory (NWI) as a 3.4-acre Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded freshwater pond (NWI Code: PUBHh) with 1.37 acres of adjacent Palustrine, Emergent, Persistent, Semi-permanently Flooded wetlands (NWI Code: PEM1F). The pond's fringing emergent wetlands were flagged by NPV and were found to be located over 150 feet from any proposed site disturbance and is therefore outside of both NYSDEC and Town wetlands jurisdictions with the rest of the improvements being several hundred feet from Pine Lake and its wetlands. The subject property is separated from the pond and emergent wetlands by a narrow strip of upland vegetation, a small, paved Pine Lake parking lot, Church Lane's (aka Lake Terrace's) 50-foot right of way, and a small hill vegetated with existing upland vegetation and landscaping leading up to the subject rehabilitation and nursing facilities. There is an existing 100+ foot vegetated buffer on the north side of Pine Lake, south of Church Lane/Lake Terrace directly across the street from the existing facility and proposed work. Three parking spaces and a total of 532± Sf of impervious area and retaining wall are proposed on the southwest side of the subject property outside of the wetlands jurisdictional area. This area requires a total of 222 CF of additional stormwater storage and a 268 CF of storage will be provided. The project does not require any variances or exceptions from the identified wetlands laws. NPV has requested a letter of non-jurisdiction from NYSDEC. Natural buffering from wetlands and surface waters is provided and maintained. The Proposed Project is consistent with this Standard.
			As discussed above, no project disturbance is proposed within 150 feet of the nearby offsite lake and freshwater wetlands and all work will be conducted outside of both NYSDEC and Town wetlands jurisdictions. Clearing limits will be clearly delineated and inspected prior to clearing to ensure the protection of the wetland, although outside of wetlands jurisdictional areas. All required erosion, sediment, and drainage controls will be effectuated prior to conducting any work and the proposed drainage catch basins, leaching pools, and shallow leaching galleys some with wicks (Drainage Area "D") penetrating low permeability soils are expected to provide an overall improvement to drainage conditions. A SWPPP has been prepared to control stormwater, erosion and any potential for wetland or lake sedimentation. A retaining wall is proposed on the south side of the closest area of proposed work near the wetlands (three parking spaces) on the southwest side of the property. The area between this work and the lake will remain as undisturbed landscaped area. Since the project disturbance is outside of wetlands jurisdiction, easements and covenants are not necessary. The site plan is binding in terms of layout, landscaping and alignment of site uses, providing consistency with this Standard.
S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	Buffer areas shall be delineated on the site plan or subdivision map, and covenants and/or conservation easements, pursuant to the New York State Environmental Conservation Law and Chapter 81 of the Town of Brookhaven Code, Wetlands and Waterways, shall be imposed to protect these areas as deemed necessary.	
S 5.3.3.4.3	Wild, Scenic & Recreational Rivers Act compliance	Development proposals shall conform to the provisions of the Wild, Scenic and Recreational Rivers Act, where applicable. Projects which require variances or exceptions under the New York State Wild, Scenic and Recreational Rivers Act shall meet all requirements imposed by the New York State Department of Environmental Conservation in order to be deemed to have met the requirements of this standard.	This Standard is not applicable. This project site is not located within, adjacent to or anywhere near any WSRR boundary.
S 5.3.3.5 Stormwater Runoff			
S 5.3.3.5.1	Stormwater recharge	Development projects must provide that all stormwater runoff originating from development on the property is recharged on site unless surplus capacity exists in an off-site drainage system.	This standard requires that adequate drainage capacity be provided for the capture, temporary storage and onsite recharge of stormwater runoff generated on the subject property. The project includes the construction of a 3,350 Sf building addition and parking improvements that will create additional impervious surfaces onsite. Sheets C-104, C-105, C-106 and C-107 of the proposed site plan set includes drainage calculations and project drainage plans. These plans include the removal of unsuitable poorly drained soils and



Standard ("S") or Guideline ("G")			Explanation and Document Page Reference
			replacement of these soils with clean well-drained sand and gravel in areas proposed for stormwater recharge and demonstrate conformance with the required stormwater storage and recharge. Proposed drainage infrastructure include new catch basins, a network of shallow five-foot (effective depth) subsurface drainage galleys, and drainage leaching pools within the improved parking lot at the northwest side of the property, and a 13.5 foot effective depth diffusion well to discharge runoff below restrictive soil strata into underlying well drained sand. In addition, leaching galleys will be installed beneath the proposed outdoor amenity area on the west side of the existing Surge building and a new 160± foot-long 13.3± foot-wide landscaped parking lot median or rain garden in the center of the paved parking lot on the northeast side of the property. There will also be some improvements to site grade to help with onsite collection of runoff for subsurface disposal. The total required volume of storage for the proposed drainage system is 27,653 CF and the total volume of storage provided is 28,743 CF, thereby fully meeting and exceeding the Town of Brookhaven's 9-inch on-site containment criteria. See Overall Grading and Drainage Plan (Sheet C-104). In addition, a total of 1.67 acres of the existing developed site will be disturbed requiring the preparation of a Stormwater Pollution Prevention Plan (SWPPP) in compliance with Town requirements and a State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001).
			No runoff from developed surfaces based on the design storm will be allowed to exit the site, based on the stringent retention and design standards. The project's drainage system is subject to the review and approval of the Town engineer and planning staff. Given the improvements in surface treatment/detention to the existing on-site drainage system, the project is consistent with this Standard.
			The subject property is currently nearly fully cleared and developed including two three-story rehabilitation and nursing buildings, paved access driveways, paved parking areas, outdoor amenity space, single story sewage treatment building and subsurface leaching areas. Thus, space for an onsite stormwater recharge basin is not possible. The proposed action includes the construction of a 3,350 SF single-story meeting room to be attached to the rear of the Surge building, parking and outdoor amenity improvements and landscaping. Some minor clearing will be necessary but this will be offset by the roughly 2,660± SF landscaped parking island rain garden and foundation plantings around the proposed building consisting of well adapted native trees, shrubs, perennials and grasses as shown and described on the proposed Landscape Plan (Sheet LA-101). The proposed rain garden will provide a small area of green drainage infrastructure within an existing developed site. The remaining drainage features will be installed beneath existing and proposed impervious areas. The southwest side of the property along Oakcrest Avenue and east of the Quantum nursing and rehabilitation facility consists largely of trees and landscaping including lawn that will remain, and the northeast end, east of the rear parking lot will also be pervious and will be vegetated with Long Island sun and shade seed mix and flowering dogwood trees. The site was developed in 1972, 54 years ago, therefore, basic design was fixed prior to Article 57. The drainage improvements demonstrate compliance with this Standard.
S 5.3.3.5.3	Ponds	Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes.	This Standard is not applicable. The subject property does not contain any ponds and the Proposed Project will not include the construction of a pond.
	Natural		
S 5.3.3.5.4	Natural topography in lieu of recharge basins	The use of natural swales and depressions should be permitted and encouraged instead of excavated recharge basins.	There is no space on the existing developed site for a stormwater recharge basin; however, the proposed project will include a new green infrastructure (rain garden) vegetated with native plant species within the middle of the existing parking lot, along with typical stormwater structures to control and improve drainage on the site. As noted above, the proposed drainage design will also retain most of the lawn, trees and onsite landscaping and exceed the onsite storage requirement for stormwater and recharge collected runoff into the ground onsite. The topography of the site has been graded in the past to provide suitable grade for building and parking area construction but some areas of gentle to moderately steep slopes exist which slope mainly toward south and west sides of the property. The site was developed in 1972, 54 years ago, therefore, basic design was fixed prior to Article 57. The site topography will not be changed, other than to provide parking and drainage improvements, thereby providing compliance with this Standard.

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
S 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	During construction, the standards and guidelines promulgated by the New York State Department of Environmental Conservation pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, may be adhered to.
S 5.3.3.6 Coordinated Design for Open Space, Habitat and Soil Protection		
S 5.3.3.6	Coordinated Design for Open Space Management	All applications must specify the entity/agency to which dedicated open space will be transferred.
		(a) The clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities. (b) Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1. These percentages shall be taken over the total site, including, but not limited to, roads, building sites, drainage structures and landbanked parking. The clearance standard that would be applied to a project site if developed under the existing residential zoning category shall be applied if the proposal involves multifamily units, planned retirement units, attached housing, or clustering. Residential development within residentially zoned areas shall comply with the residential clearing limit categories contained in Figure 5-1. Commercial development in residentially zoned areas shall comply with the "Commercial, Industrial and Other or Mixed Use" clearing limit category. Site plans, surveys and subdivision maps shall delineate the clearing limit line and calculations for clearing to demonstrate compliance with this standard. (c) To the extent that a portion of a development project site includes Core property, and for the purpose of calculating the clearance limits, the site shall be construed to be the combined Core and Compatible Growth Area portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan.
S 5.3.3.6.1.1	Contiguous Land in Same Ownership	Development project sites which consist of non-contiguous parcels shall be treated as if the parcels were contiguous for purposes of determining conformance.
S 5.3.3.6.1.2	Split Zones	Development project sites which consist of parcel(s) that are split among two or more zoning categories shall have a total clearing allowance for the entire site which is the sum of the individual clearances for each separately zoned portion Chapter 5: Standards and Guidelines for Land Use - Page 85 of the site.

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference	
S 5.3.3.6.1.3	Residential Overlay Districts that Include Redemption of PBCs.	Development project sites in Residential Overlay Districts that include the redemption of Pine Barrens Credits shall apply Figure 5-1 based on the resulting average lot size after the redemption of Credits, rather than the base zoning lot size. To determine the amount of clearing allowed, interpolate the maximum site clearance percentage using Figure 5-1, as long as the requirements of the Town Code and of Section 6.4 of the Plan are met.	The Proposed Project is not within a designated CPB Residential Overlay District and does not involve the redemption of PBCs; therefore, this Standard is not applicable.
S 5.3.3.6.1.4	Land being Cleared for Environmental Restoration	Land cleared for purposes of conducting environmental restoration pursuant to ECL 57-0107(13)(c), shall be considered "natural vegetation," and shall not be considered "cleared" or "previously cleared" land in determining conformance.	Land is not being cleared for environmental restoration; therefore, this Standard is not applicable.
S 5.3.3.6.1.5	Hardship Application	Persons seeking relief from clearing requirements on development project sites must file a CGA hardship application.	The site was fully developed in 1972, 54 years ago and prior to Article 57, the CLUP and the CPBC. The project does not and cannot meet the required clearing limit, open space requirement or 15% fertilizer dependent vegetation standard due to existing conditions and the essential health, safety, and economic needs of the facilities and therefore must apply for a Hardship Exemption from these Standard. See respective sections. A CGA has been filed. The Proposed Project is consistent with this Standard.
S 5.3.3.6.1.6	Properties Split Between CPA and CGA	For a project site which is split between the Core Preservation Area and the Compatible Growth Area, and within which Pine Barrens Credits have been issued for the Core Preservation Area portion, only the Compatible Growth Area acreage shall be used to determine the amount of clearing allowed according to Figure 5-1.	The entire 4.40 acre property is within the CGA; therefore this Standard is not applicable.
S 5.3.3.6.2	Open Space Standard Requirement, Unfragmented Open Space and Habitat	(a) Development project sites must meet at a minimum the percentages of open space specified in Figure 5-1 regardless of existing physical site conditions. Applicants must prioritize first the use of existing cleared areas for development on a project site prior to clearing areas of natural vegetation. Site plans, surveys and subdivision maps must delineate the open space boundary lines and include the calculation of open space areas to demonstrate conformance with this standard. Applicants must identify the receiving entity to which dedicated open space will be transferred as required by Subsection E of this section. (b) Conservation design promotes the creation of open space that permanently protects the significant natural and cultural resources and environmental features of a site by concentrating development into compact areas. This will be required for development projects and accomplished through the use of conservation design methods that include clustering, reduced density development design, or similar methods that achieve the requirements of this section. (c) In determining which areas of a development project site to set aside as open space, the order of priority, from highest to lowest, shall be as follows: 1. Areas that include any species, habitats or significant attributes are required to be protected under existing regulations. This includes, but is not limited to, wetlands; the habitats of endangered; threatened and special concern species; floodplains; archaeological sites and	The project does not and cannot meet the required open space requirement and therefore must seek a Hardship Exemption from this standard. The proposed addition and outdoor amenity improvements are, however, proposed for the purpose of providing safe and necessary social or passive recreational space for patients or residents with limited physical capabilities. The property is essentially built out with limited land available for necessary improvements therefore clustering or density reductions are not feasible. Total vegetation to be removed is 0.61± acres; however, an estimated 0.33± acres of native plantings will be provided after work is completed offsetting some of the loss and resulting in an overall 0.28± acre reduction in site vegetation. Of the total area to be cleared, an estimated 0.05± of an acre is considered native/natural pine barrens species and the remainder is either nonnative invasive species, lawn or nonnative ornamentals that were planted. The replacement of existing disturbed areas with needed parking and amenity improvements does not alter the Open Space on the site. The site was developed in 1972, 54 years ago, therefore, basic design was fixed prior to Article 57. The landscape improvements improve site conditions. This Standard marginally applies given the prior site development, though it is recognized that the reduced amount of open space would not be permitted if the site were developed under current requirements.

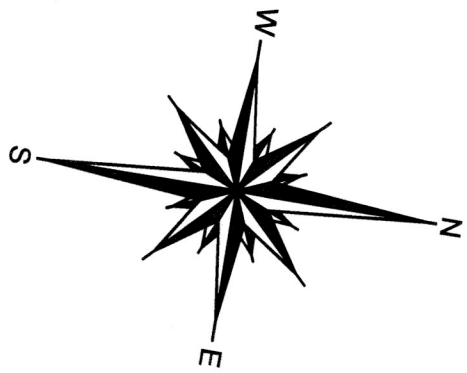
Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
	2. Areas that contain woodlands followed by other natural areas. 3. Areas that contain woodlands and other natural areas adjacent to existing open space, that will connect open space areas into large contiguous, unbroken blocks of habitat. This should include consideration of existing and planned future development of adjacent properties. Project sites that do not have sufficient existing natural areas to meet the open space requirement specified in Figure 5-1 due to prior development or use, will be required to revegetate areas to satisfy this standard. This will include sites that do not meet the open space requirement due to preexisting clearing or disturbance, formalized landscaped and turf areas and/or impervious surfaces.	
S 5.3.3.6.3	Fertilizer dependent vegetation limit	Fertilizer-dependent vegetation limits. No more than 15% of an entire development project site shall be established in fertilizer-dependent vegetation including formalized turf areas. Generally, nonnative species require fertilization therefore, planting of such nonnative species shall be limited to the maximum extent practicable. Development designs shall be in conformance with Standard 5.3.3.6.4, native plantings.
		As discussed above the project site is nearly fully developed but needs to be improved with necessary infrastructure (onsite parking and drainage) and social and passive indoor recreational amenities to improve the quality of patients' stay at the facility, improve the effectiveness of services rendered, and enhance the facilities' long term viability and sustainability as a quality rehabilitation and nursing center. Existing areas of grass are present onsite where the existing onsite STP's subsurface leaching system is located to support natural recharge without extensive root system growths that can adversely affect the subsurface leaching system and its maintenance. Currently, there is a total of 61,500 SF (1.41 acres) of fertilizer dependent vegetation (i.e., lawn areas) which is 32% of the property. The Applicant proposes to use native plant species and seed mixes to minimize impacts and reduce total fertilizer dependent landscaping from 1.41 acres or 32% of the property to 1.06 acres (46,220 SF) or 24.1% of the property. Even though the Applicant proposes to use native vegetation and the percentage of existing fertilizer dependent landscaping will be significantly less than the existing condition (32% to 24.1%), the subject property and project will still not meet the 15 percent standard, mainly because of the existing lawn over the necessary above the sanitary leaching field. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. (see Landscape Plan, Sheet LA-101). Given the prior development of the site 54 years ago and prior to Article 57, and the improvement through reduced, fertilizer dependent vegetation, the project is consistent with the spirit of this Standard. See also Standard 5.3.3.6.4, Native Plantings below.
S 5.3.3.6.4	Native Plantings	Development designs shall incorporate the species listed as "recommended" in Figure 5-2 "Planting Recommendations." Landscaping and restoration plans shall strive to use Long Island native genotypes unless the plants are not available. A more extensive list of acceptable and unacceptable plants is available from the Commission office.
		As discussed above, proposed landscape species are mostly native species with some non-native well adapted species not typically found in native undisturbed pine barrens. Fertilizer dependent species are not proposed. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. (see Landscape Plan, Sheet LA-101). The project is consistent with this Standard through its use of native plantings.
S 5.3.3.6.5	Receiving entity and protection for open space areas	The use, maintenance and management of open space shall be considered when protecting open space areas. The project applicant must specify the entity to which the open space will be dedicated. The protection of the open space shall be guaranteed by dedicating the open space to a government entity, private not for profit, land conservation management organization, homeowners' association or similar entity through the transfer of title or a permanent conservation easement or covenant recorded with the Suffolk County Clerk, or similar mechanism to ensure open space protection.
		No dedicated or easement open space is proposed given that the site was fully developed in 1972, prior to Article 57. The site plan is binding in terms of layout, landscaping and alignment of site uses. This Standard is not applicable.

Standard ("S") or Guideline ("G")			Explanation and Document Page Reference
S 5.3.3.7 Protection and Conservation of Species and Communities			
			Per the NYSDEC's Environmental Resource Mapper and EAF Mapper, the subject property is situated within the vicinity of plants listed as endangered, threatened or rare and wildlife listed as endangered or threatened.
			The New York Natural Heritage Program (NYNHP) did not identify any rare plants of concern in their July 19, 2023 letter; however, rare plants identified by NYSDEC's Environmental Resource Mapper and EAF Mapper as being found in the general area in the past, include small-flowered dwarf bulrush, rose coreopsis and black-fruited spike rush. These plants are associated with wetland/pond shore habitats which are not present on the subject property and the closest such habitat is on the south side of Church Lane, over 150 feet away from any proposed work, and outside of both NYSDEC and Town wetlands jurisdictions.
		Where a significant impact is proposed upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened, endangered or of special concern, or upon natural communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3, or on any federally listed endangered or threatened species, the appropriate mitigation measures as determined by the appropriate state, county or Town agency shall be taken to protect these species.	The July 19, 2023 NYNHP coordination letter noted that the subject property is located within one mile of documented threatened nesting bald eagles (<i>Haliaeetus leucocephalus</i>) and 2.5 miles from documented endangered Northern long-eared bats (<i>Myotis septentrionalis</i>) (NLEB). The documented location of bald eagles is just below the one mile threshold within an area containing significant wooded habitat, homes and other development between the subject property and the nesting location.
S 5.3.3.7.1	Special Species and Ecological Communities		Per the NYNHP coordination response letter, there is documented non-winter habitat of the Northern Long-Eared Bat (NLEB) within one mile of the project site. Potential limited roosting and/or foraging habitat for the NLEB has been identified on-site. The proposed project has been designed to limit clearing to the maximum extent practicable with a net 0.28 acres of clearing necessary including clearing of lawn. Per NYSDEC guidance, as the project site is proposing less than 5 acres of clearing of potential habitat, and no tree clearing activity will take place between March 1 and November 30 of a given year (unless otherwise authorized by NYSDEC), an Article 11 Incidental Take permit will not be required and the proposed project is not anticipated to impact endangered NLEBs.
			EAF Mapper indicates the possible presence of tiger salamanders (<i>Ambystoma tigrinum</i>) in the area. However, they are not listed in the NYNHP letter and no known tiger salamander breeding ponds are present within 1,000 feet of the project site including Pine Lake. Therefore, there would be no anticipated impacts to this species. As a result the project is consistent with this Standard.
S 5.3.3.7.2	Bird conservation and protection	Development projects shall incorporate bird friendly structures, design and site planning elements to reduce bird strikes and mortality to the greatest extent feasible. Seek guidance provided in the American Bird Conservancy et al., publication "Bird Friendly Building Design," available from their website.	The site is currently developed with two large three-story rehabilitation and nursing buildings. The proposed action involves the construction of an attached 3,350 SF single story building that will be constructed at grade behind the existing Surge building at the second floor level and therefore does not create any additional horizontal building walls. The proposed project design does not add or include any additional outdoor lighting. A net 0.28 acres of land will be transformed from vegetation to impervious surface. Proposed landscaping includes the planting of two flowering dogwood trees to offset the necessary clearing and provide nesting and perching for birds, thus providing consistency with this Standard.
G 5.3.3.8 Soils			
G 5.3.3.8.1	Clearing envelopes	Clearing envelopes should be placed upon lots within a subdivision so as to maximize the placement of those envelopes on slopes less than ten percent (10%).	The Proposed Project does not include a subdivision of the property; therefore, this Guideline is not applicable.
G 5.3.3.8.2	Stabilization and erosion control	Construction of structures on slopes greater than ten percent (10%) may be Chapter 5: Standards and Guidelines for Land Use - Page 92 approved if technical review shows that stabilization measures, erosion control practices and structures are implemented to mitigate negative environmental impacts and no alternative location exists on the project site.	See attached plans. The proposed single-story 3,350SF addition will be constructed at the rear of the Surge building where the grade is nearly flat. The Proposed Project will include grading and erosion, sedimentation and runoff controls as shown on the attached plans. See Overall Grading and Drainage Plan (Sheet C-104) . A SWPPP has been prepared for the project in compliance with Town requirements and a SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) is required. The proposed improvements will enhance stormwater collection and recharge and the project will fully address erosion and sedimentation concerns including use of silt fencing, inlet protection, etc. The Proposed Project is consistent with this Guideline.

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
G 5.3.3.8.3	Slope analyses	Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas.
G 5.3.3.8.4	Erosion and sediment control plans	Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes.
G 5.3.3.8.5	Placement of roadways	Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills.
G 5.3.3.8.6	Retaining walls and control structures	Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%).
S 5.3.3.9 Dark Sky Compliance		
S 5.3.3.9.1	Light pollution prevention	This standard applies only to projects which are not subject to local municipal review and approval. The candlepower distribution from lighting fixtures and installations shall be cut off at all angles beyond those required to restrict direct illumination to the specific area or surface being illuminated. Development shall utilize full cutoff lighting that directs all light downward and eliminates spill light and direct upward light. Fixtures must be noted on the proposed site plan as
S & G 5.3.3.11 Scenic, Historic and Cultural Resources		
S 5.3.3.11.1	Tall structures and scenic resources	This standard applies to projects not subject to local municipal review. A development project subject to this standard must not exceed the height definition for tall structures in Chapter 4, Section 4.3.11. This standard requires, in part, the adaptive use and reuse of existing tall structures rather than the construction and placement of new ones when and where feasible and appropriate.
G 5.3.3.11.2	Cultural resource consideration	Development proposals should account for, review, and provide protection measures for: 1. Established recreational and educational trails and trail corridors, including but not limited to those trail corridors inventoried elsewhere in this Plan. 2. Active recreation sites, including existing sites and those proposed as part of a development. 3. Scenic corridors, roads, vistas and viewpoints as documented in Volume 2 of this Plan, and which are listed in Figure 5-3, which may be amended from time to time, in Volume I of this Plan and may be located in Critical Resource Areas, and along the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway. 4. Sites of historical or cultural significance, including historic districts, sites on the State or National Registers of Historic Places, and historic structures listed on the State or National Registers of Historic Places, recognized by local



Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
	municipal law or statute. 5. Sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum.	
	Development proposals should note established recreation and educational trails and trail corridors; active recreation sites; scenic corridors, roads, vistas and viewpoints located in Critical Resource Areas and undisturbed portions of the roadsides of the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway; sites on the State or National Register of Historic Places, and historic structures and landmarks recognized by municipal law or statute, or listed on the State or National Registers of Historic Places; and sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum within a five hundred (500) foot radius of the outside perimeter of the project site, including any project parcels which are physically separate from the bulk of the proposed development area. A development proposal may be disapproved or altered if the local municipality determines that the development proposal, in its current form, may have a significant negative impact on any of the above resources.	See response above; this Guideline is not applicable.
G 5.3.3.11.3	Inclusion of cultural resources in applications	
G 5.3.3.11.4	Protection of scenic and recreational resources	The Proposed Project includes landscaping and vegetative screening. The proposed addition will be located behind the Surge building and will have enhance architecture appearance compared to existing conditions providing an overall improvement. The Proposed Project is consistent with this Guideline.
G 5.3.3.11.5	Roadside design and management	The project will not involve the disturbance of roadside areas. This Guideline is not applicable. Elimination of on-street parking and providing additional parking onsite will provide an overall improvement to the character of the area.



LAND NOW OR FORMERLY OF JEFF
& MELISSA RICHE
SCTM# 0200-343-00-06-00-017.000
ZONE: R1

LAND NOW OR FORMERLY OF
KENETH BELZER
SCTM# 0200-343-00-06-00-018.000
ZONE: R1

PATRICIA COURT
(50')
(CONSTRUCTED)

LAND NOW OR FORMERLY OF
LINDSAY SEPPALA
SCTM# 0200-343-00-06-00-025.000
ZONE: R1

LAND NOW OR FORMERLY BARBARA JOHNSON
& FRANK LIRIO
SCTM# 0200-344-00-01-00-011.000
ZONE: R1

SITE DATA

SCTM: 0200, SECT 343, BLOCK 06, LOT 20.1
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK
SCHOOL DISTRICT: LONGWOOD CSD (653 SF)
FIRE DISTRICT: MIDDLE ISLAND
POST OFFICE: 11953
ZONING: NHH (HEALTH FACILITY DISTRICT)
DUTY: HOME

ZONING COMPLIANCE TABLE (§ 85-337)

ZONING DATA	CODE	REQUIRED (NHH)	PROVIDED
MIN LOT AREA	\$ 85-337-A	3.0 AC	± 191,929 SF (4.40 AC)*
MIN WIDTH OF LOT	\$ 85-337-B	200 FT	28.8 FT
MIN SIDE YARD SETBACK	\$ 85-337-D	30 FT	30 FT
MIN REAR YARD SETBACK	\$ 85-337-E	75 FT	31.8 FT**
MAX REAR YARD SETBACK	\$ 85-337-F	50 FT	50 FT
MAX HEIGHT	\$ 85-337-G	35 FT OR 5 STY	5.0 STY
MAX REAR YARD SETBACK	\$ 85-337-H	35 FT OR 5 STY	5.0 STY

*BASED ON REQUIRED

LAND DEVELOPMENT STANDARDS (§ 85-843)

ZONING DATA	CODE	REQUIRED (NHH)	PROVIDED
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MIN NAT. TREE LANDSCAPING PERCENT
\$ 85-843-A (1) 20% (38,386 SF)
\$ 85-843-A (2) 29.6% (66,873 SF)
MIN NAT. TREE LANDSCAPING F.Y.
\$ 85-843-A (3) 10% (23,578 SF)
\$ 85-843-A (4) 17.2% (39,378 SF)
MIN SIDE YARD SETBACK
\$ 85-843-A (5) 30 FT
\$ 85-843-A (6) 75 FT
\$ 85-843-A (7) 100 FT
\$ 85-843-A (8) 150 FT
\$ 85-843-A (9) 200 FT
\$ 85-843-A (10) 250 FT
\$ 85-843-A (11) 300 FT
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COUNTY OF SUFFOLK



EDWARD P. ROMAINÉ
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING

SARAH LANSDALE
COMMISSIONER

MAUREEN GETCHELL
CHIEF DEPUTY COMMISSIONER

RORY WHELAN
DEPUTY COMMISSIONER

June 4, 2026

Central Pine Barrens Commission
624 Old Riverhead Road,
Westhampton Beach, NY 11978

Re: Suffolk County Gabreski Airport Proposed Developable Land Swap for ANG Mission Support Facility

Dear Central Pine Barrens Commission Members,

The Suffolk County Gabreski Airport respectfully requests consideration from the Central Pine Barrens Commission for a modification to the Pine Barrens Land Use Plan associated with a proposed Air National Guard mission support facility.

The Air National Guard is currently evaluating locations for a new mission support facility intended primarily for secure storage. Due to the nature of the facility and the materials/equipment expected to be stored onsite, the facility is required to be located within the secure airfield environment and not accessible to the public.

Following coordination with the FAA and the Air National Guard, a preferred location east of Taxiway Echo was identified as the most operationally suitable site for the facility. However, this area is currently identified as preserved land within the Pine Barrens Land Use Plan.

This project is currently in the early planning stages, and the Air National Guard and airport are seeking preliminary feedback from the Commission regarding the proposed location before advancing into further design, engineering, and project development efforts.

To accommodate this operational need while maintaining the overall balance of preserved and developable land on airport property, Gabreski Airport is proposing a land use swap consisting of approximately five acres. Under this proposal, five acres of currently developable land located on the south side of the airport would be redesignated as preserved land, while five acres east of Taxiway Echo would be redesignated as developable land for the construction of the mission support facility.

This proposed exchange would maintain the existing overall acreage and percentage of preserved land on airport property while allowing the Air National Guard to develop the facility in the location that best supports operational efficiency, security requirements, and compatibility with existing airfield activities.

The proposal would only modify the location of future development areas and would not reduce the total amount of preserved land within the Pine Barrens boundary.

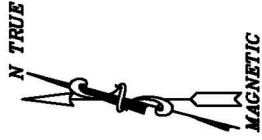
Thank you for your time and consideration. Please feel free to contact me with any questions or concerns regarding this proposal.

Sincerely,

Dynavia Nimmons

Dynavia Nimmons
Assistant Airport Manager
Francis S. Gabreski Airport
631-852-8095
Dynavia.Nimmons@suffolkcountyny.gov

Gabreski Airport Proposed Land Use Plan



RPZ - Existing trees and turf
• Treed areas to be cleared in future (6.95 acres +/-).

Critical Resource Area
Dwarf Pine Plains
Cannot be cleared

We would like to swap the 5 acres of non-aviation development on the South Perimeter Road with the orange square area to the east for Air National Guard facilities

RPZ - Existing trees and turf
• Treed areas to be cleared in future.
• Existing turf areas shown in green (20 +/- acres)

RPZ - Existing trees and turf
• Treed areas to be cleared in future (7.3 acres +/-).
• Existing turf areas shown in green.

KEY

- Pine Barrens Act of 1993 Area to Remain Natural 520 Acres (35%)
- Existing Treed areas
- Runways/Taxiways 613 Acres
- Infield Areas/Roadways 44 Acres
- Existing Aviation Development
- Future Aviation Development 47 Acres
- Air National Guard 90 Acres
- Non - Aviation Development 8 Acres Future
- Hampton's Business/Technology Park 9 Acres Current
- 17 Acres Total
- Areas Cleared or To be Cleared 58 Acres
- Airport Property Line 62 Acres
- Pine Barrens Core Boundary 1,451 Acres
- Rwy Protection Zones (RPZ)
- Rwy Primary Surface
- Txy Object Free Area (OFA)

--All acreage figures are approximate--

REVISION	DATE	DESCRIPTION
1	12/12/06	FAA Comments RPZ's shown
2	12/19/06	Corrected Key
3	1/24/07	Added RPZ Notes
4	7/24/07	Added Treed Areas
5	8/13/07	Added New Primary Surface & Txy OFA's

FRANCIS S. GABRESKI AIRPORT
SUFFOLK COUNTY
Proposed Land Use Plan
FILE: SUFFOLK PINE BARRENS GULCH ALT 3/2006
DATE PREPARED: 8/3/2008
SHEET 1 OF 1

SAVIK & MURRAY, LLP CONSULTING ENGINEERS 2150 SUFFOLK AVENUE ROCHESTER, NY 14611 (516) 462-7775	FEDERAL AVIATION ADMINISTRATION APPROVED _____ DATE _____	SUFFOLK COUNTY, NEW YORK APPROVED _____ DATE _____	NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROVED _____ DATE _____
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Note: 1) Dec 2006 - RPZ's added at each runway end. Areas within RPZ that are not already cleared are shown as "to be cleared" in the future. Areas within RPZ's that are currently turf are shown in green (to remain natural).
2) Areas where trees are to be cleared will be replanted with native grass to meet requirements of the Pine Barrens Act of 1993.

Gabreski Airport



6/10/2026, 10:20:07 AM

Street Labels

County Roads

Pine Barren Core

Pine Barren CGA

2023 Orthoimagery

Red: Red

Green: Green

Blue: Blue

Roads: 16,000 - 32,000

Minor Arterial

Ramp

Local

Airport Area

Waterbody: 100 - 750,000

Hydrography: 8,000 - 750,000

SC Shoreline: 8,000 - 750,000

Railroad: 4,000 - 64,000

Airport Roads: 0 - 64,000

00.20.40.60.8

00.30.60.12

1:20,861

0.8 mi

1.2 km

North Arrow

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Central Pine Barrens Joint Planning and Policy Commission

Draft Staff Report for the Public Hearing

Wednesday, June 17, 2026

PROJECT NAME: Suffolk County Correction Officers Association (SCCOA)
Core Preservation Area Hardship Application

APPLICATION TIMELINE:

- May 14, 2026 Application Received
- May 20, 2026 Public Hearing Scheduled
- June 17, 2026 Public Hearing
- September 10, 2026 Decision Deadline

OWNER/APPLICANT: SCCOA represented by Diane Moje, D&I Expediting

PROJECT SITE LOCATION: 1001 Middle Country Road (New York State Route 25)
Ridge, Town of Brookhaven

SUFFOLK COUNTY TAX MAP NUMBERS: 200-295-1-5.1, 5.2, 5.3

PROJECT SITE AREA: 2.77 acres

ZONING DISTRICT: J4 Business

CURRENT USE: Headquarters of the SCCOA

PROJECT: Construction of a second story on an existing building and a garage

EXISTING CONDITIONS

The 2.77-acre Project Site is located at 1001 Middle Country Road in Ridge, Town of Brookhaven, in the Core Preservation Area of the Central Pine Barrens. The site is on the north side of Middle Country Road. Protected natural open space adjoins the property on three sides, to the north, east and west.

The site contains a 2,100-square foot (sf) one-story commercial building and a parking lot. Approximately 0.94 acres of the site is developed and 1.83 acres is wooded with pine barrens habitat. The site is used as the office and headquarters of the Suffolk County Correction Officers Association (SCCOA). See Exhibit A for an aerial map of the Project Site and Exhibit B for photographs of the Project Site.

SCCOA purchased the property on October 22, 2013.

APPLICANT REQUEST

The Applicant requests a Core Preservation Area Hardship Waiver to construct a second-story addition to the existing office building and to construct a detached garage.

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The existing building is 2,100 sf. The applicant requests to construct a second story addition that measures 2,200 sf. The total building area will be 3,300 sf. The detached garage is 1,225 sf.

Construction will occur in areas of the site that presently contain a mowed grass lawn. There is no clearing of existing natural vegetation proposed with the Project. The Applicant proposes to protect the remaining 1.83 acres of natural open space with a conservation easement covering the open space located on the north side of the Project Site.

An innovative alternative on-site sanitary treatment system will be constructed to accommodate wastewater generated on site.

The Site Plan prepared by AJC Land Surveying PLLC dated May 20, 2025 proposes to retain the existing conditions of 34% of cleared land and 66% to remain natural. The plan is included as Exhibit C.

Sanitary Flow

The as of right sanitary flow for the Project Site is 300 gpd/acre x 2.77 acre or 831 gallons-per-day (gpd). Based on Table 1 – Project Density Loading Rates & Design Sewage Flow Rates by the Suffolk County Department of Health Services dated July 21, 2020, the flow rate for a non-medical office space of this type is 0.06 gpd/sf. After the project, the building will generate 198 gpd.

No Pine Barrens Credits are proposed to be retired in connection with the Project.

CENTRAL PINE BARRENS STATUS

The Project constitutes development activity pursuant to NYS Environmental Conservation Law §57-0107(13)(b):

“(b) a material increase in the intensity of use of land or environmental impacts as a result thereof;”

SEQRA AND OTHER REQUIRED PERMITS AND APPROVALS

- SEQRA: Project classified as Type II Action (Part 617.5(c)(9))
- Suffolk County Department of Health Services (SCDHS)
- Town of Brookhaven site plan approval and any other approvals

SITE DESCRIPTION

This section contains a general description of the features on the Project Site including natural, scenic and cultural resources.

Existing Condition and Land Use on-site: The site is cleared to a limit of 34% and developed with a one-story 2,100-sf commercial structure with an asphalt parking lot. See discussion of Study Area below and Exhibit B for photographs.

Vegetation: A narrow fringe of lawn and landscaping area outline the parking lot to the north through the eastern boundaries of the site. To the south is an additional lawn area adjacent to open space forested with pine barrens vegetation.

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Rare, Endangered, & Threatened Species and Species of Concern: A request for information was submitted to the New York State Department of Environmental Conservation Natural Heritage Program (NHP). A response has not been received to date.

Wetlands: No wetlands are identified in the survey.

Hydrology: The site is located in Groundwater Management Zone III. According to the USGS Long Island Depth to Water and Hydrologic Conditions Viewer, the depth to water on site is approximately 37 feet.

Topography/Elevation: The Project Site is generally flat.

Soils: According to the USDA Natural Resources Conservation Service, the predominant soil types on the Project Site is Riverhead sandy loam, 0 to 3 percent slopes.

Cultural/Archeological Resources: By letter dated June 10, 2026, the New York State Office of Parks, Recreation and Historic Preservation indicated that the “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.”

PROJECT SITE HISTORY

A clearing violation occurred on the property in 2014. The matter was settled with the Town of Brookhaven, which required payment of a fine in the amount of \$8,000. See Exhibit D for the satisfaction of judgement by Sixth District Court dated October 16, 2025.

SURROUNDING LAND USE AND ZONING

The Study Area is defined to be all the land within a one-half mile radius around the Project Site. See Exhibit E for an aerial depicting the Study Area.

The Study Area is bisected by the Middle Country Road. It is bound on the east by Fireman’s Park, on the south by Brookhaven National Laboratory and on the west by the William Floyd Parkway cloverleaf interchange with SR 25.

Land uses within the Study Area include natural open space and low-density residential development. The Suffolk County Pine Trail nature preserve is approximately 1,100 feet to the east. Single family residential development is present in the Compatible Growth Area (CGA), south of Route 25, and the northern boundary of Brookhaven National Laboratory, a 5,000-acre scientific research campus, is south of the residential community.

North of Middle Country Road is in the Core Preservation Area. The CGA is to the south. Land uses within the Study Area include natural open space in the Core and low-density residential development in the CGA. Outliers include the Ridge Fire Department and commercial uses on the south side of Middle Country Road in the CGA.

To the north of the Project Site is a residential subdivision on Patrick Lane. The nearest developed site to the east in the Core is Fireman’s Park.

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A mix of zoning districts are present within the Study Area. Residential zoning districts north of Route 25 include A2 and A5 to the west and A10 to the east. A Residence 1, one-acre residential zoning district, is dominant to the south of Route 25. Exceptions to A1 in the Study Area include three parcels on the CGA Route 25 road front including a storage facility zoned Light Industry 1 and three parcels that are zoned J Business 2. One outlier of Town-owned natural open space zoned J Business is on the east side of the Study Area.

PRIOR COMMISSION DECISIONS

Core Preservation Area applications that are outside the Study Area but similar include:

- 10/15/2025 – Klein (SCTM # 200-402-1-18.12). Waiver for second-story office expansion and parking lot.
- 7/20/2005 - Kent Memorial Animal Shelter (SCTM # 600-138-1-6.2). Waiver for 300 square foot office expansion. 4/19/2023 no expansion, rebuild in place, non-development.
- 12/12/1994 - American Physical Society (SCTM # 200-459-1-1.4) Waiver to construct building. 7/21/2010 second-story, no expanded footprint and parking lot expansion.
- 8/10/1994 – Tuccio (SCTM # 900-248-1-110.2). Construct two storage buildings.
- 10/08/1997 – Tuccio (SCTM # 900-248-1-110.2). Construct four storage buildings.

CORE PRESERVATION AREA EXTRAORDINARY HARDSHIP CRITERIA

The Applicant is required to demonstrate hardship in accordance with ECL §57-0121(10) The Applicant submitted a petition addressing this section of the Act for the proposed extraordinary hardship waiver. See Exhibit F for the Applicant's petition on the hardship.

The applicable Core Preservation Area hardship criteria, as enumerated in Article 57, Section 57-0121(10) are listed below.

“10. Any person, the state or a public corporation 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 applicant 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 person satisfies the following conditions and extraordinary hardship or compelling public need is determined to have been established under the following standards or for development by the state or a public corporation or proposed for land owned by the state or a public corporation 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. A person shall be deemed to have established the existence of extraordinary hardship only if he or she demonstrates, based on specific facts, that the subject property does not have any

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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 or her predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993.”*

“(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.”

SUMMARY OF APPLICANT’S HARDSHIP DEMONSTRATION

The Applicant claims that a hardship is imposed by the existing building due to the inability to accommodate meetings and the costs associated with regularly renting space for meetings off site.

The Applicant has outgrown this space, which is restricting beneficial use of the property.

The Application states the owner purchased the property in 2013 for its headquarters and it has outgrown the current layout. It is also stated that the Project does not affect neighboring properties and there is no increased risk of fire danger or substantial impairment of the Core Preservation Area resources.

The garage is needed, according to the Applicant, as a secure location for vehicles to avoid vandalism and mischief in an area of low-density development.

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DISCUSSION ITEMS/ADDITIONAL INFORMATION

1. Precedent matters required approvals for expansion of with no increase in footprint.
2. Subject to other permits and approvals including Brookhaven Town and Suffolk County Health Department. No Pine Barrens Credits permitted to be redeemed in the Core.
3. Accept conservation easement to protect 1.83 acres of existing natural open space.
4. 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.
5. The current deadline to issue a decision is between the August and September Commission meetings. An extension of the decision deadline may be needed to the September 16 meeting.

EXHIBITS

- A. 2025 Aerial of the Project Site
- B. Photographs of the Project Site
- C. Survey prepared by AJC Land Surveying PLLC dated May 20, 2025
- D. Satisfaction of judgement by Sixth District Court dated October 16, 2025.
- E. Study Area Map
- F. Applicant's hardship letter
- G. Full application materials

Suffolk County Corrections Officers Association



5/22/2026, 1:58:29 PM

Street Labels

Tax Parcels

2023 Orthoimagery

Red: Red

Green: Green

Blue: Blue

Buildings: 0 - 8,000

Roads: 4,000

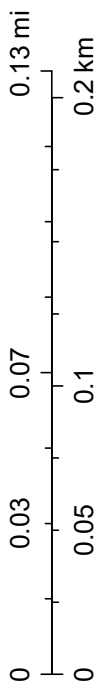
Major Arterial

Local

SC Shoreline: 0 - 8,000



1:3,463



D & I Expediting Services, Inc.

631-475-1883

779 Horseblock Road

Fax 631-475-3176

Farmingville, NY 11738

DIXpedite@aol.com

May 13, 2026

Central Pine Barrens Joint Planning and Policy Commission

624 Old Riverhead Road

Westhampton Beach, NY 11978

Re: Hardship Application Applicant: Suffolk County Corrections Officers Association, Inc. (SCCOA)

Property Location: 1001 Middle Country Road, Ridge, NY

SCTM#: 0200-295.00-01.00-005.001, 005.002, & 005.003

Dear Commissioners:

Enclosed please find our application to the Commission for a Hardship Application on behalf of the Suffolk County Corrections Officers Association, Inc., the owner of the subject property located at 1001 Middle Country Road, Ridge (SCTM# 0200-295.00-01.00-005.001, 005.002, 005.003). This location serves as the official office and headquarters for the SCCOA.

Property History and Current Use

The subject property consists of three tax map lots totaling 2.77 acres. It is improved by a single-story commercial office building constructed in 1970, which maintains Certificate of Occupancy #61003 issued by the Town of Brookhaven on July 16, 1970. The existing structure measures 25' x 84', totaling approximately 2,100 square feet. Following a fire on the property in 2000, a Certificate for the Repair of Fire Damage (Permit #299033) was successfully issued in 2001. *Please note that all prior municipal violations have been fully resolved, and documentation verifying the clearance is enclosed.* The subject property was purchased in November of 2013 by the SCCOA because of its location and affordability at the time.

Proposed Workspace & Garage Expansion

With the steady growth of our organization, we have outgrown our current layout. There is an urgent need for an internal meeting room to eliminate the costly need to repeatedly rent outside venues.

Additionally, the applicant proposes constructing a 35 x35 attached garage on the north end of the existing structure to house and secure association-owned vehicles. Because this stretch of Middle Country Road becomes quite desolate in the evening, securing vehicles inside a structure will eliminate the threat of vandalism or mischief.

Dimensional and Area Breakdown: * Ground Footprint Increase: The 35 x 35 garage will add 1,225 square feet to the footprint, representing a nominal 1% increase relative to the 2.77-acre parcel.

- **Second Story Addition:** We propose adding a full second story over both the existing structure and the new garage addition, adding approximately 2,200 square feet of office and meeting space.
- **Total Structural Increase:** The overall building area will increase by 3,425 square feet. The final footprint will occupy a mere 2.8% of the total property area.

Environmental and Zoning Compliance

The property is situated within the Town of Brookhaven's J-4 Zoning District. While Town Code requires a minimum lot area of 10,000 square feet for this use, our 2.77-acre lot sits at **nearly 12 times the required minimum**, easily exceeding the dimensional criteria set forth in Brookhaven Town Code §§ 85-445 and 85-451 (attached).

The intent of originally purchasing this large lot was to accommodate the natural growth of our organization, without fully realizing the exact scope of the Pine Barrens Core restrictions. To respect these environmental guardrails, this proposal guarantees:

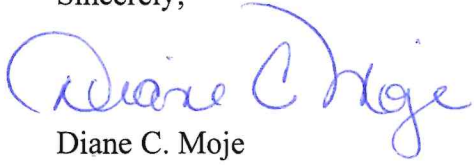
1. **Zero Additional Clearing:** The proposed garage extension will be situated entirely on a portion of the property that is already cleared, disturbed, and non-wooded, as confirmed by the enclosed survey. Ground disturbance will be strictly limited to the 1,225-square-foot expansion footprint and the immediate perimeter of the existing foundation.
2. **No New Impervious Surfaces or Parking:** No additional asphalt paving or parking stalls are being requested.
3. **Sanitary System Upgrade:** To offset the added interior space, the property's traditional sanitary system will be completely replaced with a state-of-the-art **Innovative and Alternative (I/A) Onsite Wastewater Treatment System** in strict compliance with Suffolk County Department of Health guidelines.

Preservation Offer

This proposal represents the only economically viable option to create necessary operational space for our organization while ensuring minimal disturbance to the natural landscape. To guarantee that the existing wooded acreage remains permanently natural and undisturbed, the applicant is prepared to offer **80,000 square feet (approximately 1.83 acres)** of the parcel to the Town or Commission as a permanent conservation easement.

We thank the Commission for its time, leadership, and consideration of this hardship application.

Sincerely,

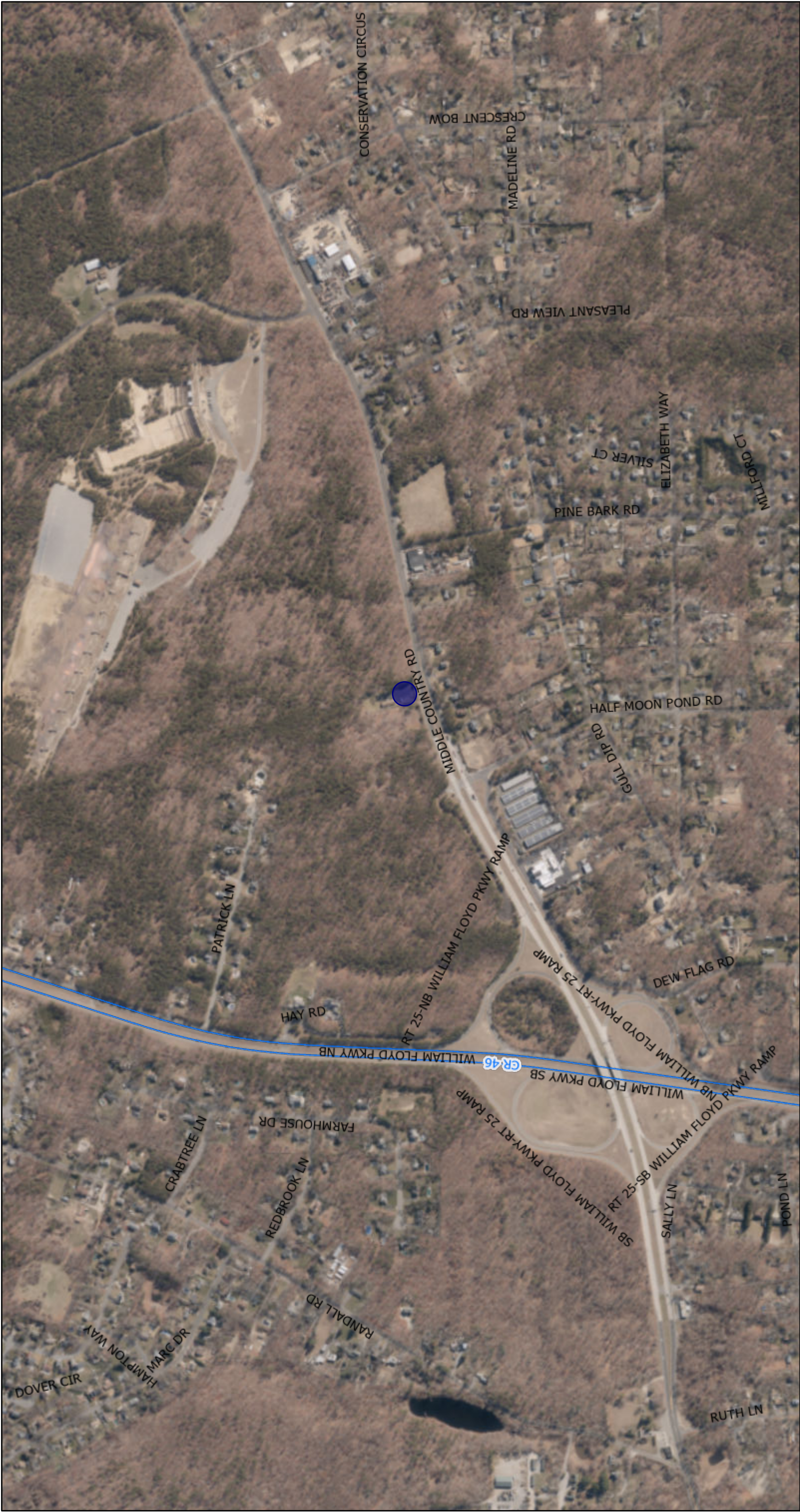
A handwritten signature in blue ink, appearing to read "Diane C. Moje". The signature is fluid and cursive, with the first name "Diane" and last name "Moje" clearly distinguishable.

Diane C. Moje

D&I Expediting Services, Inc. / DCMG Ltd.

On behalf of the Suffolk County Corrections Officers Association, Inc.

Study Area Suffolk County Corrections Officers Association



5/22/2026, 2:01:01 PM

Street Labels

County Roads

Tax Parcels

2023 Orthoimagery

Red: Red

Green: Green

Blue: Blue

Waterbody: 100 - 750,000

Parks: 250 - 16,000

1:9,619

