



Central Pine Barrens Commission Meeting Agenda
Wednesday, August 21, 2024 at 2:00 pm
Wertheim National Wildlife Refuge
Shirley, NY

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for 6/26/24 review (*approve*)

2. **Education and Science and Stewardship**
 - a. Education and Outreach Division: *update (Mr. Motz)*
 - b. NYWIMA: *update (Ms. Drew)*

3. **Planning, Land Use and the Pine Barrens Credit Program**
 - a. Compliance and Enforcement Division: *update (Ms. Lawston)*
 - b. Credit Program: *update (Mr. Tverdyy)*
 - c. Land Use Division: *update (Ms. Hargrave)*
 - d. Comprehensive Land Use Plan / acknowledge municipal code amendments to reflect the Plan Amendments: *draft resolution (Ms. Hargrave)*

Compatible Growth Area

- e. Brookhaven Town Referrals:
 - i. Granny Road Manor / south side of Granny Road, east of Mill Road, west of Richard Drive, Medford / 200-545-2-139.1 / Development including a change of zone from A Residence 1 to Planned Retirement Community to build a senior living complex with 54 units, a sewage treatment plant and recreational amenities on 9.18 acres / *draft response (Ms. Hargrave)*
 - ii. Vineyards at Coram / Middle Country Road, Coram / 200-475-1-12.4 and 200-475-2-1.2 / Development including a change of zone from J2 Business to Planned Retirement Community to build a senior living complex with 74 units and recreational amenities on 12.43 acres / *draft response (Ms. Hargrave)*
- f. Venezia Square at Wading River CGA Development of Regional Significance / NYS Route 25A, Wading River / 600-73-1-1.004 and 1.16, 1.17, 1.18 and 1.19 / development of 37,000 square feet of commercial uses in the Business CR zoning district on 6.34 acres / *request for extension of decision deadline to 10/16/24 (Ms. Hargrave)*

4. **Public Comment**

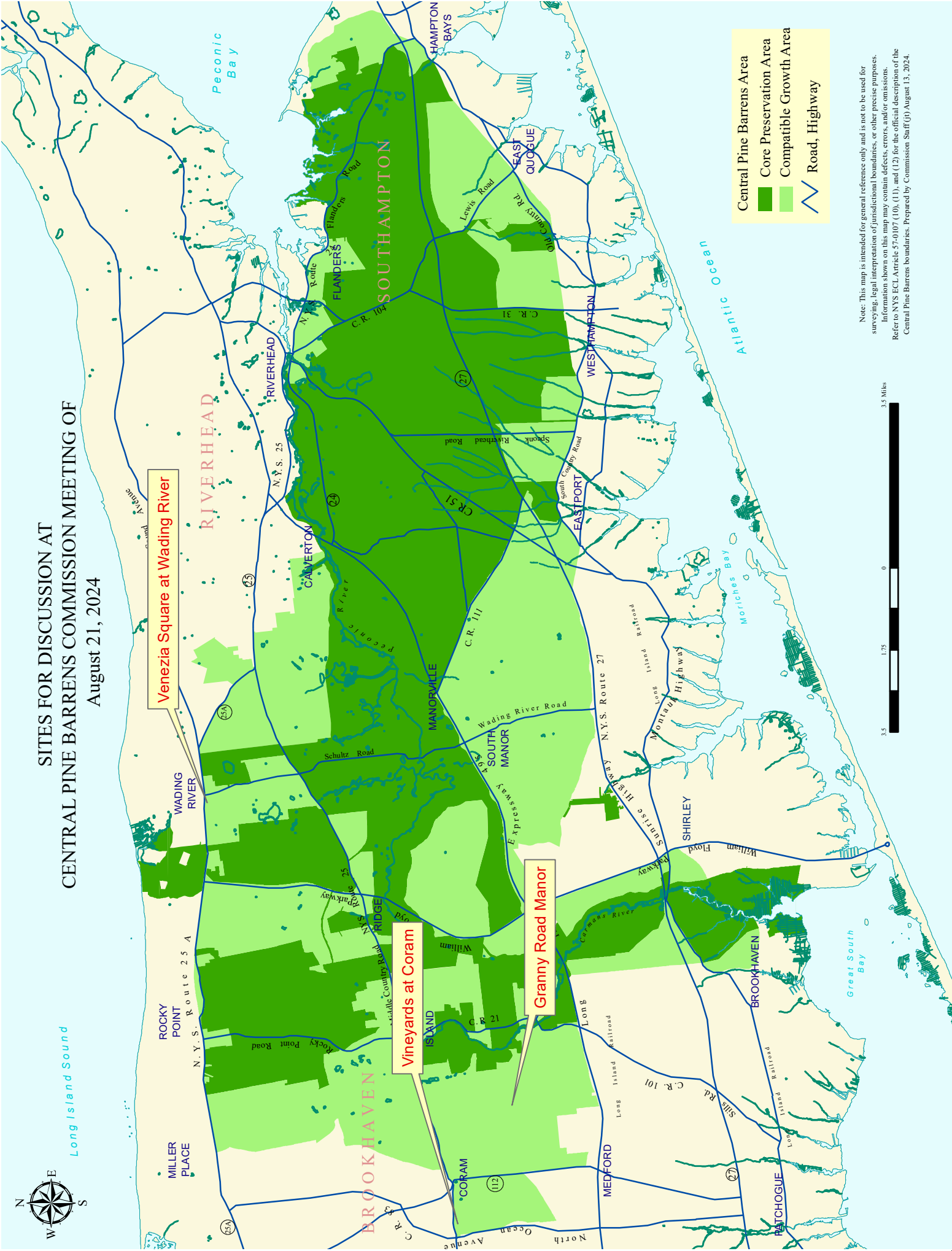
5. **Closed Advisory Session** (if necessary)

624 Old Riverhead Road
Westhampton Beach, NY
11978

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Next Commission Meeting, Wednesday, September 18, 2024 at 2:00 pm at Riverhead Town Hall
For meeting information visit <https://pb.state.ny.us/>

SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
August 21, 2024



Central Pine Barrens Area
 Core Preservation Area
 Compatible Growth Area
 Road, Highway

Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions. Refer to NYS ECL Article 57-0107 (10), (11), and (12) for the official description of the Central Pine Barrens boundaries. Prepared by Commission Staff (j)/August 13, 2024.





Central Pine Barrens Commission Meeting Summary
Wednesday, June 26, 2024
Brookhaven Town Hall
One Independence Hill, Farmingville, NY
2:00 pm

Commission members present: Mr. Robert Calarco (New York State Governor's Representative), Mr. Panico and Ms. DiBrita (for Brookhaven), Ms. Juengst (for Suffolk County), Mr. Hubbard and Mr. Charters (for Riverhead), Ms. Moore and Mr. Shea (for Southampton).

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

Mr. Panico led the pledge to the flag. Mr. Calarco noted five Commission members present, there is a quorum.

Robert T. Calarco
Chair

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

1. Administrative and Public Comment

a. Public Comment

Summary: Ms. Leonhardt discussed that the Pine Barrens Society love solar as an environmental group. It has to do with the way the CVE US NY Westhampton project has evolved, the Pine Barrens Society is looking for the Commission to disapprove the project. The project has received a hardship exemption in the past and has a conservation easement which they have yet to demonstrate why the easement should not be upheld and why the project should be granted another hardship waiver. The concern was when would the requests for other hardship waivers end. It is believed that this is not the right way to move forward and protect open space while delivering a solar project.

Mr. Voorhis, Agent for the project discussed most of the items have been covered on the record as part of the submissions as well as questions we believe have been answered. The project is basically solar in a sandpit that does have the interconnect that is necessary and has a significant public need and there was an extensive search for alternate sights.

b. Minutes for 5/15/24 review

Summary: The motion was made by Mr. Hubbard and seconded by Ms. Juengst to adopt the May 15, 2024 meeting minutes. The motion was approved by 5:0 vote.

c. Draft resolution to authorize purchase of an all-terrain vehicle for the NYSDEC Environmental Conservation officers

Summary: The motion was made by Ms. Moore and seconded by Mr. Hubbard to approve the purchase of an all-terrain vehicle for the NYSDEC Environmental Conservation officers. The motion was approved by 5:0 vote.

d. Invoice payment for litigation Bond, Schoenek & King PLLC representing the Commission on Delea Sod Farm litigation

Summary: The motion was made by Mr. Panico and seconded by Ms. Juengst to approve payment for the invoices from Bond, Schoeneck & King PLLC. The motion was approved by 5:0 vote.

2. Education and Science and Stewardship

a. Accept a grant award for a Community Wildfire Protection Plan

Summary: The motion was made by Ms. Moore and seconded by Mr. Panico to accept a grant award for a Community Wildfire Protection Plan. 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 and Compatible Growth Area

- a. **Determination of Jurisdiction:** PSEG-LI utility pole replacements / Rocky Point, East Shoreham, Manorville, and other locations / replace 11 timber utility poles, 8 in the Core and 3 in the CGA, with timber poles, up to 10 feet taller and 10 inches wider
Summary: The motion was made by Mr. Panico and seconded by Ms. Juengst to approve sending the draft response to replace PSEG-LI utility poles. The motion was approved by 5:0 vote.

Core Preservation Area

- b. **Clancy Street Food Court Core Hardship Waiver Application / s/e corner CR 111 and LIE, Manorville 200-462-2-5.1 / development of 3,293 square foot restaurant on 1.16 acres in the J Business 2 zoning district**
Summary: Ms. Hargrave discussed there was an approved hardship waiver in 1995 to build a larger restaurant on this sight it was never constructed. This will be a smaller restaurant with the same amount of clearing of 65% there are some conditions. Note there was a correction on the engineer that prepared the Plans, the plans were prepared by Lab Crew
The motion was made by Mr. Panico and seconded by Mr. Hubbard to approve the revised decision resolution for Clancy Street Food Court. The motion was approved by 5:0 vote.

- c. **CVE US NY Westhampton 243 LLC at Westhampton Property Associates Core Hardship Waiver Application / east of Speonk-Riverhead Road, south of Sunrise Highway, Westhampton / 900-276-3-1 and 2 / development of a 50 acre solar facility, leased or to be leased by CVE, of a 91 acre sand mine located on 115 acres owned by Westhampton Property Associates and proposed amendment of a conservation easement in the Country Residence 200 zoning district**
Summary: Ms. Hargrave discussed that this project requires Commission approval of a compelling public need waiver. A draft resolution is provided to approve this project. There are a few suggested conditions which have to do with receiving assurance from the applicant of the project's community benefits that are referred to in the application. The conditions include: Compliance with all requirements of the NYSERDA Community Distributed Generation (CDG) Program, together with any amendments thereto; Within 90 days upon a decision by the Commission, provision of the community engagement plan to secure Low Moderate Income subscribers to the CDG program to the Commission; Definition of LMI household applicable, with a preference from LMI households within the boundaries of the Pine Barrens area, and then Suffolk County; Confirmation upon reaching a subscription rate of 60% LMI within 2 years of full operations of the two-phased project and how the applicant/operator will maintain 60% subscription if households move or disengage from the CDG program; Annual audit of CDG subscribers' electric invoices showing net actual charges and the cost after applying the NYSERDA program discount commencing with the first year of operation of the first phase of the project and through the end date of the two-phase project. Mr. Milazzo provided some background on the suggested changes to the decision. The applicant has made the argument that they have not established an extraordinary hardship, but they have made the argument on a compelling public need for solar, alternative energy sources and a significant part of application is the low moderate income in the area, which will give the Commission some measurement to hold the applicant accountable or the applicant could be in jeopardy of having their permit withdrawn.

There were some discussions on who would be responsible for monitoring the LMI piece and suggestions on how it could be done. The decision was written in a way that farmland owners cannot use this as precedent. One member asked about the number of sand mines in Southampton.

This is a decision that would grant the hardship and change the easement being drafted in a specific way for a solar project that is being placed within a property that has been mined and has significant impact for the property already. Also added to the decision is that a sand mine floor is not a place for a warehouse to go because you would not see the roof of the warehouse because it is 30 feet down. This is only solar. In addition to the solar the company has a plan and agreed to have a pollinator friendly restoration with the solar panels while the panels are on the ground, and metrics will be added for survival rates. There were discussions of the details of the project dates, expiration dates, planting of trees, etc. Phase two of the project has no beginning date. There were discussions about phase two beginning and ending date of the project and a discussion of donating 25 acres of land to Southampton. Mr. Voorhis discussed the site was pursued because there was a possibility of phase two. The applicant's request is having the project conceptionally approved subject to submission of further details when they are known.

After closed executive session, there was a determination that the draft decision would remain as written with a few minor changes. Phase one of the project will commence in the next five years pursuant to the approval; the mining will cease in 2039; all phases of the project will be complete by 2074. The applicant needs to comply with all applicable town approvals for bonding, decommissioning, etc. Mr. Engleman explained that there are no requirements to fulfill the requirements of subscribe 60% LMI customers and they would like to agree to what the NYSERDA Program requires which is 30% and as the NYSERDA Program requirement changes the applicant will change the requirement as well. Mr. Panico inquired about meter credits. The applicant explained they would like to engage groups too.

The motion was made by Ms. Moore and seconded by Mr. Hubbard to approve sending the revised decision for CVE US NY Westhampton 243 LLC. The motion was approved by 4:0:1 vote with abstention by Mr. Panico.

- d. **Brookhaven Town drainage proposal / 200-300-2-9, 10.1 and 10.2 / Elm Street/ Pinehurst/Starr Boulevard / Calverton / proposal to acquire naturally vegetated property for drainage purposes; lot 9 has a conservation easement, lot 10.1 is on the residential roadfront exemption list and lot 10.2 has a Letter of Interpretation**
Summary: Ms. Hargrave discussed that this project appears to be development and would require a hardship waiver more information is required.

The motion was made by Ms. Moore and seconded by Ms. Juengst to approve sending the draft response for the Brookhaven Town drainage proposal. The motion was approved by 5:0 vote.

Compatible Growth Area

e. **Brookhaven Town Referrals:**

- i. **Granny Road Manor / south side of Granny Road, east of Mill Road, west of Richard Drive, Medford / 200-545-2-139.1 / Development including a change of zone from A Residence 1 to Planned Retirement Community to build 54 units apartment complex with recreational amenities and a sewage treatment plant on 9.18 acres**
Summary: Action deferred until the next meeting.
- ii. **NY Bully Crew Kennel / North Street, Yaphank / 200-617-4-32, 33, 34, 36.1, 37 / development of 4,800 square foot dog kennel with outdoor areas, parking and other features on 0.83 acres in the L1 zoning district**
Summary: The motion was made by Ms. Juengst and seconded by Mr. Panico to approve sending the draft response for NY Bully Crew Kennel. The motion was approved by 5:0 vote.
- iii. **Ross Electric SEQRA Coordination Positive Declaration / s/s Route 25, Middle Island / 200-431-3-26.3 / change of zone from J Business 2 and A Residence 1 to**

L Industrial 1 and site plan to develop a 4,700 square foot warehouse on 1.17 acres

Summary: The motion was made by Mr. Panico and seconded by Mr. Hubbard to approve sending the draft response for Ross Electric. The motion was approved by 5:0 vote.

- iv. **STNO LLC / 2851 Horseblock Road, Medford / 200-658-2-23 / Development including land division and zone change to retain a bank and build a car dealership on 7.97 acres in the J2 Business zoning district**

Summary: The motion was made by Mr. Panico and seconded by Ms. Juengst to approve sending the draft response for STNO LLC. The motion was approved by 5:0 vote.

- f. **Southampton Town ZBA Referral / Fisher Organization, LLC / 17 Cypress Avenue, Flanders / 900-142-3-10 / use variance to construct a residence on 11,739 square feet in the Village Business zoning district**

Summary: The motion was made by Ms. Juengst and seconded by Mr. Hubbard to approve sending the draft response for Southampton Town ZBA. The motion was approved by 5:0 vote.

- g. **Total Community Management at Country Point Meadows HOA / 1 Country Point Drive, Yaphank / request to remove dead trees infested by Southern Pine Beetle in a conservation easement**

Summary: Ms. Hargrave discussed that the easement on the property does not allow cutting of trees. There are few things being requested first to cut down immediate hazardous infested southern pine beetle dead trees; the second request is to authorize the Executive Director with legal counsel to modify the easement to allow hazardous trees to be cut down without returning to the commission for approval; the next is authorize them to do immediate cutting upon inspection by staff.

The motion was made by Ms. Moore and seconded by Ms. Juengst to approve sending the revised draft response for Total Community Management at Country Point Meadows HOA. The motion was approved by 5:0 vote.

- h. **Verizon Wireless / 65 Middle Country Road, Coram / 200-430-1-27 / development of a 150 foot monopole in addition to an existing 115 foot monopole on 2.58 acres in the J4 Business zoning district owned and occupied by Suffolk County facilities**

Summary: The motion was made by Mr. Panico and seconded by Mr. Hubbard to approve sending the response for Verizon Wireless. The motion was approved by 5:0 vote.

4. **Public Comment**

Summary: No public comments were received

5. **Closed Advisory Session**

The motion was made by Ms. Juengst and seconded by Mr. Panico to close the public portion of the meeting and to move into an advisory session for the purpose of discussing and obtaining legal advice from Commission counsel the Commission would return to public session. The motion was approved by a 5:0 vote.

Meeting was adjourned at approximately 3.30 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for May 15, 2024
2. Final Commission meeting summary for May 15, 2024
3. Draft resolution for the Commission to authorize the purchase of one All-Terrain Vehicle for the New York State Environmental Conservation Police dated June 26, 2024; All-Terrain Vehicle quotations from Bay Shore Mower dated February 26, 2024; Habberstad Powersports dated February 26, 2024 and Honda Riverhead dated February 27, 2024
4. Final resolution for the Commission to authorize the purchase of one All-Terrain Vehicle for the New York State Environmental Conservation Police dated June 26, 2024
5. Invoice from Bond, Schoeneck & King, PLLC Bill Number: 20024949 dated June 6, 2024
6. Draft resolution for Commission to accept USDA Forest Service Grant Funding to prepare a Southampton Community Wildfire Protection Plan dated June 26, 2024; Memo from the Central Pine Barrens Executive Director regarding USDA Forest Service Community Wildfire Defense Grant dated June 18, 2024
7. Final resolution for Commission to accept USDA Forest Service Grant Funding to prepare a Southampton Community Wildfire Protection Plan dated June 26, 2024
8. Draft response regarding PSEGLI Transmission Pole Replacements-11 Poles dated June 26, 2024; PSEGLI memo and pictures regarding PSEG LI Notification of work dated May 21, 2024
9. Final response regarding PSEGLI Transmission Pole Replacements-11 Poles dated June 26, 2024
10. Draft resolution regarding Clancy Street Food Court dated June 26, 2024
11. Final resolution regarding Clancy Street Food Court dated June 26, 2024
12. Draft resolution CVE US NY Southampton 243 LLC at Westhampton Property Associates dated June 26, 2024
13. Final resolution CVE US NY Southampton 243 LLC at Westhampton Property Associates dated June 26, 2024; Email from Sarah Lansdale, Suffolk County to John Milazzo dated June 25, 2024
14. Draft response and maps on drainage proposal at Pinehurst/Starr Boulevard dated June 26, 2024
15. Final response on drainage proposal at Pinehurst/Starr Boulevard dated June 26, 2024
16. Draft response on Granny Road Manor dated June 26, 2024; Memo and Town Board Application from the Town of Brookhaven on Granny Road Manor dated May 6, 2024
17. Draft response on NY Bully Crew Kennel dated June 26, 2024; Memo and Site Plan Application from Town of Brookhaven on NY Bully Crew Kennel dated May 30, 2024
18. Final response on NY Bully Crew Kennel dated June 26, 2024
19. Draft response regarding Ross Electric dated June 26, 2024; Town of Brookhaven memo and Town Board resolution 2024-400 and attachments dated May 22, 2024
20. Final response regarding Ross Electric dated June 26, 2024
21. Draft response regarding STNO, LLC dated June 26, 2024; Town of Brookhaven memo and application dated April 16, 2024
22. Final response regarding STNO, LLC dated June 26, 2024
23. Draft response regarding the Fisher Organization, LLC dated June 26, 2024; Town of Southampton Letter and application regarding Fisher Organization, LLC dated June 10, 2024;
24. Final response regarding the Fisher Organization, LLC dated June 26, 2024
25. Draft response to Country Pointe Meadows regarding a request to remove dead trees infested by Southern Pine Beetles dated June 26, 2024; Letter, photos and conservation easement from Total Community Management Corp regarding removal of dead trees dated May 16, 2024
26. Final response to Country Pointe Meadows regarding removal of dead trees infested by Southern Pine Beetles dated June 26, 2024
27. Draft response for determination of jurisdiction Verizon Wireless at Coram dated June 26, 2024; Letter and attachments from ALG Amato Law Group, PLLC dated May 30, 2024
28. Final response for determination of jurisdiction Verizon Wireless at Coram dated June 26, 2024

2024 Fall New York Wildfire and Incident Management Academy

Planning is underway for the **2024 Fall New York Wildfire and Incident Management Academy**. This Academy will be held at Brookhaven National Laboratory from October 17-27. 19 classes are planned to help train firefighters and first responders.

The Academy is offering three free training courses to Suffolk and Nassau County firefighters

Firefighting Training/Intro to Wildland Fire Behavior (5-day or 2 Day)- Introductory course designed to train entry-level firefighters, Fire-fighter Type 2 (FFT2). Course covers basic incident management organization, firefighting techniques, suppression equipment, safety, strategy/tactics along with fire behavior. Field exercises will be performed for valuable hands-on training.

Fire Operations in the Wildland/ Urban Interface - This course is designed to assist initial attack incident commanders and company officers in confronting wildland fires that threaten life, property and improvements. Course is also suitable for volunteer firefighters who have leadership roles in fire companies that respond to wildland fires.

The Academy is proud to offer along with the NYS Division of Homeland Security and Emergency Services five free classes.

Intermediate ICS: Course is designed to enable personnel to operate efficiently using the Incident Command System (ICS) in supervisory roles on expanding or Type 3 incidents.

Refresher: Intermediate ICS for Expanding Incidents This course is a refresher for individuals who have previously completed ICS-300 Intermediate Incident Command System (ICS) for the Expanding Incident.

Advanced ICS Course is designed to enable personnel to operate efficiently in the advanced application of the Incident Command System in a complex incident environment.

Incident Command System/Emergency Operations Center Interface This course reviews ICS and EOC responsibilities and functions and depends heavily on exercises and group discussions to formulate the interface. The course provides an opportunity for participants to begin developing an interface between an Incident Management Team and EOC personnel.

Unmanned Aircraft Systems FAA Prep Course This course will help first responders to prepare for the FAA Part 107 Exam required when flying UAS (Drones) for non-recreational purposes.

Additional Courses offered include:

Portable Pumps and Water Use

Fire Operations in the Wildland Urban Interface

Engine Boss

Crew Boss

Followership to Leadership

Wildfire Powersaws and Storm Debris Removal classes will be held in December.

We are looking forward to another cooperative effort to make this Academy a success.



Compliance and Enforcement Division Report May - July 2024 Prepared by CAED Chief Enforcement Officer Frank Carbone

- We received thirty-nine complaints this period for dumping, encroachment, clearing and one graffiti complaint that may be gang related which was referred to the NYS Police. The dumping was consistent being primarily furniture, household trash and landscaping debris.
- Eighteen of these incidents were captured on surveillance cameras. Unfortunately, cameras were unable to capture three license plates due to the plates being intentionally covered. This could potentially become an issue which has been brought to the Law Enforcement Council. One case was resolved with a total of \$400.00 paid in fines in Southampton Town Court.
- Our Flock surveillance camera has been setup, and we are integrated into the shared cameras with the outside partner agencies. This has enabled us to identify multiple license plates which were previously unidentifiable.
- UAS (Unmanned Aircraft Systems) training has continued. Our EO will be taking the FAA 107 test in the near future.

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

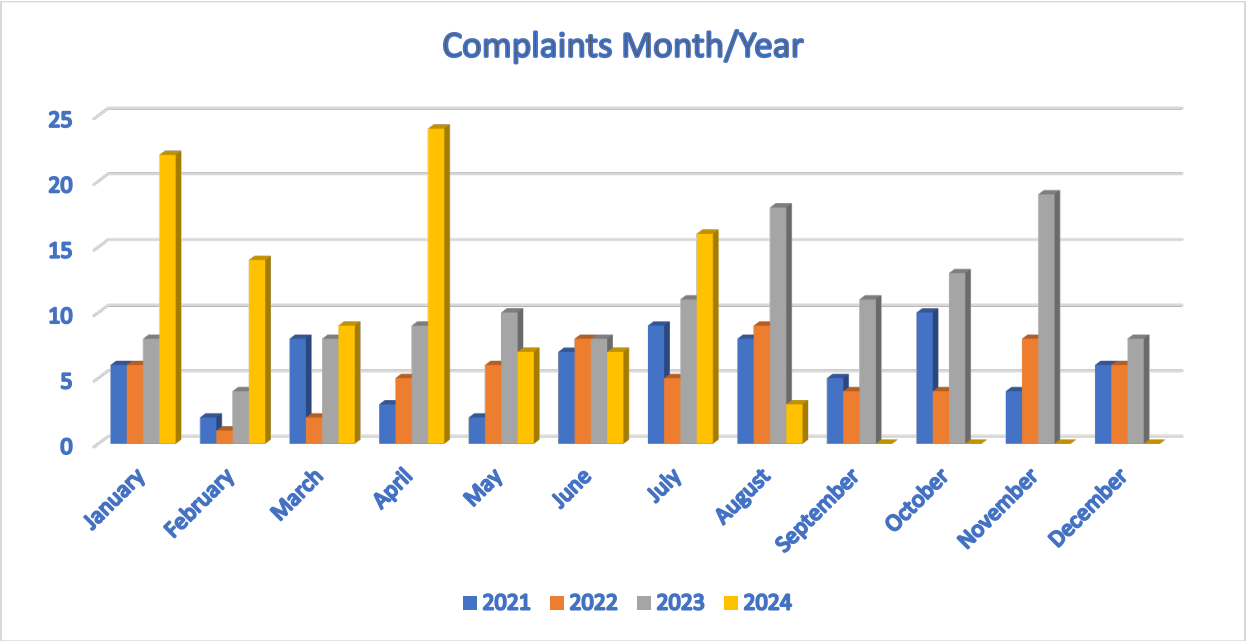
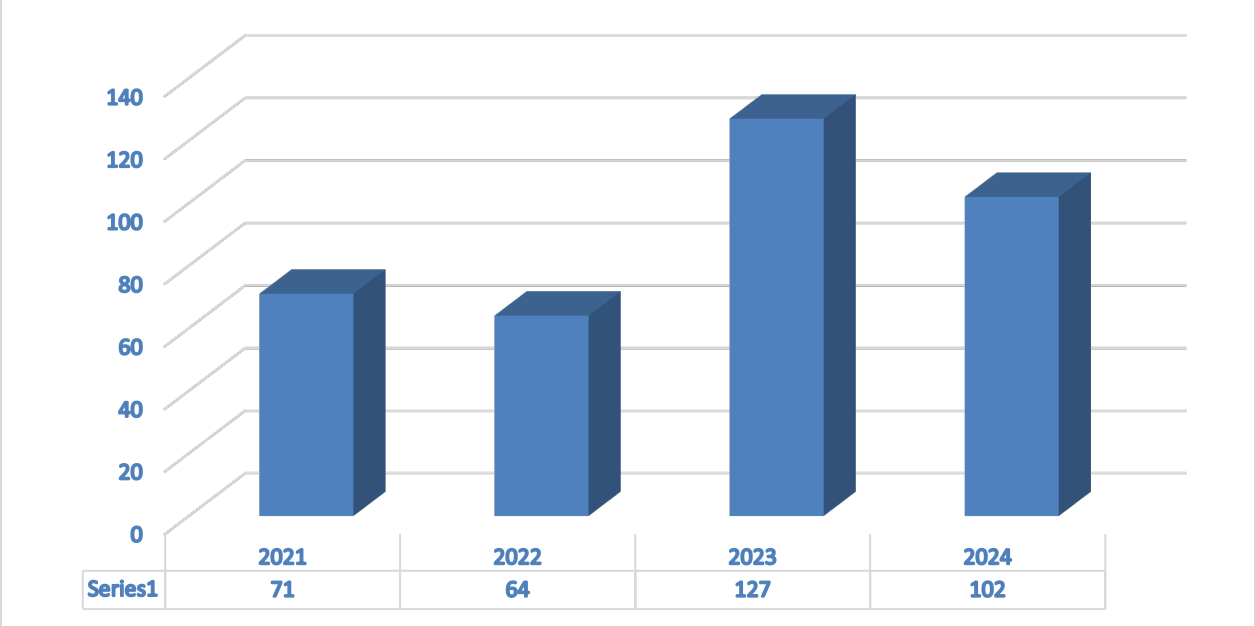
Edward P. Romaine
Member



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Incident Statistics - Reporting Period 2021 - 2024				
Year	2021	2022	2023	2024
Intake				
Sent by Agency to Commission	11	14	17	3
Discovered by Commission Staff	48	41	104	91
Called in by Individual to Commission	12	8	6	8
Total Incidents Reported	71	63	127	102
Location of Incident				
Brookhaven	54	46	69	57
Southampton	10	17	50	40
Riverhead	6	0	8	5
Occurring on Public Land	26	21	79	86
Occurring on Private Land	35	22	23	16
Occurring on Public & Private Land	10	20	25	0
Core	35	38	78	79
Compatible Growth Area (CGA)	18	13	39	17
Core & CGA	0	1	1	0
Outside CPBA	18	12	9	6
Nature of Incident*				
Clearing/Encroachment	24	24	20	16
Structures	0	1	2	1
Dumping	35	35	103	82
Mining	1	0	0	1
Hunting	1	0	1	0
ATV	2	1	0	0
Other	8	4	1	2
<i>*Note-some incidents involve more than one land use issue</i>				
Referrals*				
Sent to Town	17	20	6	2
Sent to County	17	12	36	22
Sent to State	16	22	33	7
Commission	21	15	8	1
Sent to AG	0	1	0	0
Other	0	5	37	15
<i>*Note-some incidents are sent to multiple agencies</i>				
Status				
Founded	60	50	125	101
Unfounded	11	13	2	1
Open	39	18	52	54
Closed	32	45	75	48
Inspections				
Conservation Easement Inspections		1	0	3
Development project inspections		2	0	0



Item 3.b. Pine Barrens Credit Program Report for August 21, 2024:

Activities in the Credit Program for 2024 included review of applications for Letters of Interpretation, Conservation Easements, Credit Program and FOIL requests management. Some specific work items include:

- Letters of Interpretation: 36 LOIs were issued and five parcels were inspected. Staff is following up on past LOIs for interest in the Program.
- Conservation Easements: Review and Monitoring
 - Five easements were recorded, which generated 2.82 credits.
 - Six easements are currently in progress.
 - 60 easement properties with road access were inspected.



- Pine Barrens Credits
 - Redeemed: 1.15 Credits have been used for a commercial project in the Town of Southampton.
 - Conveyed: 5.23 Credits have been sold in the Towns of Brookhaven and Southampton.
 - The average price is \$110,611 per credit.
- Credit Clearinghouse Program Fund Account balance: \$3,403,789.

- In April, 2024 the Commission had received a ‘Best of the Rest’ list of properties from Pine Barrens Society. The lists was reviewed and organized into Core and CGA and solicitation letters were sent to core owners. It resulted in 14 new LOIs and 11 renewals. There are 92 letters that were sent for which no response was received. We are addressing how to move forward with interest from these owners.
- In July, 2024 the Commission had received a final Restoration Monitoring Report for Peconic River Sportsmen Club property. The required minimum survival rate for this restoration plan is 85% and the current revegetation success rate is 98.5%. The large number of native species recruitments of planted and natural inclusions have a complete cover of all 7 revegetation locations meeting the goal of PRSC and the Commission. Therefore the restoration has been successful and can conclude additional monitoring.

Pine Barrens Credit Program Statistics Table: represents figures for the total and annual summary of 2024.

Easement Protected Lands and Pine Barrens Credits As of August 12, 2024								
	Brookhaven	2024	Riverhead	2024	Southampton	2024	Total	2024
Parcels	531	4	37	-	471	1	1039	5
Acreage	833.44	1.75	516.78	-	889.51	3.59	2239.73	5.34
Average parcel size	1.57	0.44	13.97	-	1.89	3.59	2.16	1.07
Credits generated	550.26	2.24	173.39	-	340.26	0.58	1063.91	2.82
Credits redeemed	423.67	-	145.13	-	190.91	1.15	759.71	1.15
Credits not redeemed	126.59	-	28.26	-	149.35	-0.57	304.2	1.67
Credits sold		2.57		-		2.66		5.23
Total value of PBC transactions		308,997		-		\$269,500		\$578,497
Average Credits value		\$120,232		-		\$101,316		\$110,611
Credits owned by the Clearinghouse	2.19		-		-		2.19	
# of Inspected CE Parcels	-	36	-	2	-	22	-	60
# of Installed CE Signs	139	3	15	-	91	-	245	3

Central Pine Barrens Joint Planning and Policy Commission
 Land Use Division Bi-Monthly Update for the Meeting of Wednesday, August 21, 2024

Action	Central Pine Barrens Location		
Municipality	Brookhaven Town	Riverhead Town	Southampton Town
Pending Applications, Requests for Determination of Jurisdiction, SEQRA Coordination, inquiries, proposals and other activities	<ul style="list-style-type: none"> • Granny Road referral, zone change and 54 PRC units on 9 acres, Medford, CGA. • Solar on rooftops at Expressway Drive North, Yaphank, CGA. • Vineyards at Coram referral, zone change and 74 PRC units on 12 acres, CGA. 	Venezia Square Development of Regional Significance, Wading River, 37,000 square feet of commercial uses on 6.34 acres. Extend decision deadline to 10/16/24, CGA.	Ralph Schenk Core Hardship Application to expand building on 1.2 acres, Westhampton, Core. Suspended, enforcement incident.
Monitoring revegetation and other conditions of decisions	7 Eleven Middle Island, restoration complete, monitoring for 3 years.	None	None
Division Activity, Regional Projects and Participation	<ul style="list-style-type: none"> • Environmental review of land use development projects including Core and CGA Hardship waivers, SEQRA Coordination, interagency referrals, information requests, inquiries, requests for determination of jurisdiction and research. Applications include land use development involving commercial and industrial uses, mixed uses and other site plans, residential and non-residential subdivisions, applications for Developments of Regional Significance, Assertions of Jurisdiction, zone changes and other development activities. • Monitor prior hardships and other applications for compliance with conditions of approval. • Site inspections and land use surveys for applications, monitoring and conformance with decisions. • Technical support on FOIL requests, compliance and enforcement violations and consent orders on development projects, Credit Program items, communications on land use matters, unauthorized development, clearing, encroachments in protected areas and regulated habitats. • Collaborate and coordinate with other Commission divisions. • USGS two-year contract to monitor surface and groundwater resources, 2024 to 2026. Planning for coastal plain pond water resources study. • Website updates on land use and planning matters, natural, scenic, historic and cultural resources. 		





Commission Meeting of August 21, 2024
 Draft Resolution
 Municipal Code Ratification for Conformance with the Central Pine Barrens
 Comprehensive Land Use Plan Amendments

Present:

- __, for the Governor of the State of New York
- __, the Suffolk County Executive
- __, Brookhaven Town Supervisor
- __, Riverhead Town Supervisor
- __, Southampton Town Supervisor

Whereas, the Commission initiated a review of the Central Pine Barrens Comprehensive Land Use Plan pursuant to the Environmental Conservation Law §57-0121 and determined that amendments were required to align the Plan with current land use development patterns, to protect the resources of the Central Pine Barrens region, and to ensure the Plan achieves the goals and objectives of the Long Island Pine Barrens Protection Act (the “Act”), and

Timothy C. Hubbard
Member

Whereas, the Commission performed an environmental review of the Plan amendments under the State Environmental Quality Review Act, and upon completion of the review, forwarded the amendments to the municipalities with lands in the Central Pine Barrens region and to the state for their review and implementation, and

Maria Z. Moore
Member

Daniel J. Panico
Member

Whereas, implementation of the amendments by the municipalities and the state may have required amendments to their respective codes and rules to make the same conform with the amendments, and where necessary such modifications have been adopted by the municipalities and the state, and

Edward P. Romaine
Member

Whereas, the Commission has reviewed such modifications and determined that the codes as modified conform to the Plan as amended, now therefore be it

Resolved, the Commission declares that the codes of the municipalities with land use jurisdiction over lands in the Central Pine Barrens as amended conform to the provisions of the Plan as amended and such municipalities may continue to implement the Plan’s provisions through their codes under the provisions of the Act, and be it further

Resolved, that any application to any municipality, the state, or the Commission received on or before July 18, 2024 is to be reviewed under the Plan or municipality or state code as of that date and any application received on or after July 19, 2024 is to be reviewed under the Plan as amended or municipality or state code as modified to incorporate the Plan amendments.

624 Old Riverhead Road
 Westhampton Beach, NY
 11978

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

RECORD OF MOTION

MOTION BY:

SECONDED:

VOTE:

YES:

NO:

ABSENT:

ABSTAIN:

August 21, 2024

Antoinette Rivera
Office of the Town Clerk
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

**RE: Referral: Granny Road Manor
2024-008-CZ Granny Road Manor, Medford, Town of Brookhaven
SCTM # 200-545-2-139.1
Central Pine Barrens Compatible Growth Area**

Dear Ms. Rivera:

On May 6, 2024, the Central Pine Barrens Commission office received a referral of the referenced application. The project site is in the Central Pine Barrens Compatible Growth Area.

Existing Conditions and the Proposed Project

The 9.19 acre property is located on the south side of Granny Road, east of New York State Route 112, and west of Richard Drive in Medford, Town of Brookhaven. The property is entirely wooded and undeveloped. Several tree species were observed on May 22, 2024, with a robust tree line of predominantly oak and pitch pine throughout the site. It is in the A Residence 1 (A-1) zoning district.

The Site Plan, dated March 2023, prepared by Nelson & Pope, identifies a development project that consists of a change of zone from A-1 Residence to Planned Retirement Community (PRC) and the construction of a 54 unit apartment complex with additional recreational facilities. Five, two- and one-half story buildings totaling 36,250 square feet, 83 parking stalls, associated recreational facilities including a clubhouse totaling 2,500 square feet, an outdoor swimming pool, a tennis court area and a BBQ/picnic area are proposed. A sewage treatment plant with associated leach field located on the southwestern corner of the parcel is also included to manage wastewater on-site. The proposed site plan illustrates suggested buffers along the east and west borders with larger concentration of buffer zones on southeastern corner and northern end of the parcel.

Land uses of adjacent parcels include residential properties to the east, west, and south, and Brookhaven Town-owned open space to the southeast and southwest.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the Act) (New York State Environmental Conservation Law ECL Article 57). Therefore, the proposal must conform with the standards for the land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan), as implemented by the Brookhaven Town Code. If the project does not conform to one or more standards, the application may be revised to conform or the applicant must apply for a CGA Hardship Waiver from the Commission, subject to review and action.



Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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11978

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Comments

Please provide a demonstration of conformance for the project including the change of zone and site plan with the Plan standards prior to a decision and disturbance on the project site. Plan Guidelines should be applied where feasible. Comments on particular standards are provided below, however the Town must ensure conformance with all applicable standards for this project.

Standard 5.3.3.1.1 Article 6 of the Suffolk County Sanitary Code

The project is subject to conformance with Article 6 of the Suffolk County Sanitary Code and shall meet the applicable requirements of the Suffolk County Department of Health Services.

Standard 5.3.3.1.2 Sewage Treatment Plant Discharge

- The project must demonstrate conformance with this standard. The standard states “where deemed practical by the County or State, sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens. Treatment systems that are approved by the New York State Department of Environmental Conservation or the Suffolk County Department of Health Services may be used in lieu of a sewage treatment plant.”
- It is recommended the applicant provide a yield map to establish the maximum allowable density under the current zoning.
- Per the submitted Environmental Assessment Form, the anticipated sanitary wastewater generation is 8,100 gallons per day (gpd). The standard as of right flow for the current zoning allows a capacity of 2,757 gpd. Because the proposed development exceeds the standards for sanitary flow, it is strongly recommended to require the redemption of Pine Barrens Credits to mitigate the potential impacts caused by the density of the proposed development.

Standard 5.3.3.2.1 Articles 7 and 12 of the Suffolk County Sanitary Code

The project is subject to conformance with Articles 7 and 12 of the Suffolk County Sanitary Code and shall meet the applicable requirements of the Suffolk County Department of Health Services.

Standard 5.3.3.5.1 Stormwater Recharge

A Stormwater Pollution Prevention Plan is required to be prepared and submitted to and approval from the applicable regulatory agencies prior to physical site development. Where feasible, minimize grading activity on steep slopes to preserve natural features, reduce stormwater runoff and adverse impacts from erosion and the loss of soil resources.

Standard 5.3.3.6.1 Vegetation Clearance Limits

- The project site is subject to a maximum clearing limit of 53%, 4.87 acres. According to the site plan, the applicant proposes to clear 39% of the site, 3.62 acres, and keep 61% of the site’s existing natural area, 5.57 acres. If clearing exceeds the limit of 4.87 acres, an application for a hardship waiver must be submitted.
- Prior to construction, stake out the clearing limits prior to avoid overclearing.
- After construction, install a split rail fence on the clearing limit to avoid encroachment into natural areas.
- Protect the area to remain natural in a Declaration of Covenants and Restrictions.

Standard 5.3.3.6.2 Unfragmented Open Space

- The project must demonstrate conformance with this standard. The standard states “subdivision and site design shall support preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established when adjacent parcels are developed.”
- The proposal demonstrates development throughout the parcel, creating fragmented natural habitat on the property. Consider a more compact site plan by reducing the length of the 255’ driveway connecting to Granny Road and shifting the development to the northern portion of the site to create larger blocks of open space with minimal edges and reduce buffer strips. Small buffers tend to become disturbed, degraded and encroached upon and are exposed to effects from wind and erosion and reduced habitat quality for plants and wildlife. Creating the largest possible block of open space on the south-southeast sides of the parcel would provide a less interrupted wildlife corridor to the adjacent town-owned open space.
- Alternatively, all accessory structures could be moved to the north to support unfragmented open space to the south. For instance, the tennis court and picnic areas could be moved from the south end to areas near the pool and clubhouse on the north end of the project site. Consider having all recreational and accessory structures in the northerly portion on either the east or west side of the access road to reduce fragmentation in the north and south ends. As previously noted, creating the largest possible block of open space on the south-southeast sides of the parcel would provide a less interrupted wildlife corridor to the adjacent town-owned open space.
- No structures may be developed in the open space.
- Protect open space through the recording of conservation easements or covenants and require recording prior to site disturbance.

Standard 5.3.3.6.3 Fertilizer-Dependent Vegetation Limit

- The project must demonstrate conformance with this standard. Fertilizer-dependent vegetation is limited to a maximum of 15% over the project site. The limit protects ecosystems, water resources and minimizes pollution in stormwater runoff.
- Use native plants that require less fertilizer and maintenance and provide habitat rather than nonnative plants in landscaping the site. Retain existing large trees in place where possible in the development envelope.
- Add the fertilizer-dependent vegetation limit requirement to the Site Plan and Declaration of Covenants and Restrictions.

Standard 5.3.3.6.4 Native Plantings

- The project must demonstrate conformance with this standard. The project site contains large native trees. Consider protecting large trees in place during and after construction, especially trees over 12 inches in diameter.
- Review the landscaping plan to confirm conformance with the standard, which should include the proposed list of plants, planting specifications including quantities, size, species and sources of plant material.

- Use native plant species in landscaped areas to support ecological communities, vegetation and wildlife including mammals, birds and pollinating insects indigenous to the region. Please refer to Figure 5-2 in the Plan for plant species suggestions. Additional guidance on plantings can be provided by the Town and Commission staff if necessary.
- Native species are adapted to local environmental conditions, require less maintenance, irrigation, pesticides and fertilizer. The use of pesticides should be avoided whenever possible.

Standard 5.3.3.7.1 Special Species and Ecological Communities

- The project must demonstrate conformance with this standard. The project site is wooded with natural pine barrens vegetation. The natural pine barrens ecological communities, plant and wildlife habitats should be protected to the maximum extent.
- Coordinate the application with the New York State Department of Environmental Conservation (NYSDEC) to demonstrate conformance with the protection of listed species and their habitats including the Federal and State-listed endangered species, Northern Long-eared Bat (NLEB). The conversion of habitat or land use from natural and undeveloped to developed impacts the habitat of NLEB. Clearing in Suffolk County may only occur from December 1 through February 28 of a given year, per NYSDEC guidance (<https://dec.ny.gov/nature/animals-fish-plants/northern-long-eared-bat>).
- Any other regulated plant or wildlife species should be protected as required by Federal, State and local agencies.

Other Comments

Projects in the CGA are required to conform with the Plan standards, however, the Town may apply guidelines at its discretion to further protect the quality of natural resources within the CGA while promoting compact, efficient and orderly development. The Plan guidelines target protection of soils, steep slopes and scenic and roadside character in the Central Pine Barrens.

- Protect existing natural groundcover and soils and reduce soil exports from the site.
- Consider requiring the protection of existing large trees in place on the project site.
- Cluster the development as tightly as possible to reduce habitat fragmentation and facilitate connectivity to contiguous town-owned open space.
- It is strongly encouraged to consider requiring the redemption of Pine Barrens Credits to mitigate the impacts of density created by this project. As stated in Section 6.1 of the Plan, the “Credit Program promotes development which is compact, efficient and orderly and which is designed to protect the quality and quantity of surface water and groundwater and the long term integrity of the pine barrens ecosystem.” The Project Site is a designated Receiving Area, as per Chapter 6 Section 6.4.2.2 of the Comprehensive Land Use Plan, and Section 6.4.2.3 discusses innovative uses of Pine Barrens Credits including Planned Retirement Communities, which applies to the proposed project.
- If the project is subject to conformance with affordable and workforce housing regulations, please identify how the project conforms with these regulations either through a payment in lieu of or development of workforce housing units.
- The Commission’s records show that on this parcel, SCTM 200-545-2-139.1, a SEQR coordination letter was submitted by the Town of Brookhaven for comments on April 25, 2006 for the Eghrari Subdivision project. The New York State Office of Parks, Recreation & Historic Preservation’s Cultural Resource Information System shows a Phase I Archaeological Investigation for the

DRAFT

proposed Eghrari subdivision was initiated under Survey Number 06SR56819 (<https://cris.parks.ny.gov/>). Please confirm that the property within the currently proposed project is not protected as part of a non-contiguous cluster for a previous project. As the current site has not been previously disturbed, please confirm if there is an additional requirement to investigate potential impacts on cultural resources.

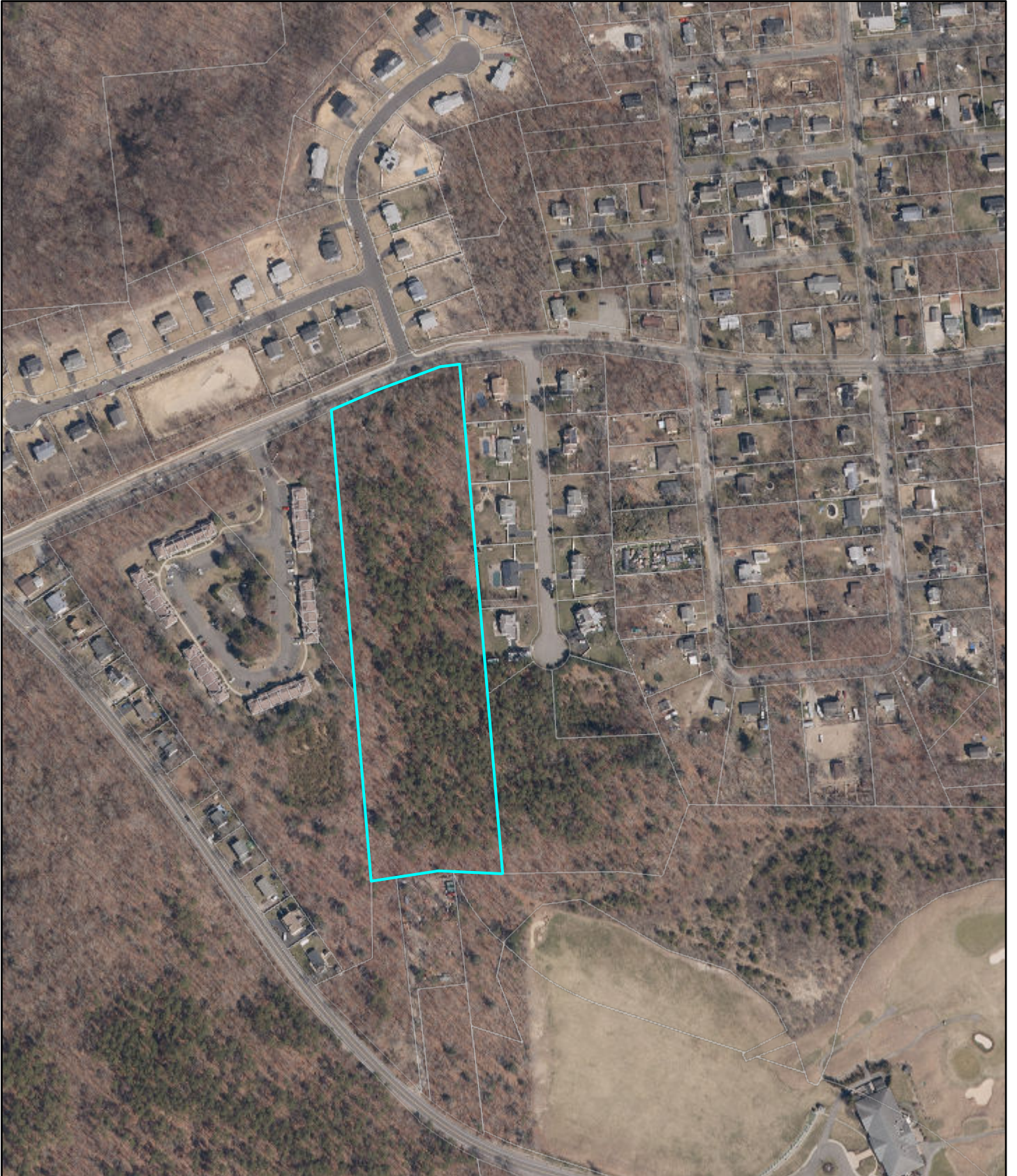
The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,


Julie Hargrave
Policy and Planning Manager

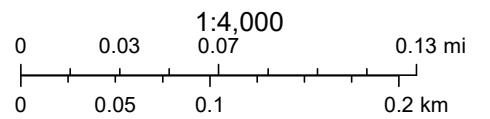
cc: Judy Jakobsen, Executive Director
John Milazzo, Counsel
Amy Moody, Town of Brookhaven

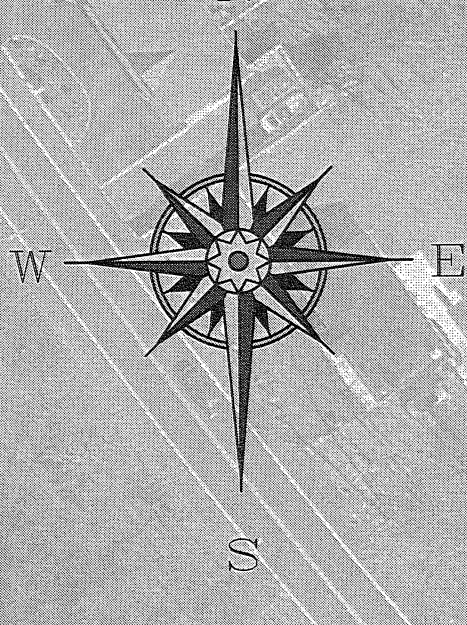
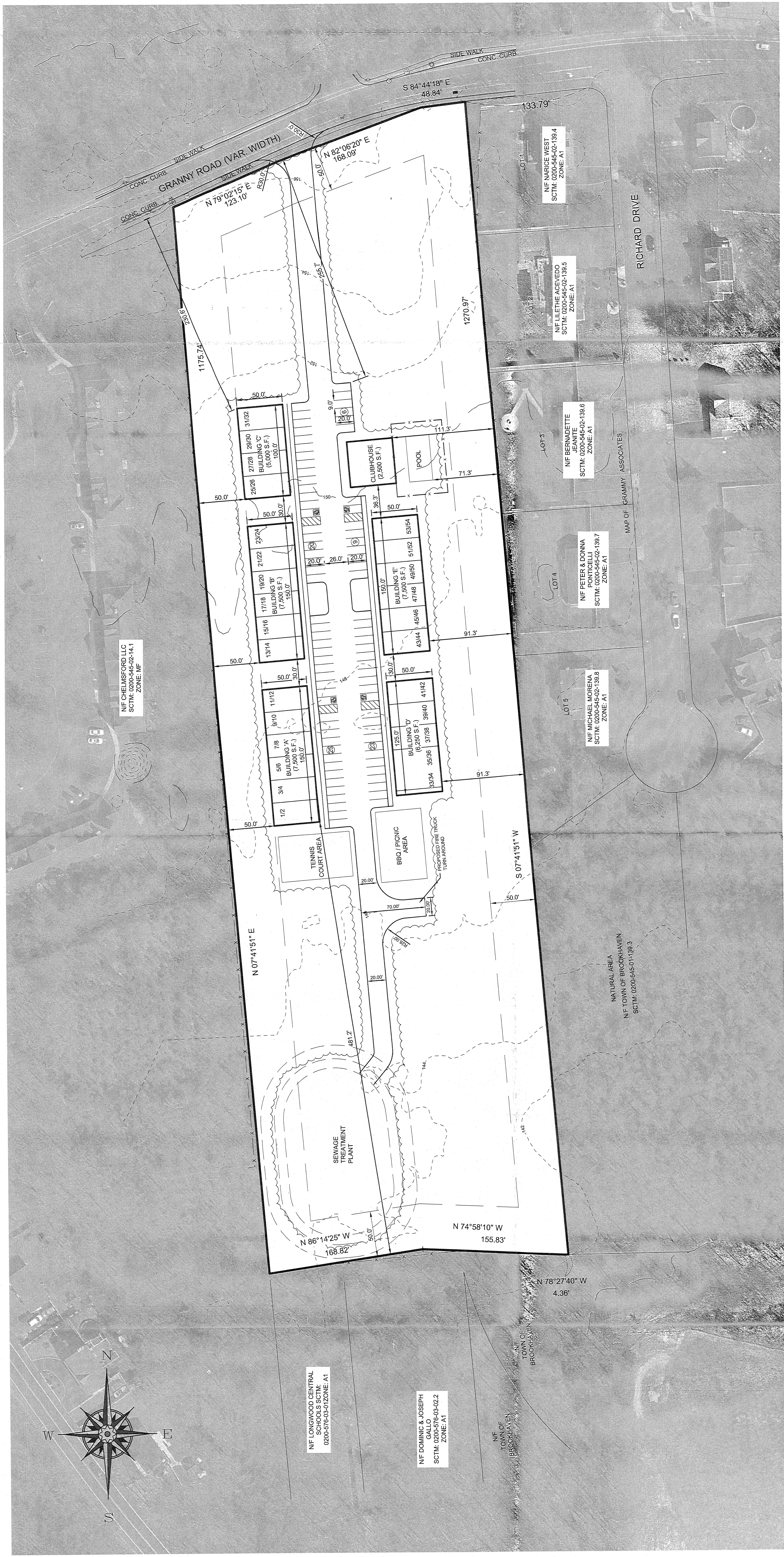
SCTM # 200-545-2-139.1



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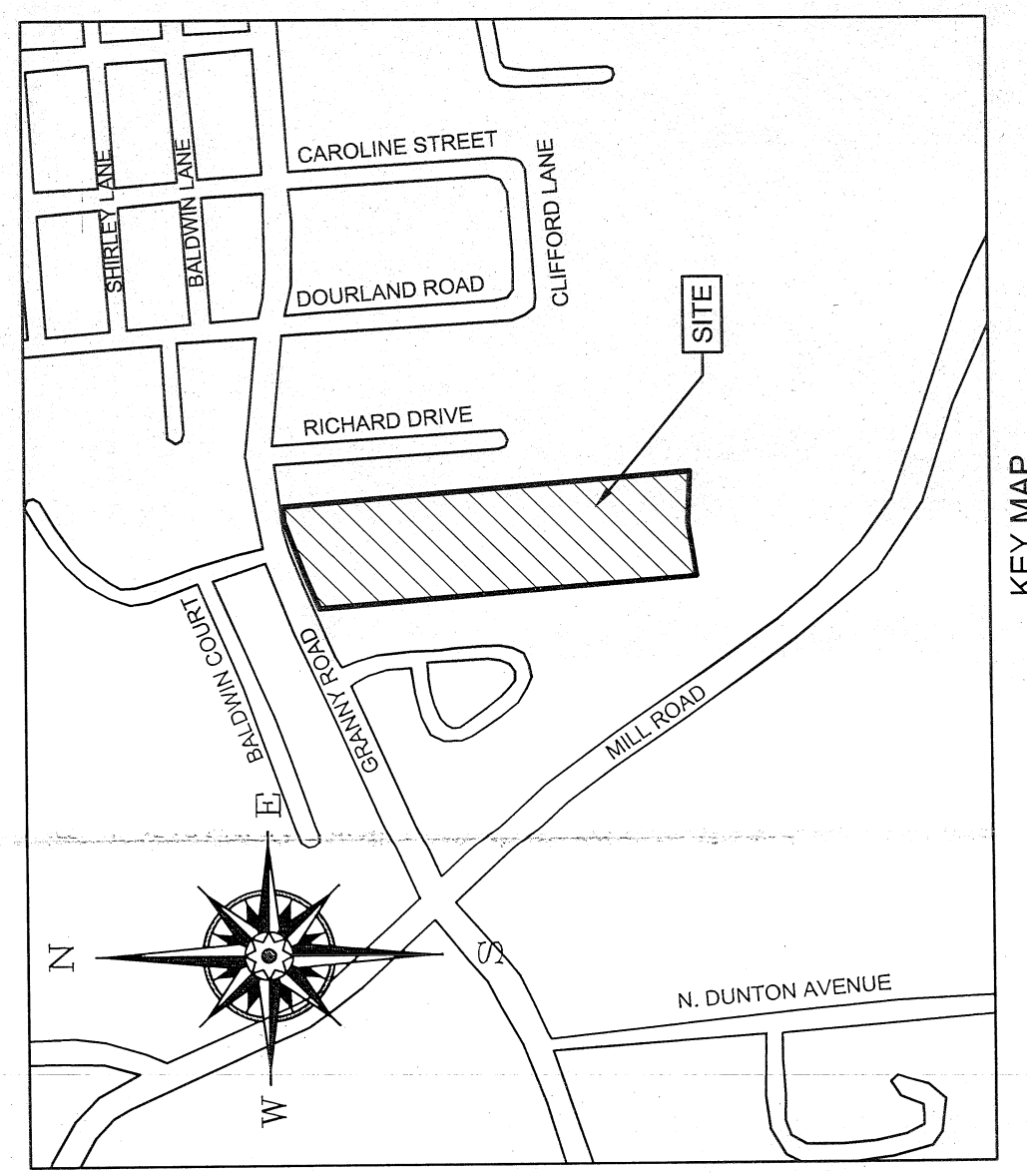
 Tax Parcels





LEGEND

EXISTING	PROPOSED
<ul style="list-style-type: none"> ○ GAS VALVE ○ WATER VALVE ○ TRAFFIC CONTROL ○ ELECTRIC POLE ○ LIGHT POLE ○ CONTOUR ○ FENCE ○ DRAINAGE MANHOLE ○ CATCH BASIN ○ WOODS TO REMAIN 	<ul style="list-style-type: none"> ○ PARKING QUANTITY ○ BUILDING ○ CURB LINE ○ BUILDING SETBACK ○ FENCE



SITE DATA

<p>9.19 ACRES 36,250 SF 0200-545-02-13 0200-545-02-13 VACANT AT</p> <p>PROPOSED ZONING: N07-4151* N07-4151* RESIDENTIAL APARTMENTS 54 UNITS LONGWOOD CSD SCHOOL DISTRICT: SWVA FIRE DISTRICTS: GORDON HEIGHTS DISTURBANCE AREA: ±157,128 S.F. (±40%)</p>	<p>LANDSCAPE / WOODS AREA: 9.19 AC / 400,165 SF (100%) TOTAL SITE AREA: 9.19 AC / 400,165 SF (100%)</p> <p>PROPOSED: IMPERVIOUS AREA: 1.28 AC / 55,751 SF (14%) LANDSCAPE AREA: 0.84 AC / 36,250 SF (9%) NATURAL WOODS TO REMAIN: 5.57 AC / 242,752 SF (60%) SEWAGE TREATMENT PLAN AREA: 0.42 AC / 18,276 SF (5%) TOTAL SITE AREA: 9.19 AC / 400,165 SF (100%)</p>
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LOT COVERAGE DATA

<p>LANDSCAPE / WOODS AREA: 9.19 AC / 400,165 SF (100%) TOTAL SITE AREA: 9.19 AC / 400,165 SF (100%)</p> <p>PROPOSED: IMPERVIOUS AREA: 1.28 AC / 55,751 SF (14%) LANDSCAPE AREA: 0.84 AC / 36,250 SF (9%) NATURAL WOODS TO REMAIN: 5.57 AC / 242,752 SF (60%) SEWAGE TREATMENT PLAN AREA: 0.42 AC / 18,276 SF (5%) TOTAL SITE AREA: 9.19 AC / 400,165 SF (100%)</p>	<p>EXISTING: 9.19 ACRES 36,250 SF 0200-545-02-13 0200-545-02-13 VACANT AT</p> <p>PROPOSED ZONING: N07-4151* N07-4151* RESIDENTIAL APARTMENTS 54 UNITS LONGWOOD CSD SCHOOL DISTRICT: SWVA FIRE DISTRICTS: GORDON HEIGHTS DISTURBANCE AREA: ±157,128 S.F. (±40%)</p>
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ZONING TABLE

PLANNED RETIREMENT COMMUNITY (SECONDARY ZONE)

86-297 A.2	MIN. LOT AREA:	3 ACRES
86-297 B.2	MIN. LOT WIDTH:	200'
86-297 C.2	MIN. FRONT YARD SETBACK:	50'
86-297 D.1	MIN. SIDE YARD SETBACK:	50'
86-297 D.1	MIN. REAR YARD SETBACK:	50'
86-297 E.2	MAX. BUILDING HEIGHT:	2 1/2 STORIES
86-297 E.1	FEET TO ROOF:	30%
86-298 B.1	MAX. DENSITY:	6 UNITS PER ACRE
86-300	MIN. AMENITY AREA:	54 UNITS X 200 S.F. PER UNIT = 10,800 S.F.

LAND DEVELOPMENT STANDARDS (§ 85-843)

ZONING DATA	CODE	REQUIRED	EXISTING	PROVIDED
MIN NAT AREALANDSCAPING PERCENT	\$ 85-843-A(1)	20%	100%	72.5%
MIN NAT AREALANDSCAPING F.Y.	\$ 85-843-A(2)	10%/60% OF REQ	N/A	18.1%
4' STREET TREES AT 30' O.C.	\$ 85-843-A(3)	REC.	TBD	TBD
MIN NAT AREALANDSCAPING FRONTAGE	\$ 85-843-A(4)	REC.	N/A	730.6 FT
PARKING AREA LANDSCAPING	\$ 85-843-A(5)	REC.	N/A	TBD
400 SF PER 25 PARKING SPACES	\$ 85-843-A(6)(a)	1,328 S.F.	N/A	1,419 S.F.
MIN BUFFER REQUIREMENT	\$ 85-843-B(8)(d)	25 FT	N/A	50 FT

CONCEPTUAL PLAN F
GRANNY ROAD MANOR
AT
MEDFORD
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK
S.C.T.M.; DIST. 0200 SECTION: 545, BLOCK: 02, LOT: 139.1

NELSON + POPE
engineers • architects • surveyors
70 Wassaic Road, Medville, NY 11747 • 631.427.5666 • nelsonpoppe.com

OWNER: ROY TUCCILLO
1980 ROUTE 25A
COLD SPRING HARBOR, NY 11724

APPLICANT: ROY TUCCILLO
1980 ROUTE 25A
COLD SPRING HARBOR, NY 11724

DATE: MARCH 2023 PROJECT NO.: 22269

SCALE: 1" = 60'

FILE NO.: C-101

SHEET NO.: 1 OF 1

BOUNDARY AND EXISTING CONDITIONS FROM SURVEY PREPARED BY NELSON + POPE DATED AUGUST 17TH 2022.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND SURVEYING UNDER THE REGULATION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

August 21, 2024

Amy Moody
Planning Division
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

**RE: Referral: Vineyards at Coram, Log # 24SP0025
SCTM #s 200-475-1-12.4; 200-475-2-1.2
Central Pine Barrens Compatible Growth Area**

Dear Ms. Moody:

On July 2, 2024, the Central Pine Barrens Commission office received a referral from the Planning Board.

A prior referral of this project was received on December 21, 2022, and the Commission provided a written response on January 18, 2023. The project details appear to have changed including the number of properties in the site (i.e., SCTM # 200-449-3-50.1 is no longer included), site area from 16.3 acres to 12.43 acres and the number of units reduced from 90 units to 74 units. As a result, corresponding changes have occurred in the amount of clearing, infrastructure and development.

Existing Conditions and the Proposed Project

The project site is located in the Compatible Growth Area of the Central Pine Barrens. It is situated on the south side of Middle Country Road (NYS Route 25), west of New York State Route 112 and Paul’s Path. The site is zoned J2 Business.

The Site Plan dated May 2024, prepared by Nelson & Pope, identifies the project. The 12.43 acres is comprised of two tax parcels. The site is entirely wooded with natural pine barrens vegetation. Natural topography consists of slopes varying from 0-15+% throughout the site.

The proposal consists of a change of zone from J2 Business to Planned Retirement Community (PRC) and the development of a 74 unit residential complex with eight affordable units. Six, two story buildings are proposed. Recreational facilities are proposed including a 3,000 square foot clubhouse, 30’x50’ swimming pool, pickleball courts, community garden. Stormwater runoff from the proposed development will be managed on-site by way of a recharge basin to the southeast, drainage depressions and series of leaching pools. A force main and sanitary pump station will connect to the Sewer District #11 in Selden to manage wastewater. An estimated 4.35 Pine Barrens Credits will be purchased for the project.

Central Pine Barrens Status

The proposal constitutes development activity, pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107.13. Therefore, it must conform with the standards of the Central Pine Barrens Comprehensive Land Use Plan (the Plan), as implemented by the Brookhaven Town Code. If it does not conform to one or more standards, and the project is not revised to conform, then a hardship waiver application must be submitted, subject to Commission review and decision.



Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Comments

Please confirm the project demonstrates conformance with Plan standards prior to development. Plan Guidelines should be applied where feasible.

Standard 5.3.3.6.1 Vegetation Clearance Limits

- If the site is 12.43 acres, the maximum clearance limit, 65%, is 8.08 acres with 4.35 acres left to remain natural. The applicant proposes to clear 7.44 acres and keep 4.99 acres natural.
- The developer should stake and the Town inspect the area to be cleared prior to clearing. Keep the staked clearing limits in place until the project is complete. Once the project is completed, consider a permanent fence such as split rail for unobstructed wildlife movement, to protect the character of the pine barrens and to minimize encroachments in open space.
- The parcel north of Middle Country Road was removed from the project. It is not clear if it contributes to the project's density, clearing and sewage flow. Please confirm its disposition as it relates to the current proposal.
- Please confirm the project conforms with the clearing limit in the Plan, as implemented by the Code. If it exceeds the limit, the proposal must be revised to conform, or the applicant must seek a waiver from the Commission.

Standard 5.3.3.6.2 Unfragmented Open Space

- Minimize habitat fragmentation and cluster the project to the greatest extent practicable.
- Disturbance of, and construction on, steep slopes within the pine barrens involves considerable removal of native vegetation resulting in excessive surface water runoff and severe soil erosion. Steeply sloped areas are also subject to more rapid spread of wildfire than flat ground. Please consider protecting steep slopes and utilizing planted slopes in lieu of retaining wall structures.
- Protect open space with a conservation easement or covenants, required to be recorded prior to site disturbance.

The project must conform with all other standards including:

Standard 5.3.3.5.1 Stormwater recharge - A Stormwater Pollution Prevention Plan must be submitted, reviewed and approved by the Town Engineer prior to site disturbance for the project

Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit - Fertilizer-dependent vegetation is limited to a maximum of 15% over the project site. The allowable fertilized area for a project size of 12.43 acres is 1.86 acres. Drawing LA-101 of the site plan demonstrates conformance with this standard with a proposed fertilized area of 1.20 acres. This limit protects ecosystems, water resources and minimizes pollution in stormwater runoff.

Standard 5.3.3.6.4 Native Plantings - Native species are adapted to local environmental conditions, require less maintenance, irrigation, pesticides and fertilizer. The use of pesticides should be avoided whenever possible. The project site contains large native trees. Consider protecting large trees in place during and after construction especially trees over 12 inches in diameter. The plant list on drawing LA-101 of the site plan demonstrates utilization of native species of trees and perennials to be planted. The note on drawing LA-102 shows plants will be sources from Long Island Native Plant Initiative (LINPI), Warrens Nursery and/or Country Gardens for all native species.

Standard 5.3.3.7.1 Special species and ecological communities - Clearing may only occur from December through February of a given year. Avoid clearing from March 1 to November 30. Coordinate with NYSDEC to protect the endangered listed species, Northern Long eared Bat, and its habitat.

Standard 5.3.3.9.1 Receiving entity for open space dedications - Protect open space with a conservation easement or covenants, required to be recorded prior to site disturbance. Please specify the entity to which dedicated open space will be transferred.

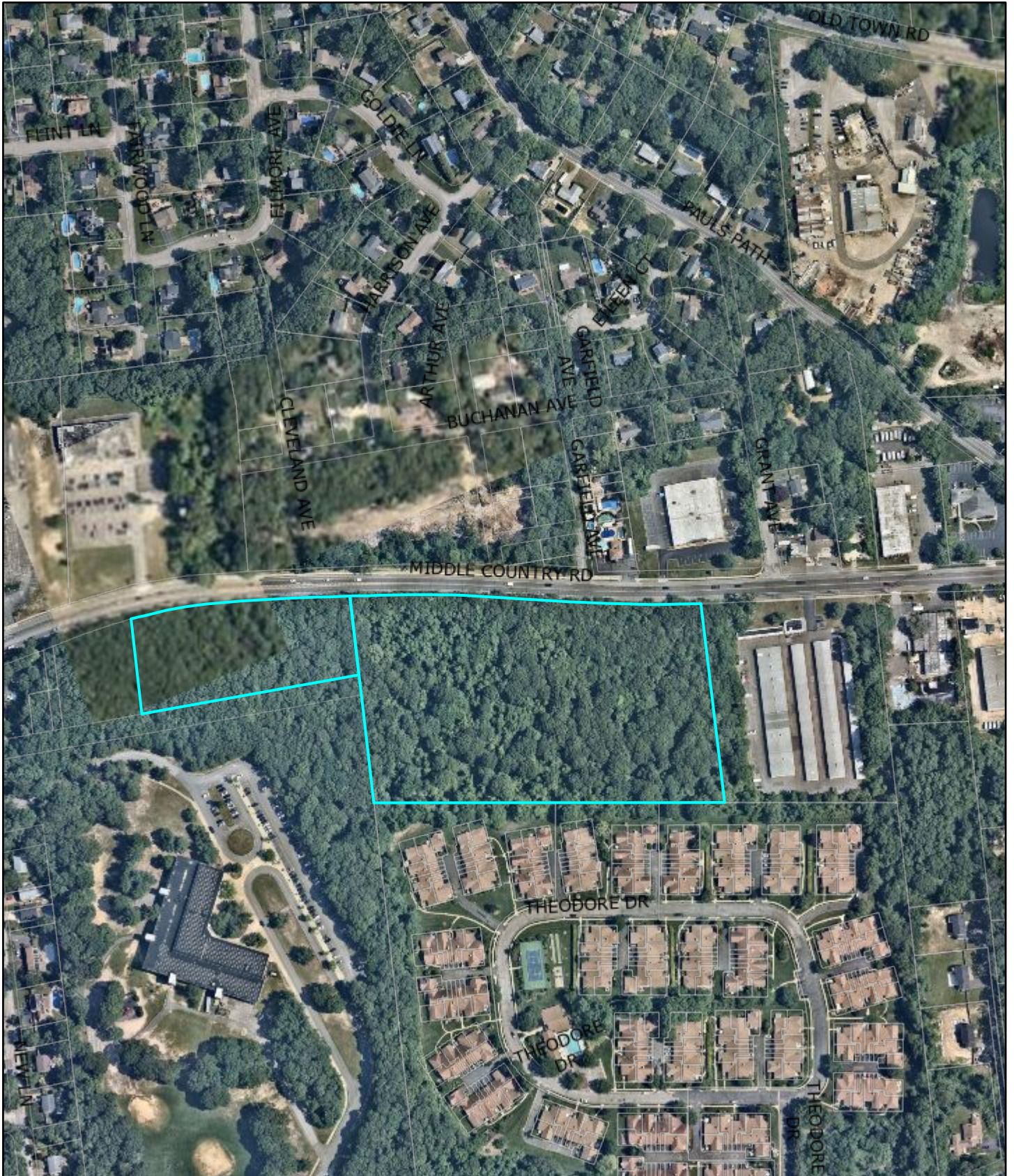
The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 563-0307.

Sincerely,

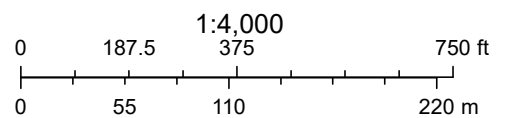
Tara Murphy
Environmental Planner

cc: Judy Jakobsen, Executive Director
John Milazzo, Counsel
Julie Hargrave, Policy and Planning Manager

Vineyards at Coram, SCTM # 200-475-1-12.4 & 200-475-2-1.2

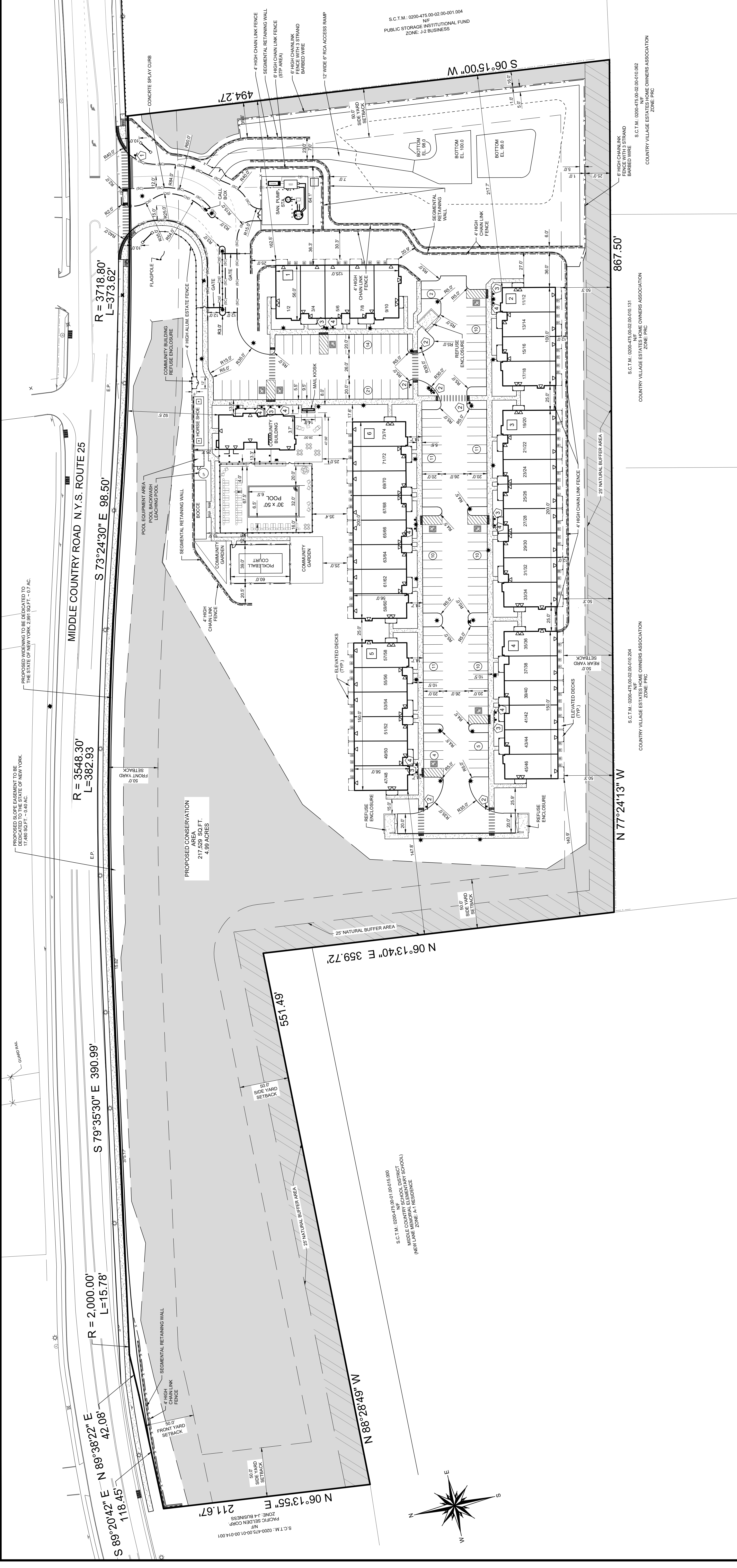


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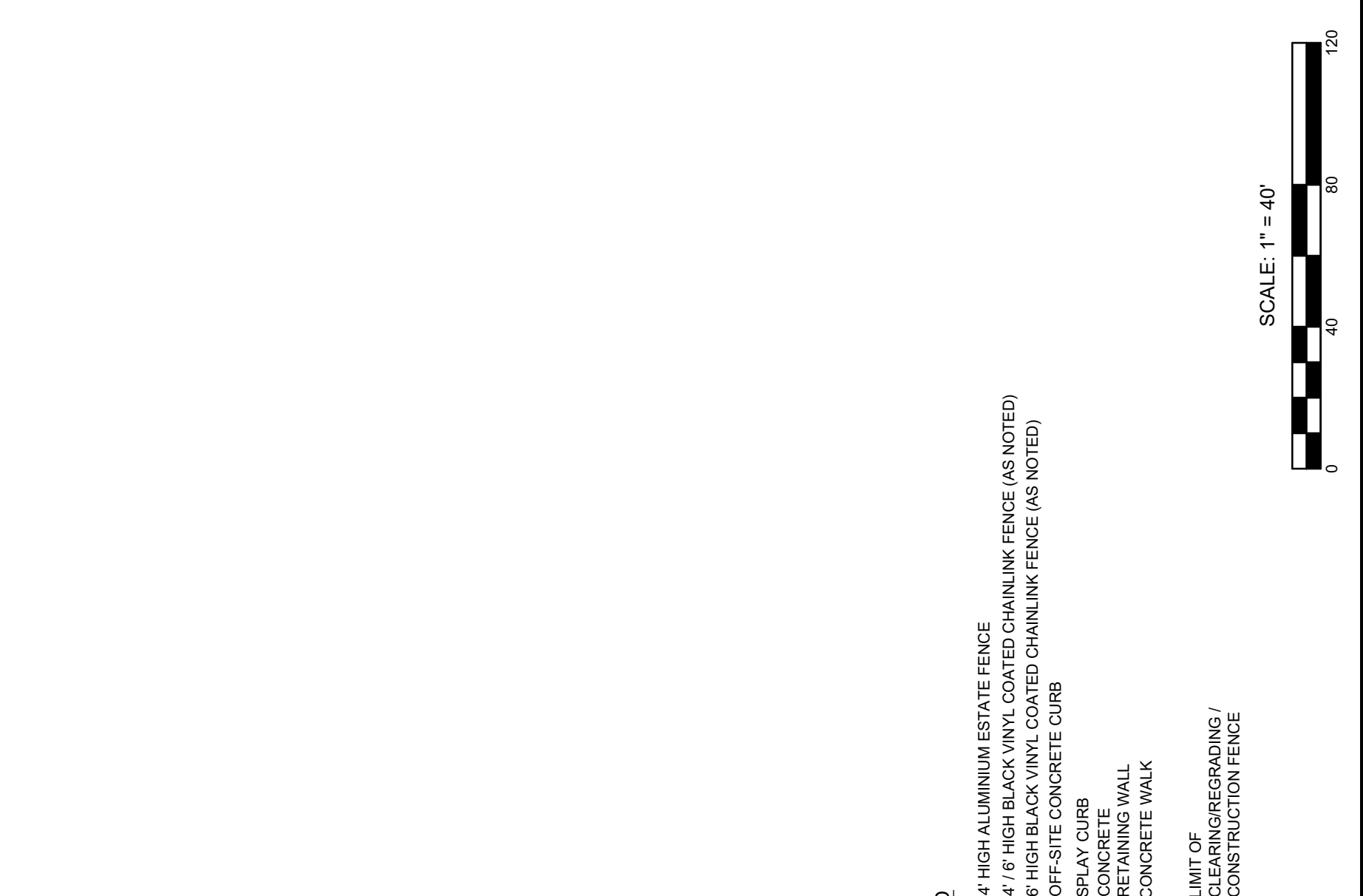
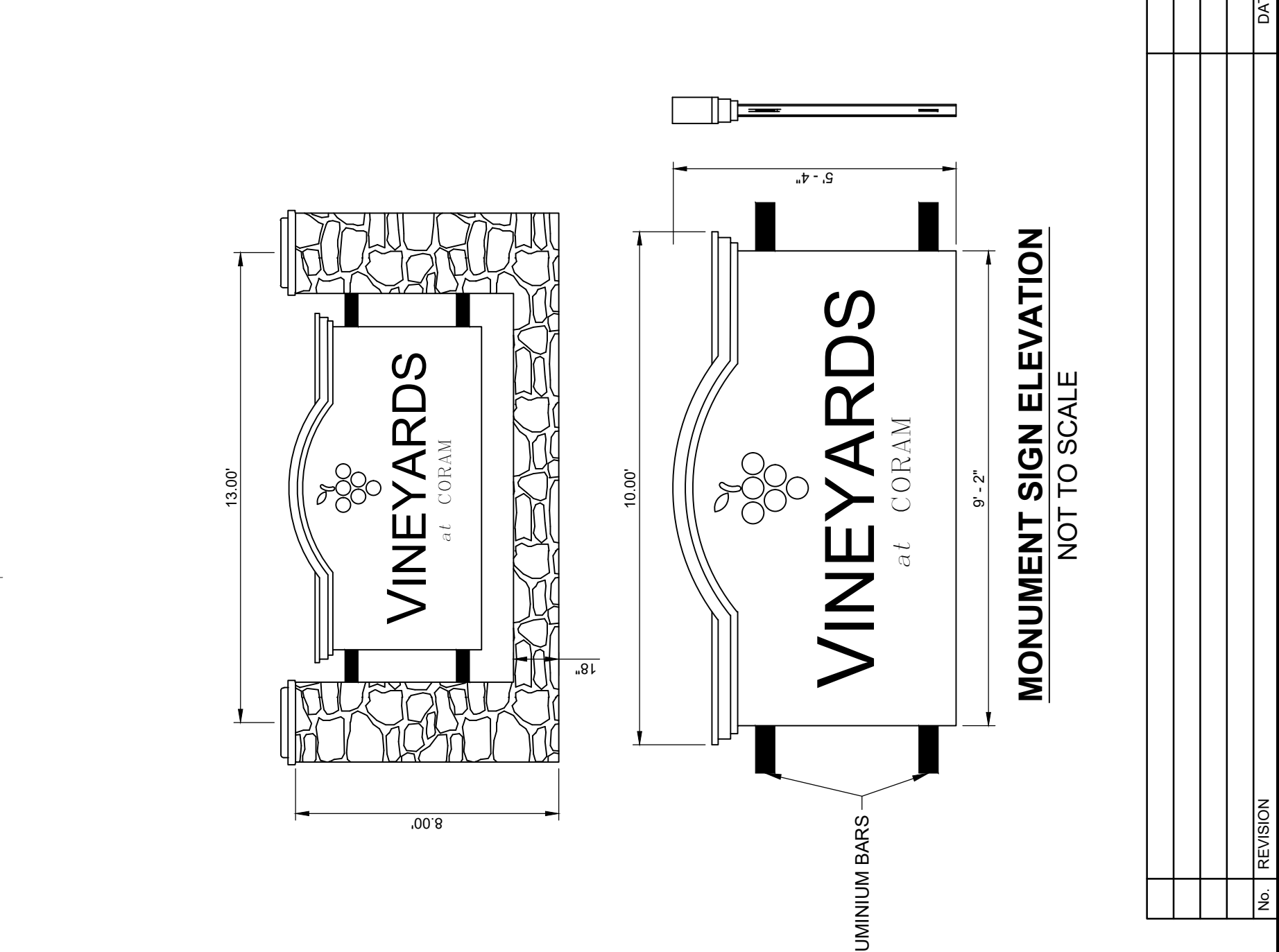


ALIGNMENT PLAN FOR VINEYARDS AT CORAM

APPLICANT: VINEYARDS AT CORAM
 SITUATED AT: CORAM
 TOWN OF BROOKHAVEN, COUNTRY OF NEW YORK
 S.C.T.M. DISTRICT 0206, SECTION 475.00, BLOCK 01.00, LOT 01.02.04
 DISTRICT 0206, SECTION 475.00, BLOCK 02.00, LOT 01.01.02

OWNER: VINEYARDS AT CORAM
 ASSOCIATES ROAD, SUITE 200
 107 NORTHERN BOULEVARD
 GREAT NECK, NY, 11021

DATE: MAY 2024 PROJECT NO.: 88224 DRAWING NO.: C-102
 CHECKED BY: TDS FILE NO.: 304-071 SCALE: 1" = 40'
 DRAWN BY: LBI CADS ISSUE DATE: 5/24/24 SHEET NO.: 5 OF 24



- NOTES**
- THE WIDTH AND LAYOUT FOR EACH OF THESE MARKINGS SHALL CONFORM TO THE CURRENT SUFFOLK COUNTY STANDARD DETAILS UNLESS OTHERWISE SHOWN ON THIS DRAWING. SHALL BE PERFORMED THERMOPLASTIC TAPE.
 - ALL LONG-LINE MARKINGS SHALL BE HOT-APPLIED THERMOPLASTIC AND ALL SYMBOLS SHALL BE PERFORMED THERMOPLASTIC TAPE.
 - WORD MARKINGS AND CHARACTERS TO BE PERFORMED PAVEMENT MARKING TAPE.
 - ALL STOP LINES AND CROSSWALKS TO BE PERFORMED HIGH PERFORMANCE TAPE.
 - ALL STOP LINES AND CROSSWALKS TO BE PERFORMED HIGH PERFORMANCE TAPE.
 - ALL BROADLINE MARKINGS TO BE PERFORMED HIGH PERFORMANCE TAPE.
 - ALL REQUIRED 'P' BARS TO BE PERFORMED HIGH PERFORMANCE TAPE.
 - ALL HATCH LINES TO BE PLACED AT A 45 DEGREE ANGLE TO THE ADJACENT TRAVEL LANE.
 - PAVEMENT MARKINGS SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL MUTCD AND THE PROVISIONS OF THE NEW YORK STATE SUPPLEMENT TO THE NATIONAL MUTCD.
 - THE CONTINUED MAINTENANCE OF ALL PAVEMENT MARKINGS WITHIN SPP AVENUE R.O.W. SHALL BE THE RESPONSIBILITY OF THE TOWN OF BROOKHAVEN.
 - ALL HANDICAP RAMPS SHALL BE ADA COMPLIANT.

MARKING	DESCRIPTION
	DOTTED LINE (WHITE)
	DOTTED LINE (YELLOW)
	BROKEN LINE (WHITE)
	BROKEN LINE (YELLOW)
	FULL BARRIER (YELLOW)
	PARTIAL BARRIER (YELLOW)
	LANE LINE (WHITE)
	EDGE LINE (WHITE)
	EDGE LINE (YELLOW)
	CHANNELING (WHITE)
	CHANNELING (YELLOW)
	STOP LINE (WHITE)
	CROSSWALK (WHITE)
	THERMOPLASTIC REFLECTIVE PAVEMENT SYMBOLS (WHITE)
	THERMOPLASTIC REFLECTIVE PAVEMENT SYMBOLS (YELLOW)
	CROSSHATCHING (WHITE)
	CROSSHATCHING (YELLOW)
	YIELD LINE (WHITE)
	FIRE LINE (WHITE)
	NO PARKING - FIRE ZONE SIGN

MARKING	DESCRIPTION
	STOP
	NO STOPPING
	NO PARKING
	NO PARKING
	NO PARKING

NOTES

- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (NYS MUTCD).
- RELEASE OF THE PERFORMANCE BOND FOR EACH APPLICABLE SECTION.
- ALL SIGNS TO BE INSTALLED ON PUBLIC OR COMMON PROPERTY
- DENOTES MARKINGS OR REGULATORY SIGN
- DENOTES STREET NAME SIGN ASSEMBLY

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING LAW ARTICLE 145-1.3, AND PROFESSIONAL SURVEYING LAW ARTICLE 145-1.3 TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL BE IDENTIFIED AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



NELSON POPE VOORHIS

environmental • land use • planning

July 18, 2024

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

**Re: Venezia Square, Wading River, NY
DRS Decision Extension; NPV No. 06180**

Dear Julie:

Due to time needed for the Town to complete their review and issue a SEQRA determination, I am requesting a 2-month extension of the decision deadline to the October 2024 Pine Barrens Commission meeting. As we have previously discussed, if SEQRA is complete sooner, I'll let you know so that the matter can be scheduled for decision at an earlier date.

As an update since the last extension, we had a very good meeting with the Planning Board and are expecting them to be able to move forward with the SEQRA determination within the next few months based on review of traffic and water supply information submitted by the applicant.

Thank you for your consideration of this extension request and please contact me should you have any questions. Sincerely,

NELSON, POPE & VOORHIS, LLC

Charles J. Voorhis, CEP, AICP
Principal

cc: Judy, Jakobsen, Central Pine Barrens Commission
John Milazzo, Esq., CPBC Counsel
Joseph Vento, Venezia Square Applicant