



Central Pine Barrens Commission Meeting Agenda
Wednesday, January 15, 2025 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 12/18/24 review (*approve*)
 - c. Draft Commission Policy on boot allowance (*Ms. Jakobsen*)
 - d. Draft Commission General Contract Budget (*Ms. Jakobsen*)

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

Credit Program – Core Preservation Area

- a. **Letter of Interpretation Credit Appeal:** John P. Meyer / Wagner Road, Yaphank / 200-528-6-15 / Appeal of zero Pine Barrens Credit allocation to one Pine Barrens Credit on a 0.8 acre property that is partially developed with accessory structures in the A Residence 5 zoning district / *schedule public hearing (Mr. Tverdy)*

Compatible Growth Area

- b. **Brookhaven Town Referral:** Starbucks Middle Island / 599 Middle Country Road, Middle Island / 200-402-2-2 / change of zone from J4 to J5 Business and development of a drive-through Starbucks restaurant on 1.44 acres / *draft response (Ms. Murphy)*
- c. **NYSDEC Referral:** Manorville Fire District / Moriches Middle Island Road, Manorville / 200-645-3-46.1, 47 and 48.2 / development to a 12,312 square foot building and parking facility on 5.88 acres in the L1 Industrial zoning district / *draft response (Ms. Hargrave)*
- d. **Lewis Road Planned Residential Development Site Plan Modification Application /** East Quogue / changes to recreational and other facilities in the developed area of the 608 acre project site / decision deadline 2/28/25 / *draft Sense Resolution (Ms. Hargrave)*
- e. **Southampton Town SEQRA Coordination:** Commence SEQRA and Coordinate Lead Agency for the Amortization of Nonconforming Sand Mines within the Town of Southampton / *draft response (Ms. Hargrave)*

3. **Public Comment**

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

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

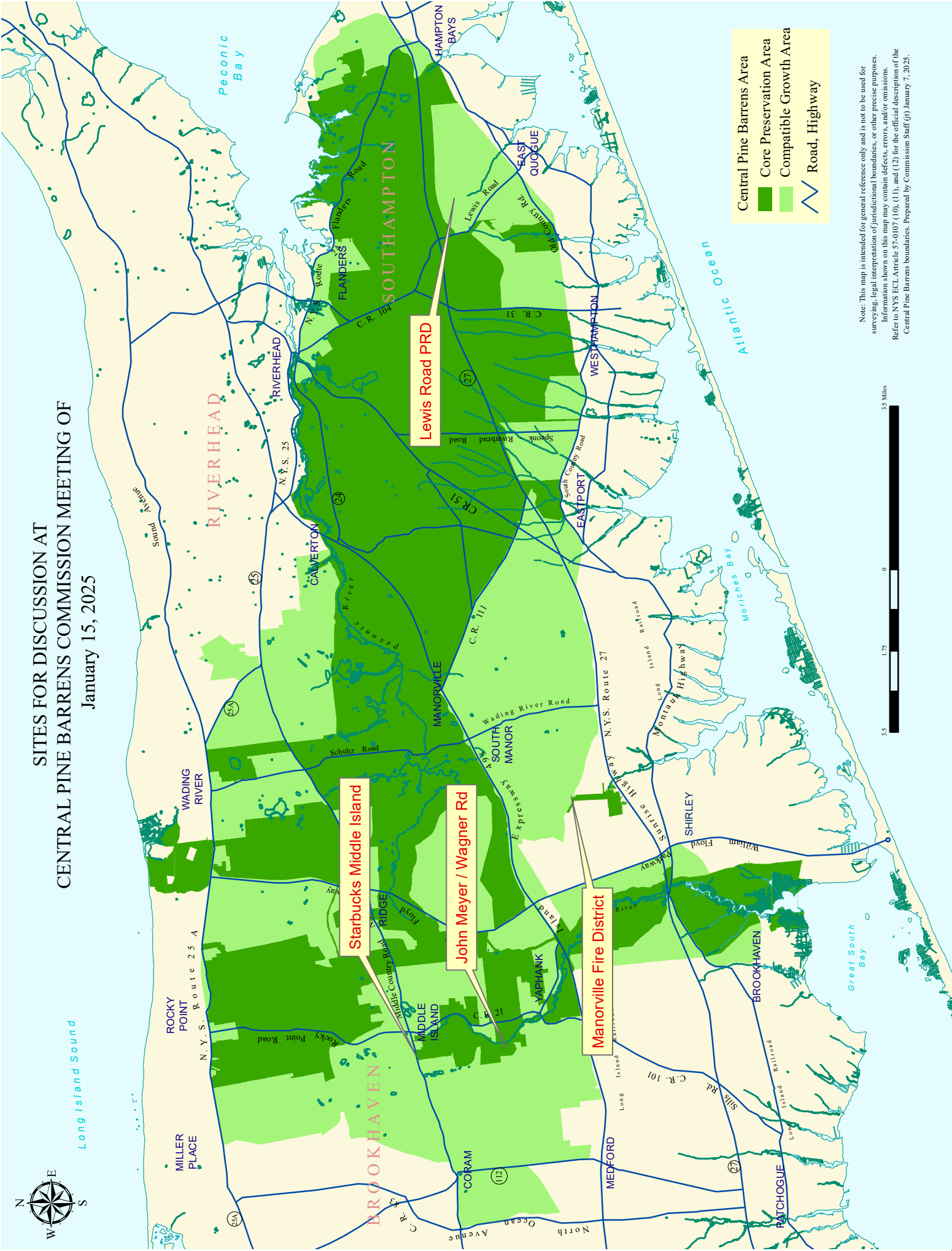
Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Next Commission Meeting, Wednesday, February 19, 2025 at 2:00 pm, Brookhaven Town Hall
For meeting information visit <https://pb.state.ny.us/>

SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
January 15, 2025



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) January 7, 2025.





**Central Pine Barrens Commission Meeting Summary
Wednesday, December 18, 2024 (Draft)
Riverhead Town Hall
4 West Second Street
Riverhead, NY 11901**

2:00 pm

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

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

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

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: No public comments were received

b. Minutes for 11/20/24 review

Summary: The motion was made by Ms. Moore and seconded by Mr. Hubbard to adopt the November 20, 2024 meeting minutes. The motion was approved by 4:0 vote.

2. Education and Science and Stewardship

a. Education and Outreach Division: update

Summary: Mr. Motz discussed highlights and updates on the Education and Outreach division's activities covered in the previously distributed Education and Outreach division report.

b. Science and Stewardship Division: update

Summary: Mr. Smith introduced himself as the Science & Stewardship Manager; and discussed highlights and updates on the Science and Stewardship division's activities covered in the previously distributed Science and Stewardship division report.

c. NYWIMA: update

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

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

a. Compliance and Enforcement Division: update

Summary: Ms. Lawston discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed Compliance and Enforcement division report.

b. Land Use Division: update

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

c. Credit Program: update

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

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
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Core Preservation Area

- d. *Jackowski / 79 East Bartlett Road, Middle Island / 200-480-3-7 / proposal to remove five trees including one dead tree on a 4.5 acre property with a single-family residence in the A Residence 2 Zoning District.*

Summary: Mr. Tverdy discussed the proposal is to remove five trees that are located in hazardous locations; one dead tree is located close to the driveway; two trees are next to the barn that has solar panels on the roof and two trees are located close to the property line and the branches hang over the neighbor's property. The property is in the process of getting 2.6 Pine Barrens Credits.

The motion was made by Ms. DiBrita and seconded by Ms. Juengst to approve sending the draft response regarding the Jackowski/79 East Bartlett Road proposal. The motion was approved by 4:0 vote.

- e. *PSEG-LI Dead Tree Removal / Old Country Road, Eastport / proposal to cut 27 dead trees posing a hazard to power lines.*

Summary: The motion was made by Ms. Juengst and seconded by Mr. Hubbard to approve sending the draft response for PSEG-LI Dead Tree Removal. The motion was approved by 4:0 vote.

- f. *Request for Determination of Jurisdiction: Miloski / River Road, Calverton / 600-118-4-3.1 / proposal to construct a 1,600 square foot agricultural storage barn on a 4.18-acre property with horses and a stable in the Riverfront Corridor Zoning District.*

Summary: The motion was made by Ms. Moore and seconded by Mr. Hubbard to approve sending the draft response for the request for Determination of Jurisdiction: Miloski/River Road. The motion was approved by 4:0 vote.

Compatible Growth Area

- g. *1456 Speonk Riverhead Road Site Plan / east side of Speonk Riverhead Road, Speonk / 900-327-1-2 / development of two warehouses on a 2.8-acre property with a single-family residence in the Light Industrial 40 Zoning District.*

Summary: The motion was made by Ms. Juengst and seconded by Ms. DiBrita to approve sending the draft response regarding 1456 Speonk Riverhead Road Site Plan. The motion was approved by 4:0 vote.

- h. *Request for Determination of Jurisdiction: Governale / 2542 River Road, Calverton / 600-137-1-24 / proposal to construct a 1,816 square foot barn on a 3.05 acre property with a single-family residence in the RB-40 Zoning District.*

Summary: The motion was made by Mr. Hubbard and seconded by Ms. DiBrita to approve sending the draft response for the Request for Determination of Jurisdiction: Governale/2542 River Road. The motion was approved by 4:0 vote.

- i. *Request for Determination of Jurisdiction: Steiger / 135 Hidden Acres Path, Wading River / 600-96-1-14.25 / in-ground pool installation on a 0.43 acre property with a single-family residence in the Residence B-80 Zoning District.*

Summary: The motion was made by Ms. Moore and seconded by Ms. Juengst to approve sending the draft response for the Request for Determination of Jurisdiction: Steiger/135 Hidden Acres Path. The motion was approved by 4:0 vote.

- j. *Brookhaven Town Referral: Suffolk Muslim Cemetery / Montauk Highway, Eastport / 200-684-5-3, 200-685-1-1.1, 200-722-1-1 / revised site plan to demolish the existing Spadaro Airport structures and develop a cemetery on 27 acres in the A1 Residence (86%) and J2 Business (14%) zoning districts; 14 acres in the CGA in A1, 13 acres not within the Central Pine Barrens.*

Summary: The motion was made by Mr. Hubbard and seconded by Ms. Moore to approve sending the draft response regarding Brookhaven Town Referral: Suffolk Muslim Cemetery. The motion was approved by 4:0 vote.

- k. *Brookhaven Sewage Treatment Plant Expansion Application / 200-554-3-4.39, 4.40 and 4.53 / expansion of an existing community scale STP on 5.4 acres in the Light Industrial Zoning District / decision deadline 3/3/25 / draft response, schedule public hearing*

Summary: Ms. Hargrave discussed the request for the applicant to provide additional information. Mr. Milazzo discussed the decision deadline extension would be March 19, 2025 and the public hearing would be scheduled for February 19, 2025.

The motion was made by Ms. DiBrita and seconded by Ms. Juengst to approve sending the draft response, scheduling a hearing and extending the decision deadline. The motion was approved by 4:0 vote

4. Public Comment

Summary: No public comments were received

The meeting was adjourned by Mr. Hubbard and seconded by Ms. DiBrita at approximately 2:30 pm. The motion was approved by a 4:0 vote.

Attachments (in order of discussion)

1. Draft Commission meeting summary for November 20, 2024
2. Final Commission meeting summary for November 20, 2024
3. Education and Outreach Division update dated December 2024
4. Science and Stewardship Division update dated December 18, 2024
5. New York Wildfire Incident and Management Academy updated
6. Compliance and Enforcement Division update dated October – November 2024
7. Land Use Division update dated December 18, 2024
8. Credit Program update dated December 18, 2024
9. Draft response regarding request to remove trees/Jackowski dated December 18, 2024; memo and maps from applicant dated September 30, 2024; memo from applicant dated September 14, 2024
10. Final response regarding request to remove trees/Jackowski dated December 18, 2024
11. Draft response regarding PSEG-LI dead tree removal dated December 18, 2024 Letter, project location map, project area and wetland boundary map and photo log from GEI Consultants dated November 27, 2024
12. Final response regarding PSEG-LI dead tree removal dated December 18, 2024
13. Draft response regarding proposal for agricultural barn/Miloski dated December 18, 2024; Email, Letter and photos from applicant's attorney dated November 26, 2024
14. Final response regarding proposal for agricultural barn/Miloski dated December 18, 2024
15. Draft response and map regarding 1456 Speonk Riverhead Road Site Plan dated December 18, 2024; Letter to Town of Southampton Planning Board dated November 19, 2024
16. Final response regarding 1456 Speonk Riverhead Road Site Plan dated December 18, 2024
17. Draft response and map regarding request for determination of jurisdiction: Governale dated December 18, 2024; Letter and maps from applicant dated November 24, 2024
18. Final response and map regarding request for determination of jurisdiction: Governale dated December 18, 2024
19. Draft response regarding request for determination of jurisdiction: Steiger dated December 18, 2024; Letter, pending building permit from Town of Riverhead, maps and photos dated November 22, 2024
20. Final response regarding request for determination of jurisdiction: Steiger dated December 18, 2024
21. Draft response regarding Town of Brookhaven referral: Suffolk Muslim Cemetery dated December 18, 2024; Town of Brookhaven Town and County Comments and Responses dated November 6, 2024; Town of Brookhaven Revised Site Plan dated November 19, 2024
22. Final response regarding Town of Brookhaven referral: Suffolk Muslim Cemetery dated December 18, 2024
23. Draft response and attached application regarding Brookhaven Sewage Treatment Plant Expansion dated December 18, 2024
24. Final response regarding Brookhaven Sewage Treatment Plant Expansion dated December 18, 2024

PINE BARRENS CREDIT CLEARINGHOUSE

James T.B. Tripp, Esq., Chairman
Mitchell H. Pally, Esq., Member
Robert Anrig, Member

November 21, 2024

John P. Meyer
28 Wagner Road
Medford, NY 11763

Subject: Letter of Interpretation Application for SCTM# 200-528-6-15

Dear Mr. Meyer:

We have reviewed your Letter of Interpretation Application for the above subject parcel. The subject parcel is 0.8 acres and is located within the A Residence 5 zoning district in the Town of Brookhaven.

The Comprehensive Land Use Plan, Chapter 6, Section 6.3.3.6 states:

“ Pine Barrens Credits can only be allocated to partially developed parcels when the parcel size is at least twice the minimum lot size for the zoning district to which that parcel belongs and the parcel is otherwise eligible for a Credit allocation under this Plan. ”

The property is determined to be “partially developed” since it contains a driveway, a shed and other structures, as per submitted survey prepared by Robert B. Holzman Land Surveying P.C., dated May 14, 2020. The subject parcel size is less than twice the minimum lot size for the zoning district.

Therefore the subject parcel would receive an allocation of zero Pine Barrens Credits.

You may appeal this determination within thirty (30) days of the date of this letter by giving notice, in writing, to the Central Pine Barrens Joint Planning and Policy Commission. The Commission address is 624 Old Riverhead Road, Westhampton Beach, NY 11978. Included with this notice shall be the reasons supporting the appeal as well as the number of Pine Barrens Credits requested. The Commission shall consider and decide the appeal within sixty (60) days of receipt of an appeal and will schedule a public hearing on the appeal.

If you have any further questions, please call me at (631) 563-0352.

Sincerely,



Jerry Tverdy
Senior Environmental Analyst

624 Old Riverhead Road, Westhampton Beach, NY 11978
Phone (631) 288-1079
www.pb.state.ny.us

DEC 09 2024

TO:

Central Pine Barrens
Joint Planning & Policy Commission

12/5/2024

Central Pine Barrens Joint Planning and Policy Commission,

My name is John P. Meyer and I am the owner and applicant of SCTMA# 200-528-6-15. I'm writing this letter to respectfully request an appeal to the commissions decision.

My reasons supporting the request of the appeal is the invaluable assets this parcel of land possesses. It is almost one full acre of land that not only is adjacent to Braithaven town open space land and Suffolk County Park lands, but its close proximity to the head waters of Carmens River. It is beautiful, clean, and a prime example of what nature has to offer. It's ownership or development rights would allow this property to continue preserving air and water quality for Long Island. This is not a stand alone piece of property, but would contribute adding positive qualities to the lands it adjoins.

I understand the reasons you have stated that do not qualify the parcel for Pine Barrens Credits, but to call the parcel "partially developed" is in my opinion wrong.

The few small issues of a shed or small structures could be move or remediated with very little time or cost by anyone. The driveway is of dirt and stone that is nothing more than a walkway that helps reduce ticks and insects.

I thought with your help and influence that this parcel could be preserved to help the environment and possibly in the future helping me with some amount of financial compensation. To my understanding your organization works with other entities that hold your opinion and recommendations in high regard. If my application is approved this could allow me to possibly sell to the town or county as well. I'm willing to work with the Pine Barrens Commission to rectify any issues or solutions to make this property eligible for credit. I could plant more native tree species, move a shed, or some other resolution to ensure a credit and preservation. I'm requesting one full pine barrens credit. I understand your funds are not unlimited and that you have to follow guidelines, but if you can make exceptions or have a solution to approve my request, I truly believe this parcel is extremely valuable and ask you to carefully review this application.

Sincerely,

John P. Meyer





January 15, 2025

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

**RE: Referral of the Site Plan for Middle Island Starbucks
2024-020-CZ RA Middle Island Starbucks
SCTM #: 200-402-2-2
Compatible Growth Area of the Central Pine Barrens**

Dear Mrs. Rivera:

On December 27, 2024, the Central Pine Barrens Joint Planning and Policy Commission office received your referral dated November 22, 2024 for the above-referenced project. The project site is in the Compatible Growth Area (CGA) of the Central Pine Barrens.

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Existing Conditions and the Proposed Project

The 1.44 acre (62,726.4 square foot) project site is located on the north side of Middle Country Road at 599 Middle Country Road in the J Business 4 zoning district in the hamlet of Middle Island. Surrounding land uses include a mix of residentially and commercially zoned developed and undeveloped properties. The project site is developed with a one-story 4,000 square foot commercial building with drive-through and associated parking lot. The existing building was previously occupied by a bank.

The northern and western edges of the project site border the neighboring lot vegetated with pitch pine-oak woodland. The project site is described as 35% roads, buildings, or impervious surfaces and 65% grass or landscaping, as per Part 1 of the Full Environmental Assessment Form (EAF).

The applicant proposes a change of zone from J Business 4 to J Business 5 to renovate the existing vacant bank building and convert 4,000 square feet into a Starbucks restaurant and drive-through. Please note the discrepancy of proposed zone change on Part 1 FEAF which states the zone change is from J Business 4 to J Business 2.

The concept plan prepared by Stonefield Engineering & Design last dated November 21, 2024 notes the existing developed area including the building, parking lot, and access points will be utilized. The parking lot will be restriped and reconfigured to accommodate drive-through and bypass lanes for the restaurant. A landscaped peninsula will be removed from the parking lot to accommodate the lanes, and the western most edge of existing pavement will be converted to a landscaped area. The site plan notes a landscaping limit of 37.6% (23,603 square feet).

Central Pine Barrens Status

The project appears to constitute development activity pursuant to New York State Environmental Conservation Law (ECL) Article § 57-0107(13), which states that development includes:

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

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

(a) a change in type of use of a structure or land or, if the ordinance or rule divides uses into classes, a change from one class of use designated in an ordinance or rule to a use in another class so designated;

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

The project must conform with the provisions of the Town Zoning Code implementing the Central Pine Barrens Comprehensive Land Use Plan (the Plan). If the project does not conform with 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.

Comments on the Project

As per your request for comments, the following items relate to review of the project's consistency with the Plan and the goals and objectives of the Long Island Pine Barrens Protection Act (the Act). The applicant must demonstrate conformance with the standards that became effective on July 19, 2024 prior to development on the project site.

Standard 5.3.3.1.1 Suffolk County Sanitary Code Article 6 compliance

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. Although the current action is the zone change, the redevelopment of the bank to a restaurant use will increase wastewater generated on the project site. The provided materials do not include sanitary flow information, however any flow exceeding Article 6 standards should be mitigated by the redemption of Pine Barrens Credits.

Standard 5.3.3.1.4 Commercial and industrial compliance with the Suffolk County Sanitary Code

If materials stored on site or activities related to the proposed commercial/industrial use require conformance with the Suffolk County Sanitary Code, ensure conformance and employ protection measures to preserve groundwater quality and the ecological resources of the Central Pine Barrens.

Standard 5.3.3.6.1 Vegetation clearance limits

- The project must demonstrate conformance with this standard and the clearing limit must be applied to the whole parcel. The area of the site that is presently cleared from prior use must be factored into the clearing limit. The project site is subject to a maximum clearing limit of 60% (0.86 acres) and 40% natural area (0.58 acres).
- The EAF characterizes the project site as 100% cleared with development and landscaping. Aside from landscaped islands with trees and mowed grass, the project site contains no natural vegetation or open space. No revegetation details are provided. The project seeks to reuse 100% of the cleared site without providing open space. At the present time, the project exceeds clearing standards.
- Please have the applicant revise the site plan to reflect the existing and proposed clearing amounts,

and the existing and proposed amount of natural areas. If clearing exceeds the limit of 60% of 1.44 acres, or 0.86 acres, please have the applicant revise plans to conform or apply for a CGA Hardship to permit non-conforming development.

Standard 5.3.3.6.2 Open space standard requirement, unfragmented open space and habitat

- The project must demonstrate conformance with this standard which states, “Development project sites must meet at a minimum the percentages of open space specified in Figure 5-1 regardless of existing physical site conditions.” It continues, “Project sites that do not have sufficient existing natural areas to meet the opens 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 pre-existing clearing or disturbance, formalized landscaped and turf areas and/or impervious surfaces.”
- The project is required to provide a minimum 40% natural open space area (0.58 acres). No revegetation is proposed, and the project utilizes 100% of the site without setting aside an area of open space. This may include self-heal or active restoration. At the present time, the project does not conform with this standard.
- If the open space requirement of 40% is not satisfied, please have the applicant submit revised plans that demonstrate conformance paired with a restoration plan or have the applicant apply for a CGA Hardship.

Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit and Standard 5.3.3.6.4 Native plantings

- The maximum amount of fertilizer-dependent vegetation is 15% and where planting is required for landscaping or open space, only native species should be installed. The use of native plant species in these areas 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.
- Retaining existing native vegetation on the project site including pitch pine trees, oak trees, and other natural species, avoids the importation of non-native species, and reduces the need for irrigation, fertilizer and maintenance.

Standard 5.3.3.6.5 Receiving entity and protection for open space areas

The area to be set aside as natural open space should be protected in a covenant recorded with the Suffolk County Clerk to ensure open space protection.

Standard 5.3.3.7.1 Special species and ecological communities

- The project site is in a designated significant natural community within the vicinity of Federal and State-listed endangered species, Northern Long-eared Bat (NLEB). Please coordinate the application with the NYSDEC to demonstrate conformance with the protection of listed species and their habitats. 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>).

DRAFT

- Any other regulated plant or wildlife species should be protected as required by Federal, State and local agencies.

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) 563-0307.

Sincerely,

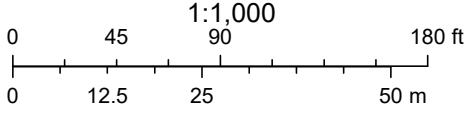
Tara Murphy
Environmental Planner

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

RA Middle Island Starbucks (SCTM #: 200-402-2-2)



12/31/2024, 11:53:17 AM





Town of Brookhaven Long Island

Daniel J. Panico, Supervisor

DATE: December 27, 2024

TO: Peter E. Fontaine, Town of Brookhaven, Division of Environmental Protection
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Daniel P. Losquadro, Town of Brookhaven, Highway Department
Gregson H. Pigott, Suffolk County, Department of Health Services
Melik Tariq, New York State, Department of Transportation
Judy Jakobsen, Central Pine Barrens Joint Planning & Policy Commission

FROM: Amy Moody
Planning Division

RE: Town Board Application: **RA Middle Island Starbucks**, Log # **2024-020-CZ**
Change of Zone From J4 to J5
N/s Middle Country Rd. 968' E/o Birchwood Park Dr., Middle Island
SCTM: 0200 40200 0200 002000, 1.44 acres

Attached is a copy of a new application this office has received. For your review and consideration, please find enclosed a copy of the project application materials.

Please reply within 30 days of the date of this mailing. Also, kindly forward any information or concerns you may have regarding this proposal, particularly with respect to your agency's areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.

All correspondence should be forwarded to:

**Town of Brookhaven
OFFICE OF THE TOWN CLERK
Kevin J. Lavallo
One Independence Hill
Farmingville, NY 11738**

Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Division.

Cc: Kevin J. Lavallo, Brookhaven Town Clerk
Michelle DiBrita, Town of Brookhaven, Division of Planning

RECEIVED

By Brookhaven Town Clerk at 12:17 pm, Nov 22, 2024

| LAND USE AND ZONING | |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------|
| DISTRICT 200, SECTION 402, BLOCK 2, LOT 2 HIGH INTENSITY BUSINESS (I-5) | |
| PROPOSED USE | SPECIAL PERMIT USE (TOWN BOARD APPROVAL) |
| MAJOR RESTAURANT W/ ACCESSORY DRIVE-THROUGH | |
| ZONING REQUIREMENT | REQUIRED |
| MINIMUM LOT AREA | 1.44 AC (62,846 SF) (V) |
| MINIMUM LOT WIDTH | 150 FT |
| MAXIMUM FLOOR AREA RATIO | 6.2% (3,913 SF) |
| MAXIMUM BUILDING HEIGHT | 1 STORY / < 35 FT |
| MINIMUM FRONT YARD SETBACK (TO MIDDLE COUNTRY ROAD) | BUILDING: 52.7 FT CANOPY: 42.0 FT |
| MINIMUM FRONT YARD SETBACK (TO NON-EXCLUSIVE SCVA ROW EASEMENT) | BUILDING: 84.6 FT CANOPY: 91.5 FT |
| MINIMUM SIDE YARD SETBACK (ONE) | BUILDING: 94.4 FT CANOPY: 42.5 FT |
| MINIMUM REAR YARD SETBACK | BUILDING: 161.9 FT CANOPY: 186.1 FT TRASH ENCLOSURE: 1.1 FT (V) |

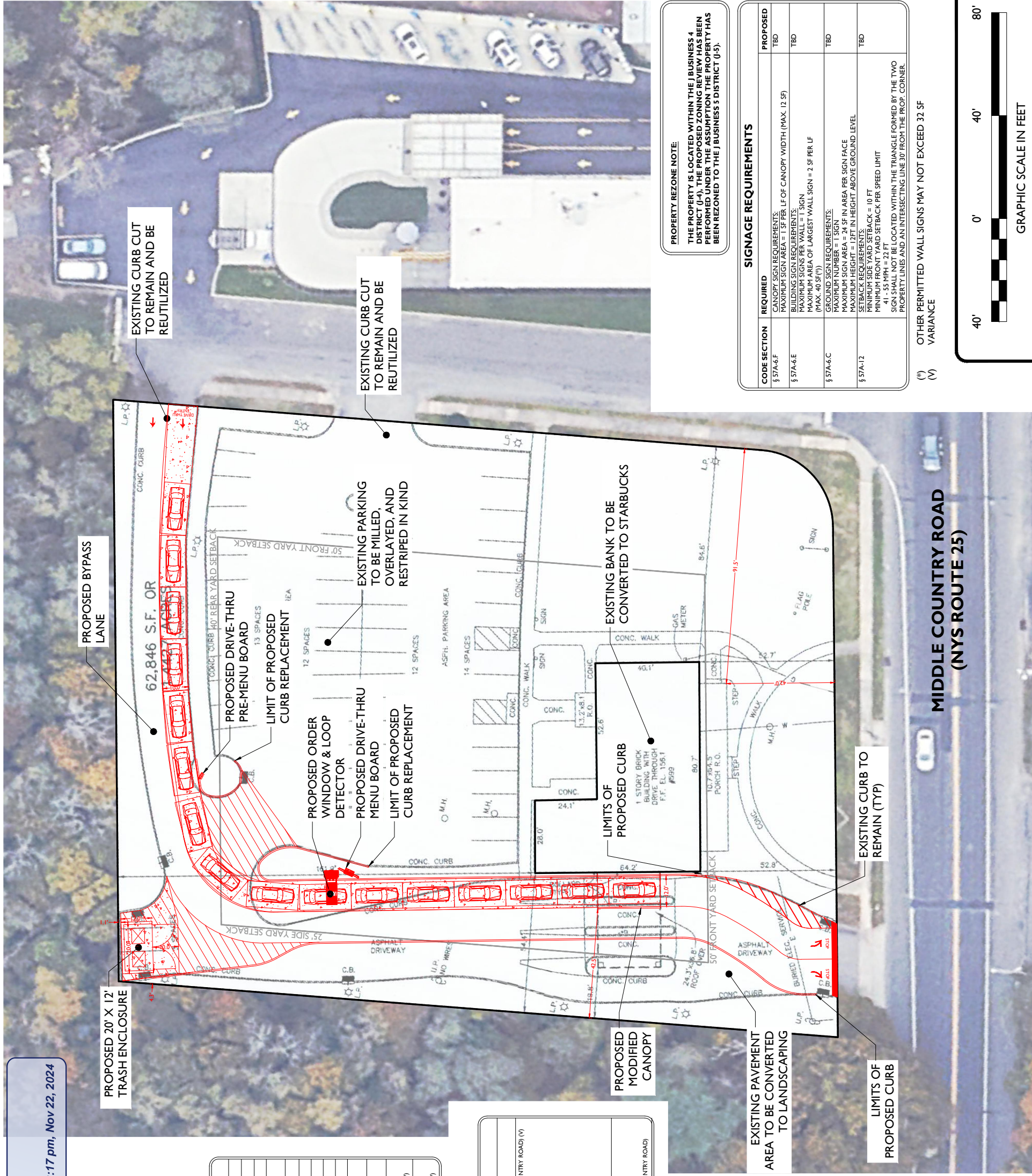
(V) VARIANCE

| LAND DEVELOPMENT STANDARDS | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| CODE SECTION | PROPOSED |
| §85-467E-1.7 | 33.1 FT (MIDDLE COUNTRY ROAD) (V) 37.6% (3,803 SF) TBD TBD TBD 16 PROPOSED COMPLIES 37.6% (3,803 SF) |
| §85-467A-1.4 | 49.1% (10,809 SF) REQUIRED (10,598 SF) MINIMUM LANDSCAPE WIDTH (STREET FRONTAGES) = 15 FT MINIMUM LANDSCAPE WIDTH (STREET FRONTAGES) = 15 FT |

(V) VARIANCE
(V) THREE (3) PARKING SPACES CURRENTLY SHOWN AS PROPOSED LANDBANKED PARKING

| OFF-STREET PARKING REQUIREMENTS | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CODE SECTION | PROPOSED |
| § 85-852 | MINIMUM PARKING REQUIREMENT: RESTAURANT: 1 PER 3 SEATS OR 1 PER 150 SF OF GFA, WHICHEVER IS GREATER 3,913 SF / 150 SF = 27 TOTAL PROPOSED: 51 |
| § 85-852 | MINIMUM DRIVE-THROUGH QUEUING REQUIREMENT: RESTAURANT: 12 POSITIONS PER WINDOW TOTAL PROPOSED: 16 |
| § 85-850 | LOADING SPACE REQUIREMENT: 1 SPACE FOR BUILDING FLOOR AREA UNDER 6,000 SF DOES NOT COMPLY |
| § 85-854-B | MINIMUM PARKING SPACE DIMENSIONS: LENGTH = 19 FT WIDTH = 9 FT LENGTH = 17 FT (V) WIDTH = 8 FT (V) |
| § 85-854-D | MINIMUM DRIVE-THROUGH QUEUE SPACE DIMENSIONS: LENGTH = 22 FT WIDTH = 9 FT |
| §85-854-E | MINIMUM MANUEVERING AISLE WIDTH: TBD BY PLANNING BOARD 12 FT |
| §85-855.A | NO PART OF ANY REQUIRED FRONT YARD OTHER THAN A DRIVEWAY IN A RESIDENTIAL DISTRICT SHALL BE USED FOR THE PARKING OF MOTOR VEHICLES OR FOR LOADING AND UNLOADING OPERATIONS. COMPLIES |

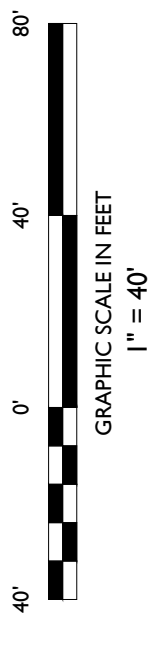
(V) VARIANCE



PROPERTY REZONE NOTE:
THE PROPERTY IS LOCATED WITHIN THE J BUSINESS 4 DISTRICT (J-4). THE PROPOSED ZONING REVIEW HAS BEEN PERFORMED UNDER THE ASSUMPTION THE PROPERTY HAS BEEN REZONED TO THE J BUSINESS 3 DISTRICT (J-3).

| SIGNAGE REQUIREMENTS | | |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| CODE SECTION | REQUIRED | PROPOSED |
| § 57A-6-F | CANOPY SIGN REQUIREMENTS: MAXIMUM SIGN AREA = 1 SF PER LF OF CANOPY WIDTH (MAX. 12 SF) | TBD |
| § 57A-6-E | BUILDING SIGN REQUIREMENTS: MAXIMUM SIGNS PER WALL = 1 SIGN MAXIMUM AREA OF LARGEST WALL SIGN = 2 SF PER LF (MAX. 40 SF ⁽¹⁾) | TBD |
| § 57A-6-C | GROUND SIGN REQUIREMENTS: MAXIMUM NUMBER = 1 SIGN MAXIMUM SIGN AREA = 24 SF IN AREA PER SIGN FACE MAXIMUM HEIGHT = 12 FT IN HEIGHT ABOVE GROUND LEVEL | TBD |
| § 57A-12 | SETBACK REQUIREMENTS: MINIMUM FRONT YARD SETBACK PER SPEED LIMIT 41 - 55 MPH = 22 FT SIGN SHALL NOT BE LOCATED WITHIN THE TRIANGLE FORMED BY THE TWO PROPERTY LINES AND AN INTERSECTING LINE 30' FROM THE CORNER. | TBD |

(1) OTHER PERMITTED WALL SIGNS MAY NOT EXCEED 32 SF
(V) VARIANCE



STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Birmingham, AL
www.stonefielddesign.com
Phone 718.606.8305

DEVELOPER:
PROPOSED STARBUCKS WITH DRIVE
THRU
CONCEPT PLAN



SECTION 402, BLOCK 2, LOT 2
TOWN OF BROOKHAVEN
599 MIDDLE COUNTRY ROAD
SUFFOLK COUNTY, NEW YORK

NOT APPROVED FOR CONSTRUCTION
DRAWN BY: AGB
CHECKED BY: FT
DATE: 11/21/2024
SCALE: (1/4) 1" = 40'
PROJECT ID: NYC-240191
TITLE: **CONCEPT A**

SHEET: **A-1**



January 15, 2025

Stephanie Sforza
 Environmental Analyst I
 New York State Department of Environmental Conservation
 Division of Environmental Permits, Region 1
 SUNY @ Stony Brook, 50 Circle Road
 Stony Brook, New York 11790
 Email: Stephanie.sforza@dec.ny.gov

**RE: Manorville Fire District
 Moriches Middle Island Road, Manorville, Town of Brookhaven
 SCTM Numbers 200-645-3-6.1, 47, 48.2
 NYSDEC Application # 1-4722-07362/00001
 Compatible Growth Area of the Central Pine Barrens**

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Dear Ms. Sforza:

On December 24, 2024, the Central Pine Barrens Commission received a referral of the subject proposal. The project site is in the Compatible Growth Area of the Central Pine Barrens.

Existing Conditions and Project Description

The project site is 5.88 acres. It is located on the north side of Moriches Middle Island Road in Manorville. It is in the Light Industrial 1 Zoning District.

The project site is vegetated with natural pine barrens vegetation and habitat. The Site Plan, prepared by Michal J. Guido, Jr., Architect, P.C., dated September 6, 2023, illustrates the building and parking layout. The proposal is to develop a 12,312 square foot building and 42 parking spaces for use by the Manorville Fire District.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the “Act”), embodied in New York State Environmental Conservation Law (ECL) §57-0107(13). Therefore, the proposal must conform to the standards for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan). If the project does not conform, the application may be revised to conform or the applicant must apply for a CGA Hardship Waiver from the Commission, subject to its review and discretionary action.

No development activity may commence on the project site unless and until the project conforms or a waiver is granted, pursuant to ECL §57-0123(3)(a), which states:

“Subsequent to the adoption of the land use plan, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, no application for development within the Central Pine Barrens area shall be approved by any municipality or county or agency thereof or the commission, and no state approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the

624 Old Riverhead Road
 Westhampton Beach, NY
 11978

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

disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of such land use plan; provided, however, that the commission by majority vote is hereby authorized to waive strict compliance with such plan or with any element or standard contained therein..."

Conformance with the Plan

The project must conform with the Standards of the Central Pine Barrens Comprehensive Land Use Plan. If the project is not subject to local jurisdiction, the application should be reviewed directly by the Commission.

No information or demonstration of the project's conformance was provided by the applicant. Please direct the applicant to prepare and submit a review of the project against the standards of the Plan. Without the benefit of a full application at this time, the Commission reserves the right to comment after it receives more information on the proposal.

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
Jason Naurek, Chairman, Manorville Fire District
David Kenney, Senior Environmental Scientist, VHB Engineering



December 10, 2024

Ref: 22328.00

VIA OVERNIGHT CARRIER

Ms. Sherri Aicher
Regional Permit Administrator
New York State Department of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Re: Part 182 Project Review Request
Proposed New Manorville Fire District Firehouse
Moriches-Middle Island Road
Manorville, Town of Brookhaven,
Suffolk County, New York
SCTM No.: District 0200 - Section 645.000 - Block 03.00 - Lots 46.1, 47.0, and 48.2

Dear Ms. Aicher:

VHB Engineering, Surveying, Landscape Architecture and Geology P.C. (VHB) is serving as consultant to the Manorville Fire District (the "District"), which is proposing to construct a new firehouse and associated improvements at the above-referenced, undeveloped, 5.88-acre property (the "Subject Property," see Appendix B, Figures 1 through 3). Implementation of the Proposed Project would require clearing of 2.39 acres of existing forest habitat at the subject Property. The remaining 3.49 acres of forest habitat would be preserved. Based on review of NYSDEC New York Natural Heritage Program and EAF Mapper records, a non-site-specific record for the Endangered Northern Long-eared Bat (NLEB) (*Myotis septentrionalis*) exists for the vicinity of the Subject Property (Appendix D). To avoid potential adverse impacts to NLEB summer roost trees, the District is proposing to conduct tree removals during the NLEB winter hibernation season for Suffolk County (December 1st – February 28th within any calendar year). Accordingly, on behalf of the District, VHB is requesting review and authorization of the Proposed Project under Part 6 NYCRR Part 182 (Endangered and Threatened Species of Fish and Wildlife; Species of Special Concern).

To assist in the processing of this request, we are hereby enclosing four sets of the following:

Engineers | Scientists | Planners | Designers

100 Motor Parkway
Suite 350
Hauppauge, New York 11788
P 631.787.3400
F 631.813.2545

Ms. Sherri Aicher
NYSDEC
Ref: 22328.00
December 10, 2024
Page 2



| | |
|------------|---------------------------------------------------|
| Appendix A | Joint Application Form |
| Appendix B | Figures |
| Appendix C | Site Photographs |
| Appendix D | NYNHP Correspondence and NYSDEC EAF Mapper Report |
| Appendix E | Site Plan |
| Appendix F | Authorization Letter |

Thank you for your cooperation in this matter. If additional information is required, or should you have any questions, please do not hesitate to contact me at (631) 787-3400 or dkennedy@vhb.com.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in blue ink, appearing to read "David Kennedy".

David Kennedy, MS, PWS, CE
Senior Environmental Scientist

Appendix A

Joint Application Form



JOINT APPLICATION FORM

For Permits for activities affecting streams, waterways, waterbodies, wetlands, coastal areas, sources of water, and endangered and threatened species.

You must separately apply for and obtain Permits from each involved agency before starting work. Please read all instructions.

1. Applications To:

>NYS Department of Environmental Conservation *Check here to confirm you sent this form to NYSDEC.

Check all permits that apply:

| | | | |
|------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Stream Disturbance | <input type="checkbox"/> Dams and Impoundment Structures | <input type="checkbox"/> Tidal Wetlands | <input type="checkbox"/> Water Withdrawal |
| <input type="checkbox"/> Excavation and Fill in Navigable Waters | <input type="checkbox"/> 401 Water Quality Certification | <input type="checkbox"/> Wild, Scenic and Recreational Rivers | <input type="checkbox"/> Long Island Well |
| <input type="checkbox"/> Docks, Moorings or Platforms | <input type="checkbox"/> Freshwater Wetlands | <input type="checkbox"/> Coastal Erosion Management | <input type="checkbox"/> Incidental Take of Endangered / Threatened Species |

*Part 182 Project Review Request

>US Army Corps of Engineers Check here to confirm you sent this form to USACE.

Check all permits that apply: Section 404 Clean Water Act Section 10 Rivers and Harbors Act

Is the project Federally funded? ___ Yes ___ No

If yes, name of Federal Agency: _____

General Permit Type(s), if known: _____

Preconstruction Notification: Yes ___ No

>NYS Office of General Services Check here to confirm you sent this form to NYSOGS.

Check all permits that apply:

State Owned Lands Under Water Utility Easement (pipelines, conduits, cables, etc.) Docks, Moorings or Platforms

>NYS Department of State Check here to confirm you sent this form to NYSDOS.

Check if this applies: Coastal Consistency Concurrence

2. Name of Applicant _____ Taxpayer ID (if applicant is NOT an individual) _____

Mailing Address _____ Post Office / City _____ State _____ Zip _____

Telephone (631) 878-6614 _____ Email _____

Applicant Must be (check all that apply): Owner Operator Lessee

3. Name of Property Owner (if different than Applicant) _____

Mailing Address _____ Post Office / City _____ State _____ Zip _____

Telephone _____ Email _____

For Agency Use Only Agency Application Number: _____

4. Name of Contact / Agent
 David Kennedy, Senior Environmental Scientist, VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

Mailing Address: 100 Motor Parkway, Suite 350
 Post Office / City: Hauppauge
 State: NY Zip: 11788

Telephone: (631) 787-3400 Email: dkennedy@vhb.com

5. Project / Facility Name
 Proposed New Manorville Fire District Firehouse
 Property Tax Map Section / Block / Lot Number: District 0200/645/3/Lots 46.1,47.0,&48.2

Project Street Address, if applicable: Moriches-Middle Island Road
 Post Office / City: Manorville
 State: NY Zip: 11949

Provide directions and distances to roads, intersections, bridges and bodies of water
 The Subject Property is located on the north side of Moriches-Middle Island Road, 0.26 mile east of Weeks Avenue and 0.31 mile east of Cranford Boulevard (see site figures in Appendix B).

Town Village City County: Suffolk Stream/Waterbody Name: N/A

Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:
 Latitude: 40° 49' 52.59 N Longitude: -72° 50' 48.39 W

6. Project Description: Provide the following information about your project. Continue each response and provide any additional information on other pages. **Attach plans on separate pages.**

a. Purpose of the proposed project:
 The purpose of the Proposed Project is to provide enhanced fire protection within the Manorville area through construction of a new Manorville Fire District firehouse.

b. Description of current site conditions:
 The 5.88-acre Subject Property is undeveloped, forested land (see site photographs in Appendix C). A non-site-specific New York Natural Heritage Program (NYNHP) record for Northern Long-eared Bat (NLEB) exists for the vicinity of the Subject Property (see NYNHP and EAF Mapper records in Appendix D).

c. Proposed site changes:
 Clearing of 2.39 acres of the Subject Property for construction of a firehouse building, fire training facility, parking, and associated improvements (site plan in Appendix E). Clearing would occur between Dec. 1 and Feb. 28, in accordance with current NYSDEC NLEB protections. A total of 3.49 acres of contiguous forest habitat at the northern portions of the Subject Property would be preserved.

d. Type of structures and fill materials to be installed, and quantity of materials to be used (e.g., square feet of coverage, cubic yards of fill material, structures below ordinary/mean high water, etc.):
 No wetlands or surface waters are located at or in the immediate vicinity of the Subject Property. Therefore, no structures or fill are proposed below ordinary or mean high water of any wetland or surface water.

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:
 No dredging is proposed. Excavation of upland soils will occur during construction.

f. Is tree cutting or clearing proposed? Yes If Yes, explain below. No
 Timing of the proposed cutting or clearing (month/year): Dec. 1, 2024 - Feb 28, 2025*
 Number of trees to be cut: N/A Acreage of trees to be cleared: 2.39

*The Manorville Fire District is seeking authorization to conduct clearing between December 1st and February 28th of any calendar year.

g. Work methods and type of equipment to be used:

TBD

h. Describe the planned sequence of activities:

TBD

i. Pollution control methods and other actions proposed to mitigate environmental impacts:

The Proposed Project would be constructed and operated under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001).

j. Erosion and silt control methods that will be used to prevent water quality impacts:

To prevent water quality impacts, erosion and silt controls will be installed and maintained pursuant to the above-referenced SPDES General Permit.

k. Alternatives considered to avoid regulated areas. If no feasible alternatives exist, explain how the project will minimize impacts:

Incidental take of Northern Long-eared Bat would be avoided by conducting tree removals during the Northern Long-eared Bat winter hibernation season for Suffolk County (December 1st – February 28th). Minimization of impacts would occur through preservation of 3.49 acres of forested habitat at the northern portions of the Subject Property that are contiguous with extensive additional forested acreage owned by the Town of Brookhaven.

l. Proposed use: Private Public Commercial

m. Proposed Start Date: Estimated Completion Date:

n. Has work begun on project? Yes If Yes, explain below. No

o. Will project occupy Federal, State, or Municipal Land? Yes If Yes, explain below. No

The Subject Property is owned by the Manorville Fire District.

p. List any previous DEC, USACE, OGS or DOS Permit / Application numbers for activities at this location:

N/A

q. Will this project require additional Federal, State, or Local authorizations, including zoning changes?

Yes If Yes, list below. No

NYSDEC – SPDES General Permit for Stormwater Discharges from Construction Activity; Suffolk County Water Authority – Water Supply; Suffolk County Department of Health Services – Sanitary Disposal, Water Supply; Town of Brookhaven Highway Department – Highway Work Permit; Town of Brookhaven Town Board (acting as Planning Board) – Site Plan Approval (potential), or zoning exemption; LIPA c/o PSEG Long Island – Electric Connection

7. Signatures.

Applicant and Owner (If different) must sign the application.

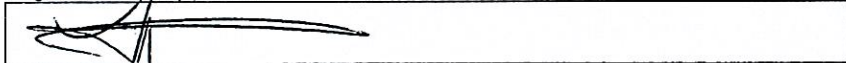
Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

Permission to Inspect - I hereby consent to Agency inspection of the project site and adjacent property areas. Agency staff may enter the property without notice between 7:00 am and 7:00 pm, Monday - Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with "keep out" signs or fenced with an unlocked gate, Agency staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site. I understand that failure to give this consent may result in denial of the permit(s) sought by this application.

False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the NYS Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

Signature of Applicant



Date

12.9.24

Applicant Must be (check all that apply): Owner Operator Lessee

Printed Name

Jason Naurek

Title

Chairman

Signature of Owner (if different than Applicant)

Date

Printed Name

Title

Signature of Contact / Agent

David Kennedy

Date

09/05/2024

Printed Name

David Kennedy

Title

Senior Environmental Scientist

For Agency Use Only

DETERMINATION OF NO PERMIT REQUIRED

Agency Application Number

(Agency Name) has determined that No Permit is required from this Agency for the project described in this application.

Agency Representative:

Printed Name

Title

Signature

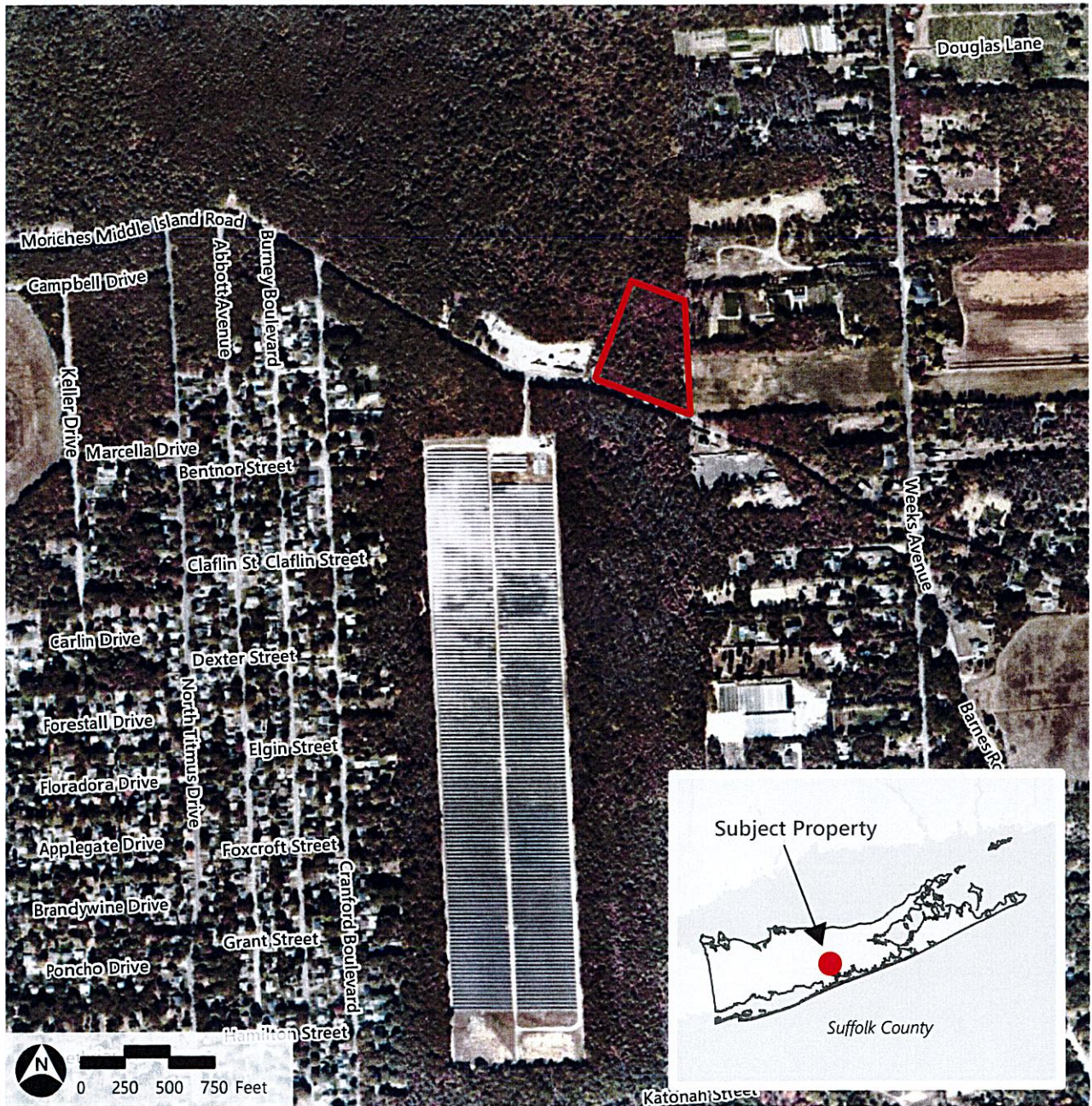
Date

Appendix B

Site Figures

Figure 1 - Site Location

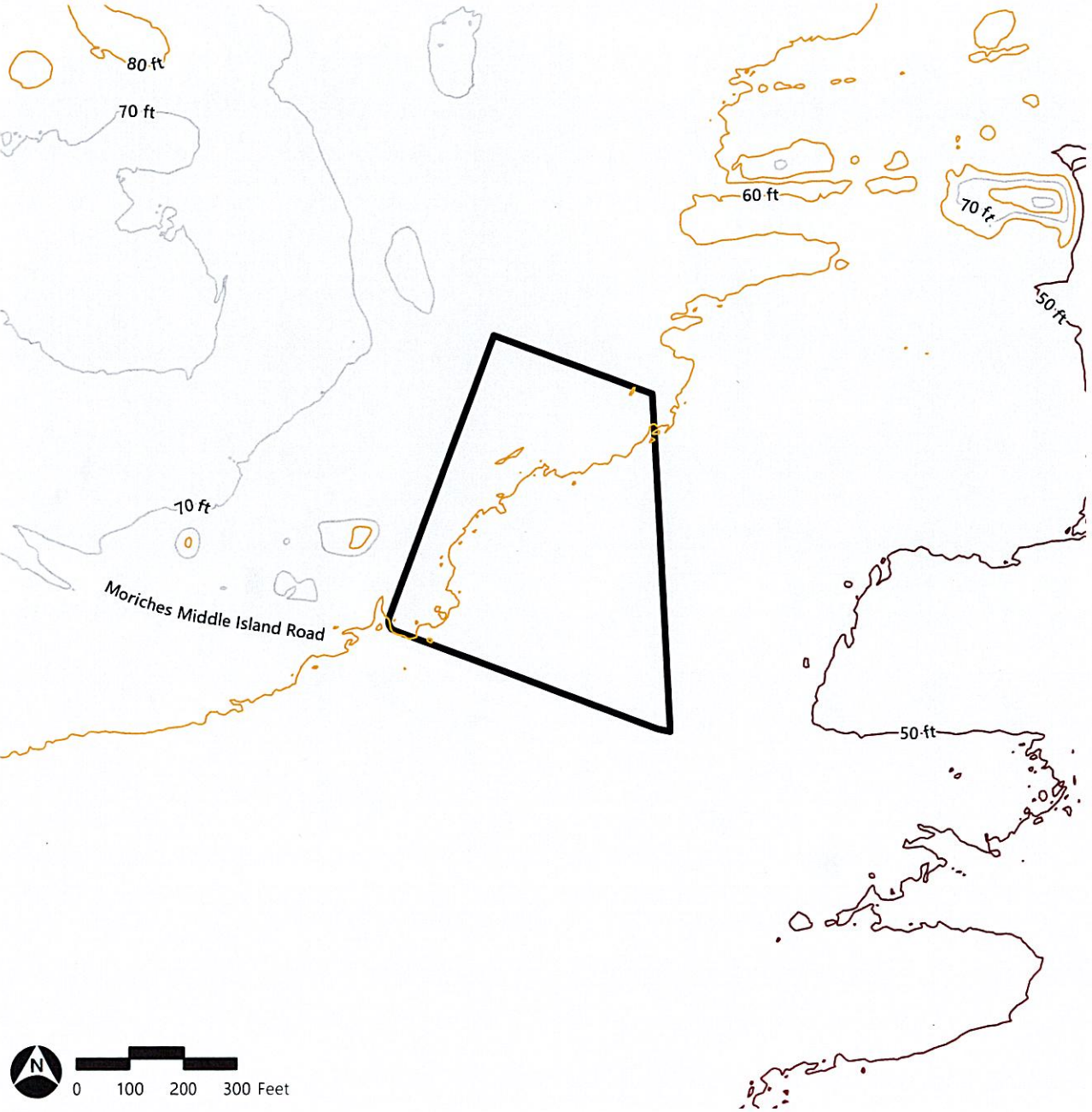
Proposed New Manorville Fire District Firehouse
Moriches-Middle Island Road, Manorville, Town of Brookhaven, Suffolk County, New York



 Subject Property (boundaries are approximate)

Figure 2 - Topographic Map

Proposed New Manorville Fire District Firehouse
Moriches-Middle Island Road, Manorville, Town of Brookhaven, Suffolk County, New York



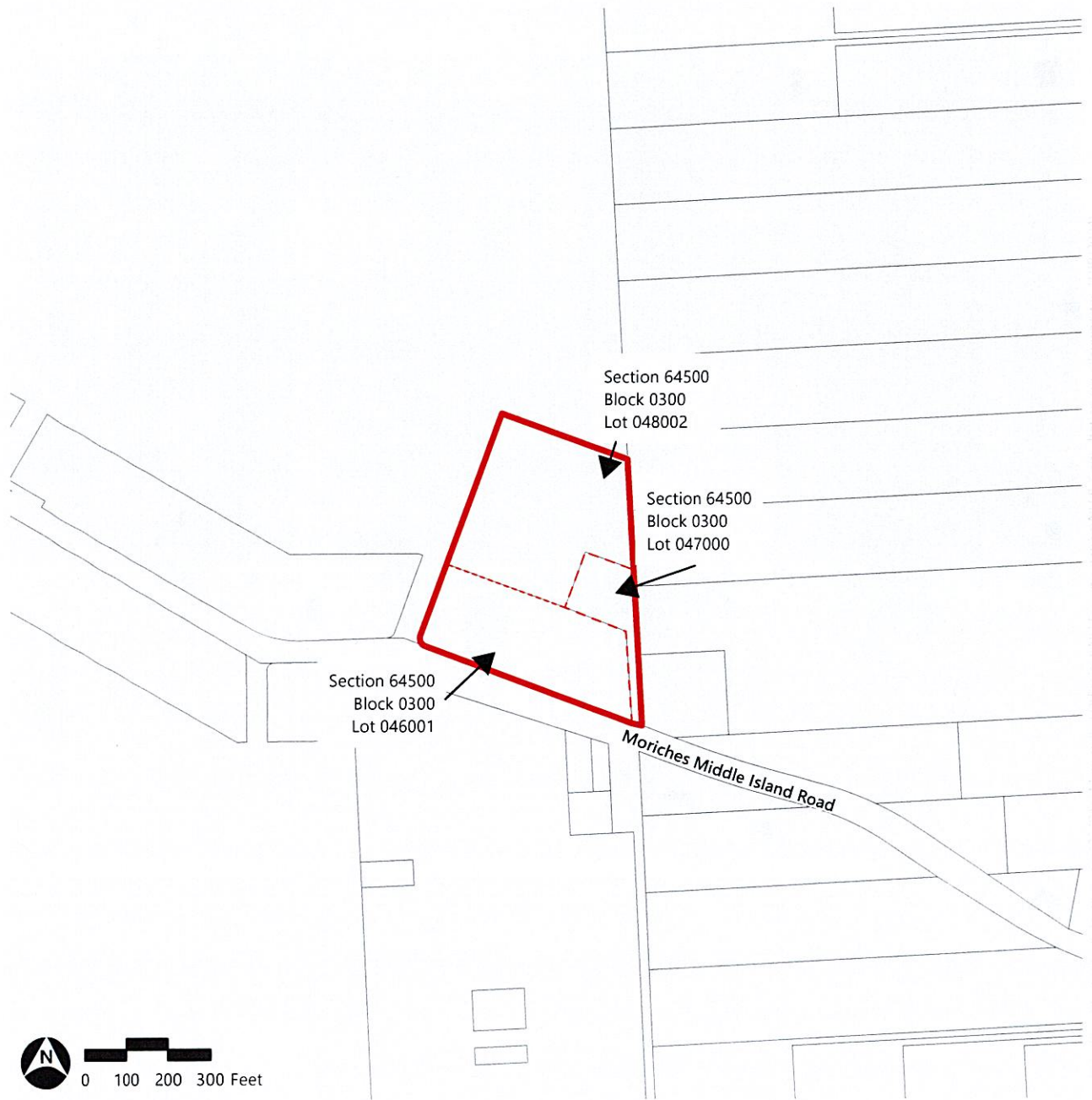
- Subject Property (boundaries are approximate)
- 50 ft Contours
- 20 ft Contours
- 10 ft Contours



Source: USGS Contours; Suffolk County Parcels

Figure 3 - Tax Map

Proposed New Manorville Fire District Firehouse

Moriches-Middle Island Road, Manorville, Town of Brookhaven, Suffolk County, New York



-  Subject Property (boundaries are approximate)
-  Suffolk County Tax Parcels

Appendix C

Site Photographs



Photograph No. 1: Subject Property frontage along Moriches-Middle Island Road (November 15, 2024).



Photograph No. 2: Representative view of interior forested habitat at the Subject Property (November 15, 2024).

Appendix D

NYNHP and EAF Mapper Records

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Heritage Program

625 Broadway, Fifth Floor, Albany, NY 12233-4757

Phone: (518) 402-8935 | Fax: (518) 402-8925

www.dec.ny.gov

12/03/2024

The attached report from the Environmental Resource Mapper includes information from the New York Natural Heritage Program database with respect to the location indicated on the map below. This letter, together with the attached report from the Environmental Resource Mapper, is equivalent to, and carries the same validity, as a letter from the New York Natural Heritage Program, including for projects where a Natural Heritage letter is required.

If your location of interest does not fall within an area covered by the Rare Plants and Rare Animals layer or in the Significant Natural Communities layer, then New York Natural Heritage has no records to report in the vicinity of your project site. Submitting a project screening request to NY Natural Heritage is not necessary.

If the attached report lists that your location of interest is in the vicinity of state-listed animals, including state-listed bats, please consult the [EAF Mapper](#) to obtain a list of the species involved. (You do not have to be filling out an Environmental Assessment Form in order to use the EAF Mapper). Then consult the appropriate [NYSDEC Regional Office](#) for information on any project requirements or permit conditions.

If the attached report lists unlisted animals, rare plants, or significant natural communities, and if you would like more information on these, please submit a project screening request to [New York Natural Heritage](#). For more information, please see the DEC webpage [Request Natural Heritage Information for Project Screening](#).

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, NYNHP files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. NYNHP cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources from a proposed project.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the NYNHP database.

New York Natural Heritage Program

<https://www.nynhp.org/>.

Environmental Resource Mapper



The coordinates of the point you clicked on are:

| | | |
|---------------------------|--------------------------------------|------------------------------------|
| UTM 18 | Easting: 681560.2250282607 | Northing: 4522336.260989068 |
| Longitude/Latitude | Longitude: -72.84671289622204 | Latitude: 40.83198345544123 |

The approximate address of the point you clicked on is:

433-449 Moriches Middle Island Rd, Manorville, New York, 11949

County: Suffolk

Town: Brookhaven

USGS Quad: MORICHES

[Rare Plants and Rare Animals](#)


This location is in the vicinity of Bats Listed as Endangered or Threatened -- Contact NYSDEC Regional Office

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

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

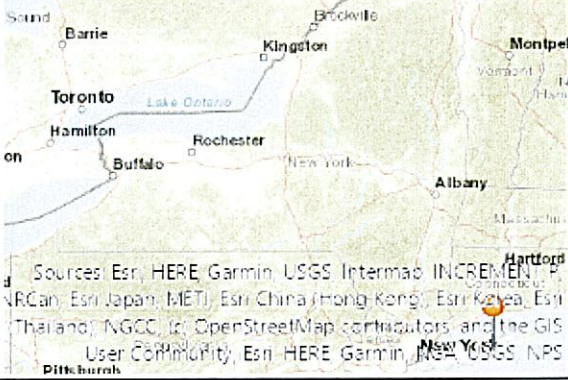
The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

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



Source: Esri, Maxar, Earthstar Geographics, and the EAF User Community

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, IGN, OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, NGA, USGS, NPS, Pittsburgh

| | |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| B.i.i [Coastal or Waterfront Area] | No |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | No |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | No |
| E.2.h.ii [Surface Water Features] | No |
| E.2.h.iii [Surface Water Features] | No |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | Yes |
| E.2.l. [Aquifer Names] | Sole Source Aquifer Names:Nassau-Suffolk SSA |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | Yes |

| | |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| E.2.o. [Endangered or Threatened Species - Name] | Northern Long-eared Bat |
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | Yes |
| E.3.d [Critical Environmental Area - Name] | SGPA, Central Suffolk Pine Barrens |
| E.3.d.ii [Critical Environmental Area - Reason] | Protect groundwater, Benefit to human health & protect drinking water |
| E.3.d.iii [Critical Environmental Area – Date and Agency] | Agency:Long Island Regional Planning, Agency:Suffolk County, Date:3-19-93, Date:2-10-88 |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | No |
| E.3.i. [Designated River Corridor] | No |

Appendix F

Authorization Letter

MANORVILLE



FIRE DISTRICT

14 Silas Carter Road • Manorville, New York 11949

(631) 878-6614

Fax: (631) 878-6620

October 15, 2024

COPY

Ms. Sherri Aicher
Regional Permit Administrator
New York State Department of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Re: Part 182 Project Review Request
Proposed Construction of a New Firehouse
Moriches-Middle Island Road
Manorville, Town of Brookhaven,
Suffolk County, New York

Dear Ms. Aicher:

As the owner of the above-referenced property, please accept this letter as authorization for VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C., with offices at 100 Motor Parkway, Suite 350, Hauppauge, New York 11788, to serve as the agent in the filing and processing of all documentation related to the above-referenced matter.

Sincerely,

Jason Naurek
Chairman
Manorville Fire District

BOARD OF FIRE COMMISSIONERS
JASON NAUREK, *Chairman* • KENNETH MCLEAN, *Vice-Chairman*
WILLIAM COSTELLO, *Commissioner* • CHARLES STEUERWALD, *Commissioner* • GERALD IANNONE, *Commissioner*
MELANIE AUSTIN, *District Secretary*



DRAFT

January 15, 2025

Sundy A. Schermeyer
Town Clerk
Southampton Town
116 Hampton Road
Southampton, NY 11968

RE: Town Board Resolution-2024-1522
Commence SEQRA and Coordinate Lead Agency for the Amortization of
Nonconforming Sand Mines within the Town of Southampton

Dear Ms. Schermeyer:

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

On December 30, 2024, the Central Pine Barrens Commission office received the subject resolution naming the Commission as an Interested Agency pursuant to the State Environmental Quality Review Act (SEQRA). The Town Board seeks to establish Lead Agency for the action preliminary classified as Type I pursuant to the SEQRA regulations.

In 1993, New York State adopted the Long Island Pine Barrens Protection Act. The Act declared the Central Pine Barrens as a major resource area of statewide significance where the hydrological and ecological integrity is endangered.

While the Commission takes no position on the Town Board assuming Lead Agency, the Long Island Pine Barrens Protection Act defines the commencement of mining as development activity (New York State Environmental Conservation Law §57-0107(13)(c)).

Development, as defined in the Act, must conform to the goals and objectives of the Act. Any development that does not conform must receive a Commission hardship exemption. Furthermore, the Act empowers the Commission to review any development in the Central Pine Barrens upon a majority vote of the Commission members.

If you have any questions, please feel free to contact this office.

624 Old Riverhead Road
Westhampton Beach, NY
11978

Sincerely,

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

Julie Hargrave
Policy and Planning Manager

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



TOWN BOARD RESOLUTION 2024-1522

ADOPTED

RECEIVED

DEC 30 2024

Item # 6.65

DOC ID: 48475

Central Pine Barrens Joint
Planning & Policy Commission

Commence SEQRA and Coordinate Lead Agency for the Amortization of Nonconforming Sand Mines within the Town of Southampton

WHEREAS, the Town Board of the Town of Southampton is considering legislation to amortize pre-existing, non-conforming sand mines within the Township; and

WHEREAS, the Town Board as legislative body intends on being Lead Agency for the subject action, which has been preliminarily classified as Type I pursuant to 6 NYCRR Part 617.4(b)(2); and

WHEREAS, the Town Board has received a letter of Local Determination from the Suffolk County Planning Commission; and

WHEREAS, inasmuch as active sand mines are regulated by New York State pursuant to Article 23, Title 27 of the Environmental Conservation Law (ECL), the Town Board elects to coordinate lead agency with the NYS Department of Environmental Conservation Region 1 c/o Sherri Aicher (NYSDEC SUNY at Stony Brook 50 Circle Road, Stony Brook, NY 11790); and

WHEREAS, the following have been identified as Interested Agencies:

1. Town of Southampton Planning Board c/o Jacqui Lofaro, Chair
2. Town of Southampton Zoning Board of Appeals c/o Susan Koehn, Chair
3. Central Pine Barrens Joint Policy & Planning Commission c/o Judy Jakobsen, Executive Director 624 Old Riverhead Rd, Westhampton Beach, NY 11978
4. Suffolk County Water Authority c/o Daniel Dubois, Director of Communications & External Affairs 60 Sunrise Hwy, Oakdale, NY 11769

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Southampton hereby coordinates lead agency status and directs the Town Clerk to forward the Environmental Assessment Form (EAF) Part I, together with Resolution 2024-1361 and any pertinent maps to the NYSDEC Region I offices for the purposes of establishing Lead Agency for SEQRA review; and be it further

RESOLVED, that, in addition, the Town Clerk shall forward this resolution to the interested agencies identified herein as notification and the Department of Land Management shall file any and all notices in the Environmental Notice Bulletin accordingly.

Financial Impact:
None

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Bill Pell, Councilman
SECONDER: Tommy John Schiavoni, Councilman
AYES: Moore, McNamara, Iasilli, Pell, Schiavoni



Commission Meeting of January 15, 2025
Riverhead Town Hall, Riverhead, NY

Draft Resolution to approve Central Pine Barrens Joint Planning and Policy Commission
Safety Boot Reimbursement Policy

Present:

Whereas, the Central Pine Barrens Commission acknowledges the importance of proper personal protection equipment to ensure the safety of its staff in their performance of field work, and

Whereas, the Commission seeks to create a policy to defray the expense staff members incur to purchase boots designed to meet the safety requirements commensurate to their job requirements, and

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Whereas, the Commission authorizes its Executive Director to reimburse staff to defray the expense of field/work boots in the amount of \$170 per year and for staff with job tasks related to prescribed fire up to \$500 every three years, and

Whereas, to be eligible for such payment, boots purchased must meet the requirements established by the Executive Director, which may change from time to time, and

Whereas, the amounts set forth in this resolution will automatically increase by \$10 per year.

Now therefore be it

Resolved, the above recitals are incorporated herein, and be it further

Resolved, the Executive Director is authorized make payments consistent with this Resolution without further action of the Commission and to establish appropriate measures to implement this policy.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Motion by:

Second by:

Yea Vote:

Nay Vote:

Abstain:



**Central Pine Barrens Joint Planning and Policy Commission
 Wednesday, January 15, 2025
 Riverhead Town Hall, Riverhead, NY**

**Draft Sense Resolution
 Site Plan Modification Application dated October 30, 2024 for the
 Lewis Road Planned Residential Development Assertion of Jurisdiction Application
 dated January 20, 2021, as Amended on December 7, 2022**

Present:
 _ for the Suffolk County Executive
 _ Brookhaven Town Supervisor
 _ Riverhead Town Supervisor
 _ Southampton Town Supervisor

Timothy C. Hubbard
Member

Whereas, on January 20, 2021, the Commission determined that the proposed development known as the Lewis Road Planned Residential Development conformed with the Standards and Guidelines of the Central Pine Barrens Comprehensive Land Use Plan, and

Maria Z. Moore
Member

Whereas, the DLV is the owner and sponsor of the Lewis Road PRD, and

Daniel J. Panico
Member

Whereas, the Lewis Road PRD includes 118 seasonal residences, 12 year round workforce housing residences, an 18-hole private golf course, a sewage treatment plant, a clubhouse, recreational amenities, access road, ponds, drainage and other infrastructure on a 607.87 acre Project Site, in the hamlet of East Quogue, in the Town of Southampton, and

Edward P. Romaine
Member

Whereas, DLV seeks to change elements of the Lewis Road PRD by increasing or decreasing the area of some of its buildings and to construct a new Comfort Station, collectively the 2024 Lewis Road PRD Modifications, and

Whereas, on November 7, 2024, Nelson, Pope and Voorhis (NPV) on behalf of DLV submitted to the Commission a “Compatible Growth Area Application on the Lewis Road Planned Residential Development” last dated October 2024 describing the Lewis Road PRD Modifications, and

Whereas, the Lewis Road PRD Modifications result in a 395 square foot change to the total footprint of the structures in the Lewis Road PRD without modifying the sanitary flow generated by such uses or increasing the amount of clearing on the Lewis Road PRD project site. The modification are as follows:

| Building | Approved Footprint (SF) | Proposed Footprint (SF) | Total Change (SF) |
|-----------------|--------------------------------|--------------------------------|--------------------------|
| Clubhouse | 31,660 | 33,205 | +1,545 |
| Pro Shop | 3,390 | 3,755 | +365 |
| Pool Bar | 1,900 | 0 | -1,900 |
| Gate House | 1,075 | 1,375 | +300 |
| Trail House | 1,935 | 985 | -950 |
| Farm Stand | 1,470 | 640 | -830 |

624 Old Riverhead Road
 Westhampton Beach, NY
 11978

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

DRAFT

| | | | |
|--------------------------|---------------|---------------|------------|
| Field House | 2,150 | 5,095 | +2,945 |
| Tennis House | 1,820 | 2,210 | +390 |
| Pond House | 2,175 | 0 | -2,175 |
| Windmill Comfort Station | 0 | 705 | +705 |
| Total Footprint | 47,575 | 47,970 | 395 |

Whereas, DLV has simultaneously submitted the Lewis Road PRD Modifications to the Town of Southampton, and

Whereas, the Commission has reviewed the Lewis Road PRD Modifications material to determine whether it is consistent with the Commission’s January 2021 Determination, and

Whereas, the Commission wishes to issue this Sense Resolution to indicate that the Lewis Road PRD as modified by the Lewis Road PRD Modification continues to conform to the Plan’s Standards and Guidelines.

Now, therefore, be it:

Resolved, the foregoing recitals are incorporated herein, and be it further

Resolved, that by this Sense Resolution the Commission finds that the Lewis Road PRD as modified by the Lewis Road PRD Modifications conforms with the Commission’s Standards and Guidelines, and be it further

Resolved, this Sense Resolution is not a final Commission determination and if the Lewis Road PRD or the Lewis Modifications are changed, DLV is required to submit such changes to the Commission for its further review, and be it further

Resolved, the Commission directs DLV to provide to the Commission a final site plan incorporating the Lewis Road PRD Modifications upon DLV’s receipt of all necessary approvals allowing DLV to proceed with the Lewis Road PRD Modification, and be it further

Resolved, no activity associated with the Lewis Road PRD Modifications may commence until the Commission is in receipt of such site plan and any future modifications will be measured against such plan to determine Lewis Road PRD’s continued compliance the Plan, and be it further

Resolved, any changes not reviewed as part of the Lewis Road PRD or Lewis Road Modifications must be reviewed by the Commission, and be it further

Resolved, this Sense Resolution does not alter or modify any of the conditions contained in the Commission’s January 2021 determination.

Motion by:

Second by:

Vote:

Yes:

No:

Abstain:

October 31, 2024

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

Re: Lewis Road PRD, Compatible Growth Area Application

Dear Julie:

On behalf of the Applicant, the Discovery Land Company, this office hereby submits to the Central Pine Barrens Joint Planning & Policy Commission (the Commission) the Compatible Growth Area Application for the Lewis Road PRD project.

The Proposed Action is for minor site plan amendments to the approved Lewis Road PRD site plan.

The enclosed documentation details continued conformance with the Standards and Guidelines for Land use as per the Central Pine Barrens Comprehensive Land Use Plan.

Thank you for your attention to this matter and please contact me should you have any questions.

Very truly yours,

Nelson, Pope & Voorhis, LLC



Charles J. Voorhis, CEP, AICP
Partner

cc: Steven Barshov, Esq., DLC counsel

COMPATIBLE GROWTH AREA (CGA) APPLICATION

Central Pine Barrens Joint
Planning & Policy Commission

Lewis Road Planned Residential Development (PRD)

Hamlet of East Quogue, Town of Southampton
Suffolk County, New York

NPV #05105

Prepared for Submission to:

Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11798
Contact: Judy Jakobsen; Executive Director
(631) 288-1079

Prepared by:



NELSON POPE VOORHIS

environmental • land use • planning

70 Maxess Road
Melville, NY 11747
Contact: Charles J. Voorhis, CEP, AICP, Principal
office: 631.427.5665 | cvoorhis@nelsonpopevoorhis.com

October 2024

COMPATIBLE GROWTH AREA (CGA) APPLICATION
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Hamlet of East Quogue, Town of Southampton
Suffolk County, New York

Applicant:

DLV Quogue, LLC
14605 North 73rd Street
Scottsdale, Arizona 85260
Contact: Joseph Arenson, Partner
(310) 859-0700

Discovery Land Company
14605 North 73rd Street
Scottsdale, Arizona 85260
Contact: Jessica Insalaco, VP
(917) 693-9406

For Submission to:

Central Pine Barrens Joint Planning & Policy Commission
624 Old Country Road (County Route 31)
Westhampton Beach, New York 11798
Contact: Judy Jakobsen; Executive Director
(631) 288-1079
director@pb.state.ny.us

Prepared by:

(Legal)

S Barshov Law, PLLC
20 Lagoon Lane
Haverstraw, New York 10927
Contact: Steven Barshov, Esq.
(917) 886-4328
wbruyn@omblaw.com

(Environmental Planning & Analysis)

Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, New York 11747
Contact: Charles Voorhis, CEP, AICP, Principal
(631) 427-5665
cvoorhis@nelsonpope.com

(Engineering)

Bohler Engineering
275 Broadhollow Road, Suite 100
Melville, NY 11747
Contact: Bryan Grogan, PE

(Project Architect)

VITA Planning and Landscape Architecture
181 Third Street, Suite 250
San Rafael, CA 94901
Contact: Don Vita, Principal

October 2024

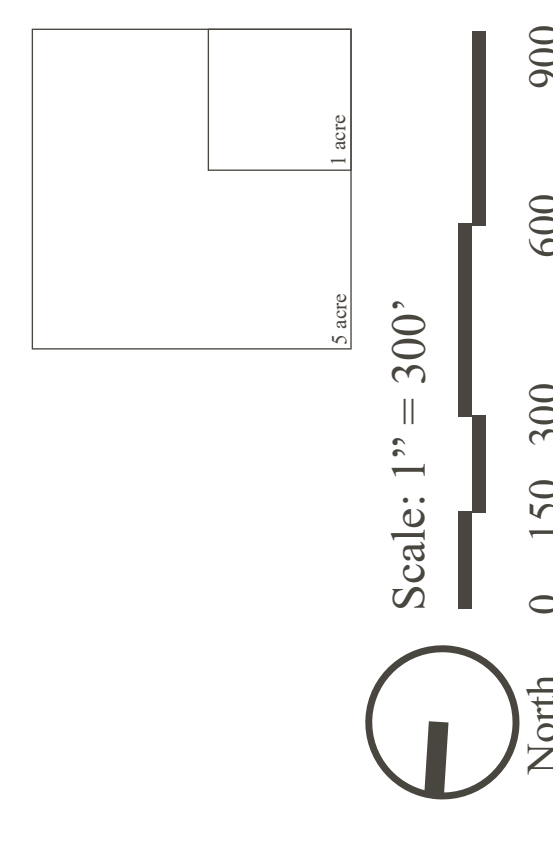


Key:

- 1 HOA Clubhouse
- 2 Putting Course and Short Game Area
- 3 Practice Fairway
- 4 Irrigation Pump Station
- 5 Pond
- 6 Comfort Station
- 7 Family Swimming Pool
- 8 Sport Courts
- 9 Gate House
- 10 Workforce Housing
- 11 HOA Maintenance Building
- 12 Waste Water Treatment Plant

Legend:

- Open Space (All outside Development)
- Existing Natural Area within Development
- Existing Cleared Area - To Be Revegetated
- Golf Area
- Wetland / Pond
- Lawn / Playfields
- Common Buildings and Workforce Housing
- Out Parcels and Paper Roads

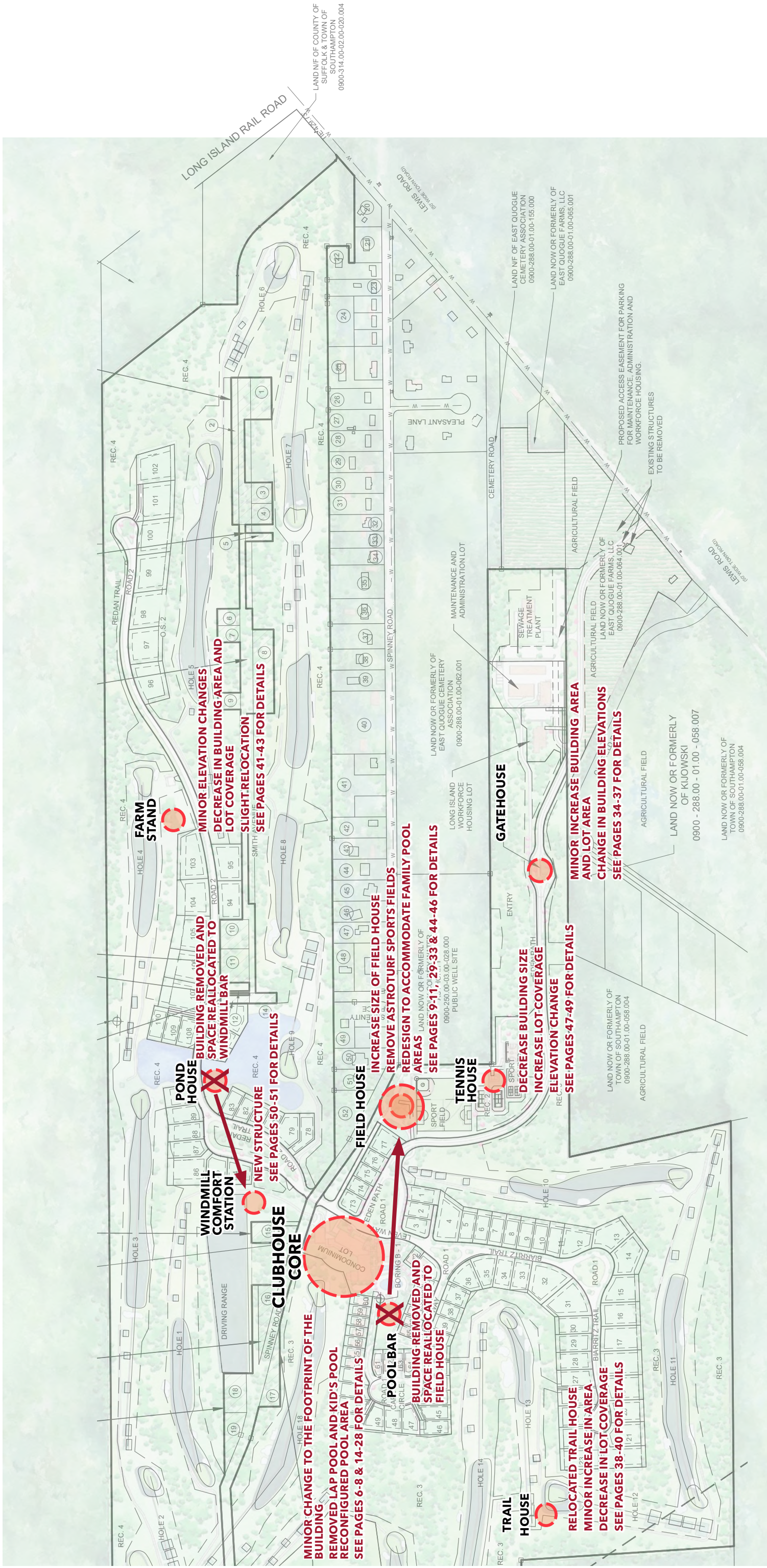


LEWIS ROAD PRD AT EAST QUOGUE

TOWN OF SOUTHAMPTON, NEW YORK

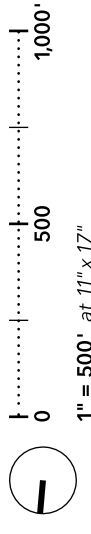
Master Plan

October 30, 2024



 = APPROVED BUILDING LOCATION

APPROVED SITE PLAN | PROPOSED MODIFICATIONS



LAND N/F OF COUNTY OF SUFFOLK & TOWN OF SOUTHAMPTON 0900-314.00-02.00-020.004

LAND N/F OF EAST QUOQUE CEMETERY ASSOCIATION 0900-288.00-01.00-155.000

LAND NOW OR FORMERLY OF EAST QUOQUE FARMS, LLC 0900-288.00-01.00-065.001

LAND NOW OR FORMERLY OF EAST QUOQUE CEMETERY ASSOCIATION 0900-288.00-01.00-062.001

LAND NOW OR FORMERLY OF TOWN OF SOUTHAMPTON 0900-250.00-03.00-028.000

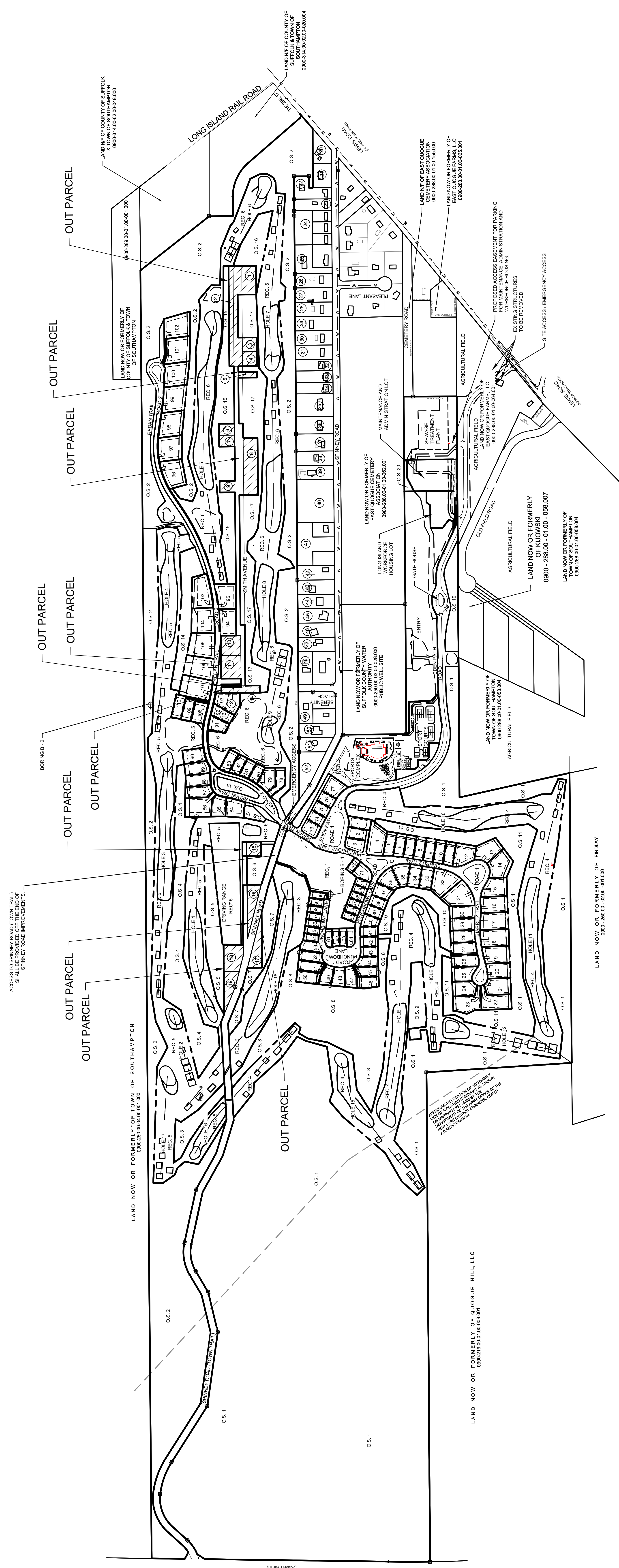
LAND NOW OR FORMERLY OF TOWN OF SOUTHAMPTON 0900-286.00-01.00-058.004

LAND NOW OR FORMERLY OF KJOWSKI 0900 - 288.00 - 01.00 - 058.007

LAND NOW OR FORMERLY OF TOWN OF SOUTHAMPTON 0900-288.00-01.00-058.004

PROPOSED ACCESS EASEMENT FOR PARKING FOR MAINTENANCE, ADMINISTRATION AND WORKFORCE HOUSING. EXISTING STRUCTURES TO BE REMOVED

- ADJOINING PROPERTY OWNERS**
1. 900-288-01-131 - COUNTY OF SUFFOLK
 2. 900-288-01-133 - JANNAPPAZ OWNERS
 3. 900-288-01-135 - AFRID AND ALI TRUST
 4. 900-288-01-136 - COUNTY OF SUFFOLK
 5. 900-288-01-138 - COUNTY OF SUFFOLK
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 98. 900-288-01-231 - COUNTY OF SUFFOLK
 99. 900-288-01-232 - COUNTY OF SUFFOLK
 100. 900-288-01-233 - COUNTY OF SUFFOLK



OVERALL DEVELOPMENT PLAN
SCALE: 1" = 100'

East Coast Greenfields, LLC

Page 1 of 1
DATE: 08/14/2024
PROJECT: 2024-08-26

| NO. | DESCRIPTION | STATUS | REMARKS |
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East Coast Greenfields, LLC

Page 1 of 1
DATE: 08/14/2024
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OVERALL DEVELOPMENT PLAN

C-102

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

2 38

DLC2101

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING ENGINEER AND HYDROGEOLOGIST, P.C.

14695 N. 73RD STREET, SCOTTSDALE, AZ 85260

DLY QUOGUE, LLC

14695 N. 73RD STREET, SCOTTSDALE, AZ 85260

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

EAST QUOGUE, TOWN OF SOUTHAMPTON

SUFFOLK COUNTY

DATE: 08/14/2024

VITA
PLANNING & LANDSCAPE ARCHITECTURE

630 Johnson Avenue, Suite 7
Bohemia, NY - 11716-8119
Phone: 607-735-8700
Email: INFO@VITAWORKS.COM

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING ENGINEER AND HYDROGEOLOGIST, P.C.

630 Johnson Avenue, Suite 7
Bohemia, NY - 11716-8119
Phone: 607-735-8700
Email: INFO@VITAWORKS.COM

PWGC
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P.W. GROSSER CONSULTING ENGINEER AND HYDROGEOLOGIST, P.C.

630 Johnson Avenue, Suite 7
Bohemia, NY - 11716-8119
Phone: 607-735-8700
Email: INFO@VITAWORKS.COM

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4.0 SUMMARY AND CONCLUSION

4.1 Summary

The following summarizes the anticipated environmental impacts of the Proposed Action and proposed revisions to the approved project, as presented in more detail in **Section 3.0** of this document.

4.1.1 Geological Resources

The proposed refinements in the Proposed Action to the approved site plan would not alter the proposed development envelope. Therefore, the proposed clearing and open space areas would remain consistent with the prior approved site plan.

The Proposed Action would remain in conformance with vegetation clearance limits of the CPB CLUP and the Town's APOD in consideration of geological resources and areas graded, with the substantial undisturbed areas to remain in general compliance and conformance with the approved Final Subdivision and Site Plan. Additionally, in terms of excavation/grading, the site would remain "balanced" in consideration of the proposed revisions; therefore, no program of excess soil removal would occur.

The above review indicates that there would be no change in impact on geological resources from the revised plan.

4.1.2 Water Resources

Because no changes in the project's yield are proposed, no changes in the amount of water used for residential domestic consumption are expected.

The minor reduction of impervious surfaces, primarily from reduced lot coverage and hardscaping, would reduce the volume of stormwater flow into the site's drainage system. The drainage systems are appropriately designed to contain stormwater runoff. The Proposed Action's residences and other buildings would continue to be served by an STP for treatment of wastewater. The Proposed Action would implement the measures identified in the Findings Statement including installation of rain gardens for stormwater management, lined greens, less than 15 percent fertilized vegetation, a lined stormwater pond, use of locally impacted groundwater for irrigation to remove existing nitrogen from the aquifer and related design features that conform with agency approvals.

Per a memo prepared by Bohler Engineering, dated October 31, 2024 (see **Appendix G**), the proposed site plan amendments include replacement of a drainage reserve area with drywells in the vicinity of the approved sports court area. The capacity of the drywells is in conformance with Town of Southampton Requirements.

The Proposed Action would remain in conformance with the design elements of the Lewis Road PRD approvals, and no water resource impacts, geological or traffic impacts are anticipated beyond what was already reviewed, analyzed, and approved in the Hills EIS.

4.1.3 Ecological Resources

As noted above, the proposed updates to the approved site plan would not alter the proposed development envelope. Therefore, the proposed clearing and open space areas would remain consistent with the prior approved site plan. Therefore, no impacts in the acreage of habitat for wildlife species as compared to the prior plan are expected.

The CPBC and Planning Board found that no impacts to ecological resources were anticipated based on the plan approved by the Commission and Planning Board on December 7, 2022 and December 8, 2022, respectively. The project components have not changed since this finding was rendered, and only minor adjustments to the layout are proposed on the revised plan. As noted, all changes proposed are within areas that were already planned for clearing and improvements as part of the development. No originally approved areas to remain natural or areas subject to Conservation Easements would be altered as a result of these minor proposed changes.

As a result, the revised project would conform to the applicable ecological standard and guidelines of the Town of Southampton and CPB CLUP, and no ecological impacts are anticipated based on the revised plan.

4.1.4 Transportation Resources

No change in the magnitude or pattern of trip generation is expected to result from the plan revisions, as there was no change in yield of the project. As a result, no changes in the anticipated impacts on local roadways and intersections is expected.

Given the fact that the project components have not changed and based on the detailed analysis of the revised site access location, no transportation or traffic impacts are expected to occur as a result of the revised plan. Also, given the minor changes within the interior of the site with similar program elements that are slightly modified, there is no change in construction traffic as the overall construction would continue in conformance with the approved plans.

4.1.5 Land Use, Zoning and Plans

The proposed revisions would not alter the development envelope of the approved project; therefore, there would be no impact to clearing quantities, and overall site coverages would remain substantially unchanged with the minor decreases noted herein. The slight building shifts

would also not materially impact the building setbacks, as they remain in compliance with the zoning code as provided for through the PRD approval.

4.1.6 Community Facilities and Services

Because the project yield would not change from the prior plan to the revised plan, it is expected that the usage of community facilities and services would similarly not change. There would be no increase in demand for community facilities or services. The improvement of on-site community and recreational amenities is a benefit to the project and reduces demand for off-site recreational facilities.

The analysis demonstrates that, with respect to community services, the impacts of the revised plan are anticipated to be less than or similar to those of the prior plan.

4.1.7 Community Character

The proposed modifications would not impact naturally-vegetated perimeter buffers along the development area; therefore, the existing rural, vegetated character of the site for outside observers would remain unchanged. The site continues to be screened and set back from existing roads and/or viewpoints.

The proposed changes are relatively minor and are not expected to cause any change in community character as compared to the prior approved plan.

4.1.8 Cultural Resources

As part of the SEQRA review process for the prior plan, the entire development area was investigated to determine the presence, or the potential presence, of significant cultural resources. That investigation did not reveal any such presence. As the development envelope would not change in connection with the revised plan and would not extend into areas not previously evaluated, the revised plan would similarly occur on areas previously determined to not contain cultural resources. As such, no change in the potential for impacts to cultural resources is expected.

Both the prior plan and the revised plan would be located on land that has been determined to not contain or potentially contain significant cultural resources. Therefore, no adverse impacts to such resources would occur for either development plan, so that the revisions would be neither adverse nor beneficial.

4.1.9 Construction Activities and Operations

Analysis indicates that the minor revisions to the project's grading plan would not require the removal of any excess soil from the site (the other construction activities would not significantly differ between the prior and revised plans).

The requested plan revisions would not extend to changes in the project's yield, but are limited to some shifting of parts of the project's layout within the development envelope which have previously been cleared.

4.2 Conclusions

The proposed Lewis Road PRD has already been subject to multiple, complete reviews under SEQRA, each of which determined that the project minimized to the extent practicable the adverse impacts of the project, and recommended approval of the project. However, these reviews were conducted on a project design and layout that has, since these reviews were completed, been revised in order to further, incrementally, reduce potential impacts. It is the intent of this document to describe and evaluate these plan revisions and demonstrate that the potential adverse impacts have indeed been incrementally reduced or unchanged in comparison to those that were previously deemed insignificant.

Review of this document is crucial in determining the importance of the impacts, which determination is to be based on the following criteria established by SEQRA for the format of an Expanded EAF:

- Probability of the impact occurring,
- The duration of the impact,
- Its irreversibility, including permanently lost resources of value,
- Whether the impact can or will be controlled,
- The regional consequence of the impact,
- The potential divergence from local needs and goals,
- Whether known objections to the project relate to this impact.

The environmental review process is a balancing process. The proposed project complements the local land use pattern, incorporates sensitive environmental design, and conforms to the goals and recommendations of the CPB CLUP, the Town Comprehensive Plan, the APOD, and the EQGEIS. The project will have positive benefits in terms of tax revenue and temporary construction jobs. The proposed consolidation and relocation of amenity areas will not result in any significant changes in impact from those evaluated for the development as previously located. As substantiated by the descriptions and analyses in this document, the potential adverse impacts of the proposed project will not be significant and will be localized such that no

regional impacts are expected. Mitigation has been incorporated into the project plan in order to control anticipated impacts.

Based on the descriptions and analyses contained in this Technical Memorandum, the proposed changes to the project are minor and beneficial, and none of the changes would result in a significant adverse environmental impact. Further, the project has been subject to extensive and detailed reviews by various boards and commissions. The current project design has been subject to reviews by the Town Planning Board and Central Pine Barrens Commission which reviews have only served to reduce impacts and improve the project. The information contained herein supports a determination that no further environmental review is needed. The project has only been revised to reduce impacts and improve the project design. As a result, it is respectfully submitted that no Supplemental EIS is necessary since project changes will not result in significant adverse environmental impacts (as provided for in 6NYCRR Part 617.9(a)(7)(i), and no further review under SEQRA is warranted other than confirmation of the findings of this SEQRA Compliance Analysis.

STANDARDS AND GUIDELINES FOR LAND USE
LEWIS ROAD PRD CONFORMANCE ASSESSMENT

October 31, 2024

| Standard (S)/Guideline (G) | Explanation and Document Page Reference (Attach additional sheets if necessary) |
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| S 5.3.3.1.1 | <p>The project continues to be 1/5 of the density permitted under Article 6 of the Suffolk County Sanitary Code (SCSC) for a site in Groundwater Management Zone (GMZ) 3 and therefore conforms with this Standard through conformance with Article 6. In GMZ 3, Article 6 would allow a yield based on 1 unit per 40,000 SF of the site. For the subject 607.87-acre site, this would imply an allowed yield of approximately 661 units. In contrast, the proposed project seeks a yield of 118 units, or 0.19 units per acre. The project density involves residential units based on 1 unit per 5 acres, as well as a clubhouse, and through a PRD, provides a golf course as an accessory recreational amenity for use for by site residents.</p> <p>The Proposed Action continues to be well within SCSC Article 6 requirements for the treatment, handling and disposal of its sanitary wastewater. Nevertheless, the Proposed Action will include a Sewage Treatment Plant (STP) for the treatment of sanitary waste for the completed project. The completed project will ensure that all structures will connect to the STP. Appropriate County approvals and permits for this facility will be obtained.</p> <p>The occupancy pattern of the units is such that annual sanitary flow will be substantially reduced given the actual utilization of units on the order of 60 days per year. Nitrogen loading to groundwater due to sanitary wastewater recharge will be reduced to the maximum extent practicable.</p> <p>The project is demonstrated to conform with the density requirements of Article 6 and will provide the added benefit of sewage treatment. SCDHS has issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard. In consideration of the above, the project will comply with Article 6 and therefore complies with this Standard.</p> <p>The proposed project will continue to conform to SCSC Article 6 requirements. Based on Article 6, conventional septic systems would be allowed for the proposed project, so that an STP is not required under SCSC Article 6. However, as a result of a voluntary and costly initiative by the applicant to reduce total nitrogen within the Weesuck Creek/western Shinnecock Bay watershed, all wastewater generated will be treated and recharged to groundwater through an advanced, tertiary STP. The STP will reduce the nitrogen load from over 50-65 milligrams per liter (mg/l)¹ to less than 10 mg/l. As a result, the proposed project will reduce nitrogen load by more than 80% from the load that would occur if no STP were proposed. The proposed STP will operate under the jurisdiction of the SCDHS and in conformance with SCSC Article 6 and applicable design, installation and operational requirements.</p> <p>It is not practical to locate the project's STP outside of or downgradient of the Pine Barrens Zone. There are no existing STPs within 2 miles of the property to which the project could connect; the nearest existing STP is at Gabreski Airport, over 2 miles to the west and is, like the proposed project, within the Compatible Growth Area (CGA) of the Pine Barrens. Locating the STP or its discharge outside the Pine Barrens would move it closer to surface water associated with Weesuck Creek or western Shinnecock Bay, which is the resource intended to be protected. The overall benefit is reduced nitrogen load which is a critically important goal of the environmental community and the Town and therefore, the project is consistent with the intent of this Standard.</p> <p>As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>This Guideline addresses nitrate-nitrogen in several ways, specifically referencing the following:</p> <ol style="list-style-type: none"> 1. A maximum residential density averaging one (1) unit per two (2) acres, and 2. Use of clustering to protect surface water quality for projects containing ponds and wetlands proximate to development. <p>The density of the proposed project continues to be 1 unit per 5 acres of the site, which is well below the maximum allowed density that would conform to this Guideline.</p> <p>Based on the measures incorporated into the project that would tend to minimize potential nitrogen impacts to groundwater and surface water features (i.e., conformance to SCSC Article 6, minimization of fertilization for the golf course recreational amenity, and use of groundwater impacted by agricultural practices from locales in the upgradient direction for the project's irrigation), the project will generate an overall nitrogen concentration in recharge of less than 1 mg/l and therefore is well below the 2.5 mg/l standard.</p> <p>Additionally, the project will reduce existing elevated groundwater nitrogen by pumping shallow groundwater flow (that is impacted by upgradient farming activities) and reusing it for golf course irrigation such that the project will have a net negative nitrogen load, and nitrogen laden groundwater that would otherwise flow to Weesuck Creek and western Shinnecock Bay will be removed from the aquifer.</p> |
| S 5.3.3.1.2 | <p>Sewage treatment plant discharge</p> |
| G 5.3.3.1.3 | <p>Nitrate-nitrogen goal</p> |

¹ Suffolk County Department of Health Services (SCDHS) uses 50-65 mg/l as working concentrations of nitrogen in residential wastewater (see Guidance Memorandum 28 and Reclaim Our Water website: <https://suffolkcountyny.gov/Departments/Public-Works/Septic-Improvement-Program>).

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| | <p>Finally, review of the DEIS/FEIS for the Hills at Southampton MUPDD finds that the project total nitrogen (which would be greater than the nitrate-nitrogen component of total nitrogen) was analyzed for both concentration in recharge over the entire property, and for nitrogen load. Nitrogen concentration was consistently less than 1 mg/l (see DEIS Table 1-8a and Table 5; FEIS Table 1-1a), and the nitrogen load was net negative due to removal of nitrogen-laden groundwater from upgradient farming (see FEIS Appendix R-7), and using this for irrigation-fertilization under an Integrated Turf Health Management Plan (ITHMP) (see DEIS Appendix J).² Given these factors, the project complies with this Guideline. Updates to the nitrogen budget analysis for the Lewis Road PRD continued to demonstrate a nitrogen in recharge concentration of less than 1 mg/l, and a net negative nitrogen load for the project (see 2018 SEQRA Compliance Analysis, Section 3.2 and Appendix C-1). As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>These regulations concern water pollution control (SCSC Article 7) and storage of hazardous or toxic materials associated with industrial use (SCSC Article 12). The proposed project is consistent with Article 7 in that it does not involve an industrial process, will not store or use hazardous or toxic materials in excess of the quantities allowed. Further, the project is not within a water supply sensitive area as defined under Article 7.</p> <p>As the proposed project is not an industrial operation, Article 12 would only apply to tank storage, and any such storage, if proposed would conform to Article 12. The proposed golf course recreational amenity will include the use, storage and handling of various landscape chemicals (e.g., fertilizers, pesticides, etc.) in connection with the on-site maintenance area. The project will provide for proper storage and handling facilities for these substances in conformance with Article 12.</p> <p>An Article 12 permit has been obtained for the maintenance area. The project will comply with this Standard through proper handling and permitting of restricted materials. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>This standard restricts activities that could degrade the public water supply within a 200-foot radius of a public supply well. However, the existing Spinney Road Wellfield is well beyond 200 feet of any such activity, and the proposed project will not have a “significant discharge” such that it would have the potential to impact public water supply. As part of the SEQRA processing of the Hills PDD application, the Suffolk County Water Authority (SCWA) indicated that that project was not expected to result in any impact to well fields in the area of the subject site. As the proposed Lewis Road PRD is similar to the Hills PDD in terms of uses (other than the removal of outside golf memberships which reduces the intensity of use), yields and layout, it is expected that it would likewise not represent any significant adverse impact on the wellfields in the area.</p> <p>Mapping provided by the SCWA found that the proposed project is substantially not within the Malloy Drive or Spinney Road well field contributing areas (see DEIS Figure 2-6) and SCWA provided a letter indicating the project would not adversely impact wellfields (see DEIS Appendix A-17). The project therefore conforms to this Standard. It is noted that the applicant transferred property within the Parlato property holdings to the Suffolk County Water Authority for a future well site. It is further noted that SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The DEIS found “...there are several small areas located to the south and southeast of the subject property that are not within the distribution network of the SCWA and likely utilize private wells for potable water supply.” (see DEIS Page 2-20). Potential groundwater impacts were analyzed in the EIS for the Lewis Road PRD (see DEIS Section 2.2.2; FEIS Section 2.2), the December 2017 SEQRA Compliance Analysis (see Section 3.2), and the September 2024 Technical Memorandum (see Section 3.2). There are no uses, discharges or applications that will occur on the subject site that would adversely impact these wells. The proposed project conforms to SCSC Articles 6 and 7, which will minimize potential impacts to private wells down-gradient of the site, by minimizing potential spillage or leakage of chemicals that could impact groundwater quality. The project also has the lowest nitrogen load of all alternative uses for the site, and is demonstrated to be less than 1 mg/l³ (see DEIS Section 2.2.2; FEIS Section 2.2), the December 2018 SEQRA Compliance Analysis (see Section 3.2), and the September 2024 Technical Memorandum (see Section 3.2). The proposed project and therefore will ensure private well protection and is consistent with this Standard. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>There are two areas of Town-regulated freshwater wetlands on the Hills North Parcel that total about 1.40 acres. However, because this parcel will not be disturbed or developed for the proposed project (this parcel is in the Core Preservation Area [CPA] and has been dedicated to the Town in its entirety for public open space preservation), no impacts to these resources are expected. There are no wetlands within 200 feet of the Hills South Parcel or the Kracke Property where development is proposed and in fact, the nearest wetlands are approximately 1,500 feet southeast of the south part of the project site.</p> <p>The proposed ponds will be manmade and will be used for utility (stormwater storage and irrigation water re-use) purposes. Appropriate non-disturbance buffers have been established for terrestrial/Pine Barrens habitat protection, and no wetlands or wetlands buffers will be affected by the project. Conservation Easements have been filed and as a result, the proposed project is consistent with this Standard. Minor site plan changes do not change the recorded easements. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| S 5.3.3.2.1 | <p>Suffolk County Sanitary Code Articles 7 & 12 compliance</p> |
| S 5.3.3.3.1 | <p>Significant discharges and public supply well locations</p> |
| G 5.3.3.3.2 | <p>Private well protection</p> |
| S 5.3.3.4.1 | <p>Nondisturbance buffers</p> |
| S 5.3.3.4.2 | <p>Buffer delineations,</p> |

² Based on mass-balance nitrogen load analysis at the property line using the SONIR model which has precedent as an approved methodology consistent with CPB CLUP review.

³ Ibid.

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| | covenants and conservation easements | <p>The project sponsor and the Town have established measures to ensure that buffers and intended natural vegetation areas are retained including such measures as covenants and conservation easements. Conservation Easements have been filed with the Commission for open space protection. Minor site plan changes do not change these easements. The proposed project is consistent with this Standard. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| S 5.3.3.4.3 | Wild, Scenic & Recreational Rivers Act compliance | <p>N/A; the project site is not located within or adjacent to any WSRR boundary. This Standard does not apply.</p> |
| G 5.3.3.4.4 | Additional nondisturbance buffers | <p>No encroachment on the estimated 1.40 acres of suspected Town-regulated freshwater wetlands on the Hills North Parcel are proposed, so that no buffers are necessary or proposed.</p> <p>There are no wetlands on or near development portions of the site, and all buffers and intended natural areas on the site have been retained through appropriate mechanisms. Minor site plan changes do not result in any changes to the protected areas of the site. The project conforms with this Guideline.</p> |
| S 5.3.3.5.1 | Stormwater recharge | <p>This standard requires that adequate drainage capacity be provided for retention and recharge of stormwater runoff generated on-site. All stormwater runoff generated on developed project surfaces will be retained on-site and managed through recharge to groundwater and containment in detention and pond areas in a drainage system designed in conformance with Town of Southampton requirements. Preliminary drainage design is such that this system will utilize a combination of Drainage Reserve Areas, bioswales and rain gardens, leaching catch basins and pond area to retain, treat, reuse and recharge stormwater. No runoff from developed surfaces will be allowed to exit the site, based on the stringent retention and design requirements of the Town. The project's drainage system is subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-20-001 for stormwater project notification and preparation of a Stormwater Pollution Prevention Plan (SWPPP). A preliminary SWPPP in the form of a Hydrology Report was prepared for the DEIS and demonstrated that the project will be in compliance with SWPPP/drainage requirements (see DEIS Appendix A-10). The applicant prepared and submitted the final SWPPP which has been approved by the Town Engineer and the SWPPP was filed with with New York State Department of Environmental Conservation (NYSDEC) under GP 0-20-001. The proposed stormwater design conforms to the intent of this standard and the project will comply with this Standard. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>There are no natural recharge areas on or proximate to the proposed development area that could be used as part of the project's drainage system. The site was studied for potential use of natural drainage areas. The north part of the property slopes from north to south, and the south part of the property slopes from northwest to southeast; as a result, there are no "closed" contour areas on the property that can be used for natural recharge (see DEIS Figure 2-3a and Attachment A of this application). In lieu of such natural features, the proposed project will utilize Drainage Reserve Areas, rain gardens, leaching catch basins and man-made ponds (in already cleared areas) as components of the project's drainage system, to provide stormwater retention and recharge. As a result, the rain gardens and ponds will serve utilitarian functions in the form of runoff containment and recharge, and stormwater management through green infrastructure methods. The ponds will have the additional function of use for mixing of irrigation water for recycling and fertigation management.</p> <p>The use of multiple drainage areas is consistent with this Guideline as it avoids the need for excessive clearing/grading for large drainage areas in one location. The project conforms with Vegetation Clearance Limits as will be noted below, and complies with this Guideline related to drainage design as described herein. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The Guideline indicates that ponds may be created if used for stormwater handling, but not solely for aesthetic purposes. As noted above, the proposed pond will serve multiple utilitarian functions as noted herein.</p> |
| G 5.3.3.5.2 | Natural recharge and drainage | <p>The project's drainage pond (which includes pond areas connected by a pipe under the roadway) is located in an existing cleared area in the central portion of the proposed development area. The pond is proposed primarily for utility (stormwater and irrigation-fertigation storage) purposes, but will also provide habitat functions. One pond area is designed to accommodate stormwater. A second pond area (connected to the first under the roadway) is also designed to be used for blending of well water for reuse as irrigation on the golf course, a practice that will result in a net nitrogen reduction through removal of nitrogen-laden groundwater for irrigation. As a result, the project complies with this Guideline. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The project site is characterized by glacial moraine and outwash plain topography in the development areas of the site (see DEIS Figure 2-3a and Attachment A of this application). Development is primarily located at the south part of the moraine and in the outwash plain area and no suitable natural swales or depressions are available on-site for use in lieu of a recharge design or for drainage.</p> <p>In review of drainage plans, the stormwater design does not include any recharge basins. There are no natural topographic low areas proximate to the areas to be developed (the areas proposed for the majority of development on the site are already disturbed), and the low areas that do exist are distant from the developed areas and so are proposed to remain undisturbed within areas to be retained as natural. No natural topographic low points or swales are available to be utilized for stormwater runoff detention or recharge.</p> <p>No natural swales or depressions are suitable to use for drainage. The drainage system will utilize a combination of Drainage Reserve Areas, bioswales and rain gardens, leaching catch basins and pond area to retain, treat, reuse and recharge stormwater. The project is consistent with this Guideline as it permits and encourages use of natural swales and depressions whenever feasible; in this</p> |
| G 5.3.3.5.3 | Ponds | <p>The project's drainage pond (which includes pond areas connected by a pipe under the roadway) is located in an existing cleared area in the central portion of the proposed development area. The pond is proposed primarily for utility (stormwater and irrigation-fertigation storage) purposes, but will also provide habitat functions. One pond area is designed to accommodate stormwater. A second pond area (connected to the first under the roadway) is also designed to be used for blending of well water for reuse as irrigation on the golf course, a practice that will result in a net nitrogen reduction through removal of nitrogen-laden groundwater for irrigation. As a result, the project complies with this Guideline. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The project site is characterized by glacial moraine and outwash plain topography in the development areas of the site (see DEIS Figure 2-3a and Attachment A of this application). Development is primarily located at the south part of the moraine and in the outwash plain area and no suitable natural swales or depressions are available on-site for use in lieu of a recharge design or for drainage.</p> <p>In review of drainage plans, the stormwater design does not include any recharge basins. There are no natural topographic low areas proximate to the areas to be developed (the areas proposed for the majority of development on the site are already disturbed), and the low areas that do exist are distant from the developed areas and so are proposed to remain undisturbed within areas to be retained as natural. No natural topographic low points or swales are available to be utilized for stormwater runoff detention or recharge.</p> <p>No natural swales or depressions are suitable to use for drainage. The drainage system will utilize a combination of Drainage Reserve Areas, bioswales and rain gardens, leaching catch basins and pond area to retain, treat, reuse and recharge stormwater. The project is consistent with this Guideline as it permits and encourages use of natural swales and depressions whenever feasible; in this</p> |
| G 5.3.3.5.4 | Natural topography in lieu of recharge basins | <p>The project's drainage pond (which includes pond areas connected by a pipe under the roadway) is located in an existing cleared area in the central portion of the proposed development area. The pond is proposed primarily for utility (stormwater and irrigation-fertigation storage) purposes, but will also provide habitat functions. One pond area is designed to accommodate stormwater. A second pond area (connected to the first under the roadway) is also designed to be used for blending of well water for reuse as irrigation on the golf course, a practice that will result in a net nitrogen reduction through removal of nitrogen-laden groundwater for irrigation. As a result, the project complies with this Guideline. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The project site is characterized by glacial moraine and outwash plain topography in the development areas of the site (see DEIS Figure 2-3a and Attachment A of this application). Development is primarily located at the south part of the moraine and in the outwash plain area and no suitable natural swales or depressions are available on-site for use in lieu of a recharge design or for drainage.</p> <p>In review of drainage plans, the stormwater design does not include any recharge basins. There are no natural topographic low areas proximate to the areas to be developed (the areas proposed for the majority of development on the site are already disturbed), and the low areas that do exist are distant from the developed areas and so are proposed to remain undisturbed within areas to be retained as natural. No natural topographic low points or swales are available to be utilized for stormwater runoff detention or recharge.</p> <p>No natural swales or depressions are suitable to use for drainage. The drainage system will utilize a combination of Drainage Reserve Areas, bioswales and rain gardens, leaching catch basins and pond area to retain, treat, reuse and recharge stormwater. The project is consistent with this Guideline as it permits and encourages use of natural swales and depressions whenever feasible; in this</p> |

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| | | <p>case, it is not feasible. As a result, the project complies with this Guideline. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The site plan includes erosion control. The project has been subject to Town Engineering review and received SWPPP approval for filing with the NYSDEC under the general permit. Erosion control is being employed during construction to ensure that impacts from soil erosion during and/or after the construction period will not occur. Additionally, a SPDES GP 0-20-001 permit was obtained based on the SWPPP, prior to the onset of construction of the proposed project, and the project will comply with the requirements of the SWPPP/general permit. Based on these factors, the project will comply with this Guideline. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| G 5.3.3.5.5 | Soil erosion and stormwater runoff control during construction | <p>The subject parcels were zoned in a mix of districts in 1995, when the CPB CLUP was adopted (CR-80, CR-120 and CR-200). In conformance with this policy (S 5.3.3.6.1), the individual acreages of the site zoning that existed at the time of preparation of the CLUP, are to be combined to render an overall value for allowed clearing. Using the acreages of prior site zoning, and in conformance with the allowable site clearance standards listed in Figure 5-1 of the CLUP, the overall maximum allowed site clearance for the 607.87-acre site is 28.24%, or 171.66 acres (conversely, a minimum of 71.76% of the site, or 436.21 acres, would have to be preserved as natural). The project includes a mix of natural vegetation and previously cleared areas. The proposed project will preferentially occupy the previously-cleared areas, so that the 159.57 acres of development (26.12% of the site) will occupy 28.28 acres of previously-cleared areas plus removal of 131.29 acres of existing natural vegetation. As a result, 444.44 acres of natural vegetation (73.11% of the property) will remain on the site, allowing the project to conform to this standard. It should be noted that there are also 3.86 acres of former farm fields and cleared areas within the site that are currently undergoing natural succession which will remain. As a result, there will be a total of 448.30 acres (73.75% of the site) of natural vegetation on the property.</p> <p>It is noted that the entire Hills North Parcel, and portions of the Hills South Parcel and the Parlato Property, are within the CPA. These areas will not be disturbed as a result of the proposed project other than land dedicated to SCWA for a future well field.</p> <p>The overall property is configured such that a portion of the Parlato Property lies within the Henry's Hollow Region CRA, as designated by the CPB CLUP. While not so designated by the Town regulations, it is noteworthy that the proposed project will not adversely impact any portion of the Parlato Property (whether within or outside of the Henry's Hollow CRA), except as related to the SCWA dedicated land. To the contrary, the project will allow the Town to ensure the retention of this acreage (a total of 101.91 acres), through an offer of dedication of this property to the Town of Southampton. It is noted that 15.78 acres of prior agricultural land on the Parlato Property has reverted to a natural condition and is established in native overgrown field habitat. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| S 5.3.3.6.1 | Vegetation Clearance Limits | <p>This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and off-site property. There are a number of aspects regarding compliance of the proposed project with this Standard. These include the following considerations:</p> <ol style="list-style-type: none"> 1. The preservation of large unbroken blocks of open space aligned internally and with off-site open space. 2. The CPB CLUP is not explicit as to how Unfragmented Open Space is to be achieved, making this Standard subjective. 3. This Standard can be at odds with the Standard for Vegetation Clearance Limits which favors development that retains existing natural vegetation, for which there is precedent. 4. The Hills South and Kracke properties were previously disturbed in various places on the properties which were used by the applicant in site design, as required by this Standard. 5. The Town prepared the East Quogue Land Use Plan (EQLUP) which sought to strategically protect open space throughout East Quogue in a coordinated fashion consistent with the CLUP. 6. The Project clears fewer acres than permitted and has no barriers to wildlife movement on 95% of the site. <p>The Commission weighed the proposed open space and determined that the project was consistent with this Standard, subsequently issuing approval of the proposed project. The minor site plan changes to not alter the easements that have been recorded for protection of open space. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| S 5.3.3.6.2 | Unfragmented Open Space | <p>No more than 15% of a project site shall be established in fertilizer-dependent vegetation. As the project site is a total of 607.87 acres in size (in three component properties), up to 91.18 acres of landscaping that requires fertilization may be planted on this site. Based on the site plans, less than 15% of the site will be fertilized landscaping, as private lawns, common areas and the golf course. This ensures compliance with this standard. The subdivision/site landscape plan will ensure that less than 15% of the site is established in fertilizer-dependent vegetation. 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.</p> <p>Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the Pine Barrens Plan are being used as part of the final site plan landscape design plans. Typical landscape trees that are native to the area will be used for streetscapes and natural vegetation are being retained wherever possible. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| S 5.3.3.6.3 | Fertilizer dependent vegetation limit | |

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| <p>S 5.3.3.6.4</p> | <p>Native Plantings</p> | <p>Where pine barrens species are used in a landscape function, species listed in Figure 5-2 of the CPB CLUP will be used. Additionally, transplanting and use of existing native seed and plant stock is being implemented in connection with installation of native landscaping through Town and Commission review. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The project is in conformance with the Town of Southampton Findings Statement with regard to this Standard with respect to the Applicant's plan to mitigate impacts to protected species on the project site. The proposed project is in conformance with this Standard.</p> <p>As part of the review of the Hills PDD application, the NYNHP was contacted to determine any known records of rare, threatened or endangered species or communities on or in the vicinity of the subject site. Correspondence from the NYNHP indicated the presence of one special concern moth, one threatened dragonfly/damselfly, three rare dragonflies/damselflies, two uncommon communities, two rare communities, one endangered plant and one threatened plant in the vicinity of the subject site. Two historical records of threatened plants were also noted within the vicinity of the site. The majority of the records listed by the NYNHP require wetland areas with open water, which are not present on the subject sites. Of the species identified, the moth, one rare community and one historical plant are upland species. The project is not expected to impact these species. In addition, prior field inspections and investigations conducted subsequent to receipt of the NYNHP letter (dated December 28, 2007, May 11, 2009, September 8, 2009 and July 13, 2010) did not reveal the presence of any of these resources. Therefore, no endangered or threatened species are expected to be present in areas that would be disturbed on the subject site. As a result, no impacts are expected with respect to special species and/or ecological communities and the project conforms to this standard.</p> |
| <p>S 5.3.3.7.1</p> | <p>Special Species and Ecological Communities</p> | <p>This issue of clearing restrictions of potential habitat for the Northern Long-Eared Bat is addressed in detail the DEIS/FEIS for the Hills PDD, and the proposed Lewis Road PRD has conformed with the applicable NYSDEC clearing window restrictions to ensure there is no impact to this species.</p> <p>The issue of NYS-listed plant species identified as rare and threatened is addressed in detail in the EIS record for the Hills PDD (see FEIS Section 2.3.2), and the proposed Lewis Road PRD will likewise conform. Rare plants are not protected from removal by the owner of private land. Plants are noted to be located in tire ruts and disturbed areas of the site that occur as a result of ATV activity, prior clearing and disturbance where soils and sunlight conditions support these species. These conditions would not be expected to persist, and therefore habitat for these species would be modified over time with or without the project. The Applicant is implementing transplant methods to suitable habitat areas for those species that can be successfully transferred.</p> <p>With respect to NYS-listed Special Concern species and Species of Greatest Conservation Need, wildlife sweeps have been completed to relocate individual wildlife species to portions of the site that will not be subject to clearing as construction proceeds.</p> <p>Appendix M-7 of the DEIS presents the results of a Buck Moth Survey completed in 2009. This study indicated that limited stands of the host plant, scrub oak, were not capable of supporting Buck Moth. Site inspections by NPV in the fall of 2019 verified that scrub oak on-site has not changed since this study was completed. Special species and ecological communities were thoroughly considered in the Commission approval of the project as noted herein. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| <p>G 5.3.3.8.1</p> | <p>Clearing envelopes</p> | <p>The project is designed to minimize grading of natural slopes that are in excess of 10% to the maximum extent practicable. Consistent with this Guideline, individual lots within the subdivision will ensure that clearing envelopes are placed to maximize envelopes in areas with less than 10% slopes. The majority of the development areas are previously disturbed have been subject to ongoing unauthorized use by off-road vehicles. The design seeks to utilize existing cleared and disturbed areas to the maximum extent, so that the project will be developed on these surfaces, allowing the remaining natural steep slopes to be preserved. Preserved areas are not altered as a result of minor site plan changes. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The guideline states that construction on slopes greater than 10% may be approved based on technical review. The preliminary subdivision map included grading, drainage and erosion control plans. These plans were reviewed by the Town Engineer, and the SWPPP was approved by the Town prior to filing with NYSDEC. As result, the project is in compliance with this Guideline.</p> |
| <p>G 5.3.3.8.2</p> | <p>Stabilization and erosion control</p> | <p>Erosion prevention measures being taken during construction may include: groundcovers (vegetative or artificial), drainage diversions, soil traps, minimizing the area of soil exposed to erosive elements at one time, and minimizing the time span that soil is exposed to erosive elements. Soil removed during grading and excavation is being used as backfill (if it displays acceptable bearing capacity and leaching characteristics) to produce acceptable slopes for construction. The proposed stormwater design conforms with this Guideline.</p> <p>Erosion control measures such as staked hay bales, silt fences, groundcovers (vegetative or artificial), drainage diversions, minimizing the area of soil exposed to erosive elements at one time, and minimizing the time span that soil is exposed to erosive elements, are being utilized to minimize loss of soil during construction, particularly in locations where erosion and sedimentation could adversely impact adjoining properties and streets. Applicable Town of Southampton standards and construction practices specified by the appropriate Town agencies are being followed. Conformance to the Town Code and to the requirements of NYSDEC SPDES review of stormwater control measures is necessary, to be consistent with Phase II stormwater permitting requirements for construction sites in excess of 1-acre (the SPDES GP-0-20-001 permit; hereafter, the General Permit). Under this program, a site-specific SWPPP has been prepared and submitted to the Town for approval prior to construction. The approved SWPPP was filed through a Notice of Intent with the NYSDEC to obtain coverage under the General Permit. Additionally, the General Permit requires that inspections of the construction site be performed under the supervision of a qualified professional to ensure that erosion controls are properly maintained during the construction period. As long as erosion is</p> |

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| | controlled during grading and construction, the potential for sediment transport will be minimal, and no significant loss of soils is expected and the project conforms to this Guideline. Inspections are occurring during construction as required. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard. |
| | A Slope Interval Map was prepared for the previous application, based on 2014 LIDAR information, which indicated that there are 75.51 acres (12.83%) of slopes in excess of 15% on the subject site. There are 93.09 acres (15.82%) between 10 and 15% in slopes; the map shows that the majority of the site (71.35%, or 419.79 acres) have slopes of less than 10%. The Proposed Action's site plan amendments would not cause any change in impact to steep slope areas. On the Hills South Parcel/Kracke Property (the only portions of the site that will be developed), natural steep slopes are found in the central and northern parts. For the proposed project, regrading of this area will not result in any slopes in excess of 1:3. The quantity and amount of steep slopes to be removed is not required to comply with this Guideline. The map shows that there are a total of 168.60 acres (28.65% of the site) that contains slopes in excess of 10%. Construction in these areas may be approved if the design incorporates adequate soil stabilization and erosion control measures so as to mitigate negative environmental impacts. A grading plan has been prepared to consider these slopes in relation to the proposed use. The proposed golf course uses existing topography and situates development in existing cleared areas to the maximum extent practicable. Homesites have been selected such that driveways will parallel contours as much as practicable, to access more level building locations. The south part of the site does not exhibit steep slopes and thus requires less grading and erosion control. This indicates that the Guideline is addressed and the project complies with this Guideline. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard. |
| G 5.3.3.8.3 | Slope analysis |
| G 5.3.3.8.4 | Erosion and sediment control plans |
| G 5.3.3.8.5 | Placement of roadways |
| G 5.3.3.8.6 | Retaining walls and control structures |
| S 5.3.3.9.1 | Receiving entity for open space dedications |
| G 5.3.3.9.2 | Clustering |

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| | <p>The proposed Lewis Road PRD will provide 65% of its entire area as undisturbed, unfragmented naturally-vegetated open space outside of the developed portion of the combined Kracke Property/Hills South Parcel. This extensive open space area includes the Parlato Property and the Hills North Parcel totaling over 200 acres, which will be offered for dedication, and extensive open space on the Hills South Parcel that is aligned with contiguous open space on adjacent parcels.</p> <p>Based on the second part of the Standard which indicates a priority to preserve native pine barrens vegetation, and the existing cleared areas on the site, the clearing is aligned in a manner that maximizes the use of existing cleared areas. An additional estimated 7% of the site will also be undisturbed naturally-vegetated open space that is configured as large open space areas that include wide corridors, portions of lots and common area open space that are internally or externally connected in large unbroken blocks of contiguous open space.</p> <p>The design of the golf recreational amenity is to use existing cleared areas to the maximum extent, while also achieving clustering for contiguous open space aligned with off-site open space. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> <p>The Applicant has filed covenants/easements to permanently protect the naturally-vegetated open spaces to remain under private ownership on the Hills South Parcel/Kracke Property. The Applicant has offered the entirety of the Hills North Parcel and the Parlato Property to the Town for dedication except for the 4 acres offered to SCWA for a future well field.</p> <p>Buffer areas and intended natural vegetation areas are retained through mechanisms implemented by the Town and Commission. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| <p>G 5.3.3.9.3</p> | <p>Protection of dedicated open space</p> |
| <p>G 5.3.3.10.1</p> | <p>Best Management Practices</p> |
| <p>G 5.3.3.11.1</p> | <p>Extensive site inspections have not revealed the existence of any authorized recreational or educational trails or trail corridors, or active recreation sites, on any of the project properties (see Figure 4). The existing trails are the result of past unauthorized ATV usage. A portion of the Parlato Property is within the Henry’s Hollow Region CRA, but this area will be undisturbed by the project, and has been offered to the Town for dedication as a public open space. As such, its existing use and appearance will not be altered by the proposed project.</p> <p>The project includes open space that will be dedicated to the Town for public use. Scenic corridors are associated with the northern part of the Hills South Parcel, specifically the CPA that extends 1,000 feet south of Sunrise Highway. Substantial natural or landscaped buffers separate the historic district from proposed use areas on the subject site such that these resources are not impacted. Specifically, a vegetated buffer (landscaped and/or natural) is provided along the site perimeter to ensure that the neighboring uses will not be impacted.</p> <p>There are no cultural resources on the subject site that could be impacted by the proposed project, based on on-site archaeological studies. As determined in the SEQRA review for the Hills PDD, there are no sites of cultural significance on the Hills South Parcel/Kracke Property, so there would be no impacts to cultural resources.</p> <p>The subject property adjoins Town of Southampton land to the south and east. The project sponsor offered to install a trailhead parking area to access the Town land to enable connection with existing trails east of the project site (see FEIS, Public Open Space and Trails, p. 1-7). An alignment was proposed to facilitate this connection to existing trails (see FEIS Plan 4). The Town property to the east includes existing cleared paths that facilitate connection to a trail system to the east as depicted in Plan 4. The existing trails are within existing wooded areas of the Town land, and the nearest use within the Hills South Parcel would be golf holes which are used intermittently and do not necessitate a trail buffer. Part of the existing Spinney Road would traverse one of the golf course holes, and therefore is not conducive to continued use as a trail; however, the need for this portion of Spinney Road for trail connections is superfluous given the Town land and trail system to the east. An additional update to the Proposed Action per the 2024 Technical Memorandum is the abandonment of the undeveloped Spinney Road ROW north of the southern ROW of Redan Trail, a private road in the Lewis Road PRD, north to the Lewis Road PRD’s northerly property line. The abandonment of the ROW will allow for additional continuation of open space and the reduction of illegal dirt bike and ATV use on the Lewis Road PRD private property and adjacent lands owned by the Town and County. The Parlato Property to the east, and the Hills North Parcel north of Sunrise Highway (CPA land) would be offered for dedication and available for trail connections, and the land south of Sunrise Highway within the CPA including the north part of Spinney Road would also be available for trail connections.</p> <p>Subsequent to the SHPO letter of October 10, 2017, the project sponsor submitted additional information to SHPO that addressed the outstanding issues identified; SHPO issued a letter dated January 30, 2018 that concludes:</p> <p><i>Based on this review, it is the New York State Office of Parks, Recreation and Historic Preservation’s opinion that your project will have no impact on archaeological and/or historic resources listed on or eligible for the New York State and National Registers of Historic Places.</i></p> <p>The Commission considered this information and issued the prior approval of the project. Minor site plan changes are in areas that were previously slated for activity and will not impact protected area on the site. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |

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| G 5.3.3.11.2 | Inclusion of cultural resources in application | N/A; the Archaeological Investigation prepared for the project site’s developed area does not indicate the presence of any cultural resources. |
| G 5.3.3.11.3 | Protection of scenic and recreational resources | <p>The project complies with this Guideline, as no changes to setbacks or the disturbance envelope are proposed. The proposed project is not expected to be highly visible to outside observers. It will use an existing mapped road from Lewis Road for access. The nearest structures to Lewis Road include the workforce housing and maintenance area which will be 700 feet north of Lewis Road behind existing homes and barns fronting Lewis Road and behind existing overgrown nursery stock on land owned by Kracke that is expected to remain. The balance of the development will not be visible from any public road as it is within the interior of the site and screened by existing woods. Existing vegetation on the subject site is being retained to the maximum extent practicable to conform with Vegetation Clearance Limits (Standard 5.3.3.6.1). As a result, natural buffers and native species will be retained to buffer the project. Cleared areas that are not used for development are subject to natural healing and/or will be replanted with native pine barrens vegetation. As a result, these areas will be restored. The project employs signs that are in keeping with the style and scale of the community as determined by the Town of Southampton Planning Board.</p> <p>Project design will retain substantial natural vegetation buffers along the Hills South Parcel/Kracke Property boundaries, buffering views of the site from abutting public open spaces and the homes located on Spinney Road. This buffer will be supplemented with plantings of appropriate landscape species to protect and enhance the natural aesthetics of this corridor. The proposed project is set back from Lewis Road through cluster design. The project’s buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses, while remaining at an intensity below any impact threshold.</p> <p>The Commission considered this information and issued approval of the project. Minor site plan changes do not alter views or protected areas. As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| G 5.3.3.11.4 | Roadside design and management | <p>The project complies with this Guideline. No roadside areas are proposed to be cleared. Access to the development will use an existing mapped road from Lewis Road for access and appropriate buffers in the form of existing vegetation will remain to the maximum extent. Any and all man-made structures will have architectural styles consistent with the character of the area.</p> <p>The developed portion of project has been preferentially located within the interior of the Hills South Parcel/Kracke Property, in order to maximize the buffering effect of the natural vegetation that will remain along the site’s periphery. These deep belts of naturally-vegetated land will buffer views of the site from the abutting public open spaces and the homes located on Spinney Road. These buffers will be supplemented with plantings of appropriate landscape species to further protect and enhance the natural aesthetics of this corridor. Finally, extensive plantings of landscape species within the developed area will add to the buffering effect of natural vegetation, rendering the clubhouse and homes less likely to be visible to outside observation.</p> <p>As noted under Guideline 5.3.3.11.3, the proposed project will not be highly visible. It will use an existing mapped road from Lewis Road for access. The nearest structures to Lewis Road include the workforce housing and maintenance area which will be 700 feet north of Lewis Road behind existing homes and barns fronting Lewis Road and behind existing overgrown nursery stock on land owned by Kracke that is expected to remain. The balance of the development will not be visible from any public road as it is within the interior of the site and screened by existing woods. Existing vegetation on the subject site is being retained to the maximum extent practicable to conform with Vegetation Clearance Limits (Standard 5.3.3.6.1). Trails east of the site will be within existing wooded areas and the nearest use areas on the subject site will be for golf which is used intermittently. The DEIS includes an assessment of views from the coastal area, and the proposed project was found to not be highly visible or obtrusive (see DEIS, Section 3.4.2 and Appendix D-4). As noted, SCDHS as well as the Town Planning Board have issued approvals and the project is under construction. Minor site plan changes do not change conformance with this Standard.</p> |
| S 5.3.3.12.1 | Commercial and industrial compliance with Suffolk County Sanitary Code | The project is not a commercial or industrial development; therefore, this Standard does not apply. The project will conform with all applicable SCDHS regulations under the SCSC, and therefore, to the extent this Standard applies, the project will conform. |

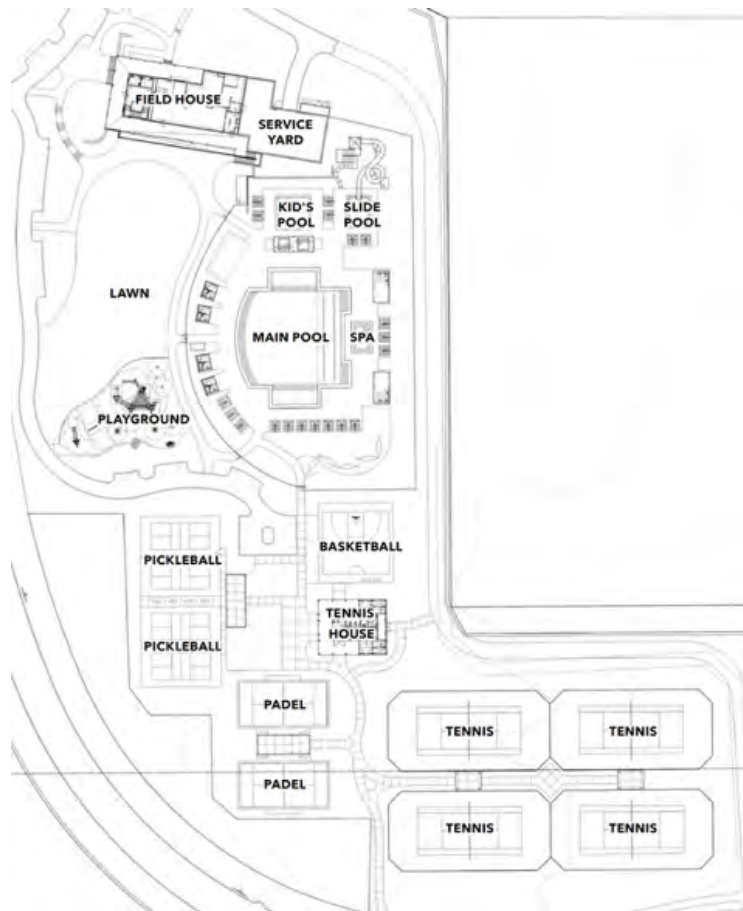


Figure 3 – Proposed Site Plan Amendment

As mentioned above the previously approved drainage reserve area, which was designed to accommodate stormwater generated from within this area has been replaced with subsurface drywells located throughout the area. The capacity of the drywells is in conformance with Town of Southampton requirements.

If you have any questions or wish to discuss this further, please don't hesitate to contact me.

Regards,

BOHLER ENGINEERING NY, PLLC

Bryan Grogan, P.E.
Director of Wastewater Engineering