



Central Pine Barrens Commission Meeting Agenda
Wednesday, July 19, 2023 at 2:00 pm
Brookhaven Town Hall
One Independence Hill
Farmingville, NY

IN PERSON ONLY, NO REMOTE OPTION

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for 6/21/23 review (*approval*)

2. Education and Science and Stewardship

- a. Education and Outreach Division: update (*Ms. Parrott*)
- b. Science and Stewardship Division: update (*Ms. Weigand*)
- c. New York Wildfire and Incident Management Academy / update (*Ms. Jakobsen*)

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

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

- a. Compliance and Enforcement Division: update (*Mr. Carbone*)
- b. Land Use Division: update (*Ms. Hargrave*)
- c. Credit Program: update (*Mr. Tverdy*)

Core Preservation Area

- d. Request for determination: Ashley Huser / construction of a single-family residence on a 10.8 acre lot in the 42 acre Werner Adel subdivision approved by Southampton Town and recorded in 1985, in the CR 120 zoning district / Flanders Road, Hampton Bays / 900-204.01-2-1 / *determination (Ms. Hargrave)*
- e. NYSDEC referral: Gosselin / 49 Old Westhampton Road, Wildwood Lake / Northampton / 900-164-4-11 and 12 / construction of a single-family residence and removal of existing cabins on 1.7256 acres in the R-15 zoning district / *draft response (Ms. Hargrave)*

Compatible Growth Area

- f. PSEG LI notification / replacement of 8 wooden utility poles on Wading River Hollow Road in Ridge / *draft response (Ms. Hargrave)*
- g. Southampton Planning Board SEQRA Coordination: Jeffrey DiLandro Site Plan / 1323 Speonk Riverhead Road, Speonk / 900-326-1-8.2 / development of 10,000 square foot building for five special trade units on a 1.6 acres in the LI -40 zoning district / *draft response (Ms. Hargrave)*

4. Public Hearing at 3:00 pm

- a. Core Preservation Area Hardship application: Taco Bell / redevelopment for a Change of zone from the J2 to J5 zoning district and Site Plan for a drive through restaurant on 1.6 acres / 457 County Road 111, Manorville (formerly Michaelangelo's) / 200-462-02-12.2 (*Ms. Hargrave*)

5. Public Comment

6. Closed Advisory Session (if necessary)

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Next Commission Meeting, Wednesday, August 16, 2023 at 2:00 pm
For meeting information visit <https://pb.state.ny.us/>



SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
July 19, 2023

Long Island Sound

July 19, 2023

Peconic Bay

MILLER PLACE

ROCKY POINT

WADING RIVER

RIVERHEAD

CAMBERTON

FLANDERS

SOUTHAMPTON

MANORVILLE

SOUTH MANOR

WADING RIVER

SHIRLEY

BROOKHAVEN

PATCHOGUE

MEDFORD

CORAM

QUOCUE

HAMPTON BAYS

N.Y.S. Route 25 A

N.Y.S. Route 25

N.Y.S. Route 27

N.Y.S. Route 27

N.Y.S. Route 27

N.Y.S. Route 27

N.Y.S. Route 27

Wading River

Shirley

Brookhaven

Patchogue

Medford

Coram

Quoque

Hampton Bays

East Quoque

West Quoque

South Quoque

North Quoque

Central Quoque

East Quoque

Wading River

Shirley

Brookhaven

Patchogue

Medford

Coram

Quoque

Hampton Bays

East Quoque

West Quoque

South Quoque

North Quoque

Central Quoque

East Quoque

Wading River

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North Quoque

Central Quoque

East Quoque

NYSDEC referral: Gosselin

PSEG LI notification:
replacement of utility poles

Core Area Hardship: Taco Bell

Southampton SEQRA Coordination:
Jeffrey DiLandro Site Plan

Request for determination: Ashley Huser

- 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 ICL Article 57-0107 (10), (11), and (12) for the official description of the Central Pine Barrens boundaries. Prepared by Commission Staff (4) July 12, 2023.





Central Pine Barrens Commission Meeting Agenda
Wednesday, June 21, 2023 (DRAFT)
Brookhaven Town Hall
One Independence Hill, Farmingville, NY 11738

2:00 pm

Commission members present: Mr. Robert Calarco (New York State Governor's Representative), Mr. Romaine and Ms. Pines (for Brookhaven), Ms. Aguiar and Mr. Stafford (for Riverhead), Mr. Dale (for Suffolk County), Ms. Scherer and Mr. Shea (for Southampton).

Others present: Commission and other agency staff members included Ms. Jakobsen, Mr. Milazzo, Ms. Hargrave, Mr. Enright and Ms. Brown-Walton.

Mr. Romaine led the pledge to the flag and Mr. Calarco noted that all five Commission members present there is a quorum.

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

1. **Administrative and Public Comment**

a. *Public Comment*

Summary: No public comments were received.

b. *Minutes for 5/17/23 review*

Summary: The motion was made by Mr. Shea and seconded by Mr. Romaine to approve the May 17, 2023 meeting minutes. The motion was approved by 5:0 vote.

c. *Budget for fiscal year 2023/2024*

Summary: The motion was made by Mr. Romaine and seconded by Ms. Aguiar to adopt the Budget as submitted for fiscal year 2023/2024. The motion was approved by 5:0 vote.

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

Core Preservation Area

- a. *Core Hardship application: 451 County Road 111 / proposal to redevelop a site with an existing restaurant for a drive through Taco Bell on 1.6 acres in the J2 Business zoning district, formerly Michaelangelo's / Manorville / 200-462-2-12.2 / schedule public hearing*
Summary: The motion was made by Mr. Romaine and seconded by Mr. Shea to schedule a public hearing on July 19, 2023 and agree that the Commission will commence the SEQRA lead agency coordination. The motion was approved by 5:0 vote.

- b. *Core Hardship application: Ascend Realty Partners, LLC / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, formerly American Physical Society / decision deadline 7/19/23 / request to adjourn and extend the decision deadline /*
Summary: Ms. Hargrave discussed the request to adjourn the June 21, 2023 Public Hearing and extend the decision deadline to December 20, 2023. Mr. Romaine stated for the record that the applicant shared they are seeking to purchase another building suggesting they will be looking to move some or all their operation to the new location.

The motion was made by Mr. Shea and seconded by Mr. Romaine to approve to adjourn the public hearing and extend the decision deadline to December 20, 2023. The motion was approved by 5:0 vote.

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Compatible Growth Area

- c. Venezia Square Development of Regional Significance Application / Route 25A, Wading River / 600-73-1-1.004, 1.016, 1.017, 1.018 and 1.019 / development of 37,000 square foot commercial center, five buildings with 7 units/tenants for restaurant, retail and bank uses on 6.34 acres in the Business CR zoning district

Summary: Ms. Hargrave discussed the approval to extend the decision deadline to August 16, 2023. The Town of Riverhead Planning Board sent a request to be lead SEQRA agency coordination.

The motion was made by Mr. Shea and seconded by Mr. Dale to approve to extend the decision deadline and defer lead agency to Riverhead. The motion was approved by 5:0 vote.

- d. 7 Eleven Middle Island (R.N. Middle Island et al) / Route 25, Middle Island / 200-378-2-37.2, 200-403-1-2.1 and 2.3 / authorize Order on Consent

Summary: Ms. Jakobsen discussed this was part of a violation and after the last meeting an Order on Consent was being reviewed. To keep things moving forward, Ms. Jakobsen is requesting authorization for the Executive Director to execute an Order on Consent once signed by the owner and 7-Eleven.

The motion was made by Mr. Romaine and seconded by Mr. Dale authorizing the Executive Director to execute the Order on Consent. The motion was approved by 5:0 vote.

- e. Brookhaven Town referral: Sunrise Toyota Medford (east of Route 112 and north of Horseblock Road) / 200-658-2-23 / subdivision and change of zone/site plan to develop a 46,817 square foot car dealership on 8 acres in the J2 Business zoning district /

Summary: **The motion was made by Mr. Romaine and seconded by Mr. Shea to send the letter. The motion was approved by 5:0 vote.**

- f. Southampton Town referral: East Quogue Mobile Home Park / 58 Old Country Road, East Quogue / 900-251-1-6 and 900-289-2-9 / relocation of 43 units in a 102 unit mobile home development on 94.2 acres in the R20 and CR 200 zoning districts with 11 acres in the Core, 78 acres in the CGA and 4 acres outside of the Central Pine Barrens /

Summary: **The motion was made by Mr. Shea and seconded by Mr. Romaine to send the letter. The motion was approved by 5:0 vote.**

- g. NYSDEC referral: East Quogue Farms LLC / 65 Lewis Road, East Quogue / 900-288-1-64.1 and 65.1 / Long Island Well Permit Application to install a new 10 inch diameter irrigation well 125 feet deep with 300 gpm capacity on 12 acres /

Summary: **The motion was made by Mr. Shea and seconded by Ms. Aguiar to send the letter. The motion was approved by 5:0 vote.**

3. Public Hearing at 3:00 pm - ADJOURNED

- a. Core Hardship application: Ascend Realty Partners, LLC / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, formerly American Physical Society / decision deadline 7/19/23 / request to adjourn and extend the decision deadline /

4. Public Comment

Summary: No public comments were received.

5. Closed Advisory Session (if necessary)

The motion was made by Mr. Romaine and seconded by Mr. Shea to close the public portion of the meeting and to move into an advisory session for the purpose of discussing enforcement matters and obtaining legal advice from Commission counsel

and then the Commission would not return to public session. The motion was approved by a 5:0 vote.

Meeting was adjourned at approximately 2:35 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for May 17, 2023
2. Final Commission meeting summary for May 17, 2023
3. Application and attachments submitted H2M Architects and Engineers
4. Letter from Certilman Balin Attorneys to request a Public Hearing adjournment dated June 9, 2023
5. Draft letter decision to approve Venezia Square at Wading River dated June 21, 2023; Letter from Nelson Pope Voorhis requesting decision deadline extension dated June 16, 2023; Town of Riverhead Planning Department letter, site plan application and attachments dated June 16, 2023
6. Final letter decision to approve Venezia Square at Wading River dated June 21, 2023
7. Draft letter to the Town of Brookhaven regarding the referral Sunrise Toyota at Medford dated June 21, 2023; Town of Brookhaven letter application and site plan dated May 31, 2023.
8. Final letter to the Town of Brookhaven regarding the referral Sunrise Toyota at Medford dated June 21, 2023.
9. Draft letter to Southampton Town Planning Board regarding referral of Site Plan for East Quogue Mobile Home Park dated June 21, 2023; Town of Southampton letter and application dated May 10, 2023.
10. Final letter to Southampton Town Planning Board regarding referral of Site Plan for East Quogue Mobile Home Park dated June 21, 2023.
11. Draft letter to New York State Department of Environmental Conservation Division for referral East Quogue Farms, LLC dated June 21, 2023; Memo, application and attachments from Thomas Kohlmann to Commission Staff dated May 18, 2023.
12. Final letter to New York State Department of Environmental Conservation Division for referral East Quogue Farms, LLC dated June 21, 2023.

Education and Outreach Division

July 2023 Update

Submitted by Melissa Griffiths Parrott, Education and Outreach Coordinator

Events:

Preparing for our annual Pine Barrens Discovery Day

- Due to a staff transition, PB Discovery Day may not be held this year.

Partnerships:

2023 Summer Camp @ Wertheim National Wildlife Refuge

- Our six-week camp is booked to capacity.
- CCE comes in weekly for an insect talk/activities.
- Successful Monarch Butterfly rearing and release program.
- Each day different theme: *Pine Barrens Day, Refuge Day, Footprint Day, Animal/Plant Day* and *Carmans River Day*.
- Please see 4-minute video of our week 1 - <https://youtu.be/9e1rmt-zP24>

- ***NY Marine Educators Association- Speaking at their speaker series, July 20th***
- ***Save the Great South Bay teacher training for ADITL- July 5th***

A Day in the Life program

Preparing for our fall events in cooperation with BNL and NYSDEC.

- Flyer included: September – November events every Friday.
- Our Nassau programming is expanding and ESF is partnering with us to host an A Day in the Life in Syracuse this fall and with the Town of Hempstead on Jones Beach.
- August teacher training being organized, location will be Wertheim Wildlife Refuge.



Science and Stewardship Division Update – July 19, 2023

Administration and Training: Interviews have commenced for the Ecologist position with a candidate to be selected shortly that will provide the leadership in bolstering research and monitoring of stewardship and restoration activities. Chris Steigerwald, new Ecological Field Specialist, started with the Commission on May 30 and has rolled right into field work with a focus on southern pine beetle monitoring and UAS 107 Pilot training.

Prescribed Fire Program:

- *Administration:*
 - A notable milestone is the successful competition of the 5-year Central Pine Barrens Prescribed Fire Contract with outstanding success and accomplishment of program development and implementation. A summary of the accomplishments which collectively expanded the Central Pine Barrens Interagency Fire Program and facilitated notable milestone of the highest number of treated acres within the Central Pine Barrens is appended to this update.
 - The seasonal prescribed fire crew finalized their season with high accomplishment in fuels management, invasive species suppression and prescribed fire implementation. This crew of highly skilled fire professionals were key to ensuring needed staff for the fire program which included the inventorying, maintenance and operation of specialized fire equipment; conducting preventative thinning and pile building to prepare units for future prescribed fire treatment as well as the implementation of prescribed fire activities and post fire monitoring.
 - Central Pine Barrens Fire Management program logo has been developed and finalized through use of a graphic designer and will be applied to the engines, clothing, equipment and T-shirts as well as educational materials moving forward.
 - All progress reports and vouchers have been submitted, completing the 2018- 2023 Prescribed Fire Contract and new work plan and budget are being updated as clarifications on contractual periods are being provided by NYSDEC.
- *Memoranda of Understanding/Agreement Development:* A Suffolk County Park's Department reviewed draft of the MOU has been provided back to the Commission and is in final Commission review.
- *Equipment:*
 - The Type 6 Fire Engine is in production and final schematics have been signed off on. An October delivery date is expected.
 - The fire crew advanced maintenance of power tools, pumps, and engines to ensure continued operation and condition of these key tools for stewardship.
- *Prescribed Burn Plan Development:*
 - Rocky Point East Burn Plan (1028 acres w/ 19 burn blocks) is in final draft and under review by NYSDEC.
 - The Dwarf Pine Barrens Prescribed Fire Enhancement Zone (633 acres w/11 burn units) remains in technical review, whereafter it advances to final internal review and then NYSDEC review.
 - The Otis Pike/Upton Reserve Burn Unit (4252 acres across 23 burn blocks) in Otis Pike Pine Barrens State Forest (NYSDEC) and Upton Reserve (BNL) is in final development.
 - After approvals of both the Dwarf Pine Barrens and Otis Pike Burn plan, SEQRA review of these plans will be initiated.



- *Education and Outreach:*

- A remote presentation on the Central Pine Barrens Interagency Fire Program with a focus on the Dwarf Pine Barrens Prescribed Fire Enhancement zone was presented to the Westhampton library and the larger Long Island library network to further increase the public's awareness of the pending operations. This presentation will be posted to the Commission's YouTube Channel and social media to advance further outreach about this integral stewardship program.
- A prescribed fire program brochure in development and will be finalized with a graphic designer.
- A professional photographer was able to join the Commission on the BNL burn to obtain high quality photos for use in the media development such as the billboard trailer.

- *Prescribed Fire Preparation and Implementation:*

- The spring fire season concluded in June with a prescribed fire of 14 acres at Brookhaven National Laboratory bringing the total treated acres to 342 of which 37 were forested acres. The Commission contributed staff to 131 staff days over 20 operations that were conducted over 15 days. Burns on forested lands were limited to Brookhaven National Lab who had received approvals necessary to burn from US Fish and Wildlife Service reflective of Northern Long Eared Bat endangered listing.



2023 Spring CPBC Prescribed Fire Record

#	Burn Name (Code)	Burn Date	Management Type/Complexity	Fuel Type/Model	Fire Size (In Acre)	Burn Boss	# of CPBC Personnel
1	Fresh Pond Central (NYS-2023-009)	3/20/2023	T4/low	Grass Shrub	27	B. Gallagher RXB2	6
2	Whiskey Field (NYS-2023-0010)	3/21/2023	T4/low	Grass/sparse shrub	32	B. Gallagher RXB2	7
3	Big Field South (NYS-2023-0012)	3/22/2023	T4/low	Grass/sparse shrub	9	B. Gallagher RXB2	7
4	Sarnoff Block G (NYS-2023-0013)	3/23/2023	T4/low	Timber slash piles	1	B. Woffinden RXB2	7
5	Clover (NYS-2023-0014)	3/27/2023	T4/low	Grass	3.3	B. Gallagher RXB2	7
6	Southern Twin (NYS-2023-0015)	3/27/2023	T4/low	Grass	2.3	B. Gallagher RXB2	7
7	Curran's Field (NYS-2023-0017)	3/29/2023	T4/low	Grass	81	B. Gallagher RXB2	7
8	Big Field North (NYS-2023-0018)	3/30/2023	T4/low	Grass	12	B. Gallagher RXB2	7
9	Fresh Pond South (NYS-2023-0019)	3/30/2023	T4/low	Heavy grass	55	B. Gallagher RXB2	7
10	Rib Eye (NYS-2023-0020)	4/3/2023	T4/low	Heavy grass	2.1	B. Gallagher RXB2	6
11	The Hub (NYS-2023-0021)	4/3/2023	T4/low	Light grass	1	B. Gallagher RXB2	6
12	Line Road West (NYS-2023-0032)	4/10/2023	T4/low	Grass	15	B. Gallagher RXB2	5
13	Wellhead Pond (NYS-2023-0049)	4/13/2023	T4/low	Grass	16	B. Gallagher RXB2	6
14	Prestons Pond (NYS-2023-0050)	4/13/2023	T4/low	Grass	5.4	B. Gallagher RXB2	6
15	Line Road East (NYS-2023-0085)	4/18/2023	T5/Moderate	Grass	10	B. Gallagher RXB2	7
16	Linus Pond (NYS-2023-0086)	4/18/2023	T5/Moderate	Grass	1.5	B. Gallagher RXB2	7
17	River Road North (NYS-2023-0088)	4/20/2023	T5/Moderate	Grass	27.5	B. Gallagher RXB2	7
18	BNL Firebreak Pile Burn (NYS-2023-0102)	5/8/2023	Low	Slash	4	B. Gallagher RXB2	6
19	BNL Northeast Complex Unit I (NYS-2023-0104)	5/9/2023	Moderate	Brush/Slash	23	B. Gallagher RXB2	7
20	BNL Northeast Complex Saddle East (NYS-2023-0135)	5/24/2023	Moderate	Brush	14	B. Woffinden RXB2	6
20	Number of Operations			Total	342.1	Commission Staff days	131
15	Number of Burn Days						

- *Preventative Thinning and Burn Pile Construction:* When not conducting prescribed fire operations, the seasonal crew has been dedicated to cutting, limbing and piling trees cut as part of preventative thinning within Sarnoff and Rocky Point Pine Barrens State Forest prescribed fire units. The total time

spent in this type of unit preparation has exceeded 60 person days thus far for the season with over 265 piles created to facilitate future pile burning and consumption of residual woody material from thinning activities. This effort will go a long way in making the burn units safer and more manageable in the implementation and mop up of fire and help achieve better overall resource objectives by reducing fuels and organic matter accumulations.



- *Invasive Species Management:* Buckthorn, Autumn olive and knapweed and other invasive species management was initiated at South of Currans Woodland burn units and fire breaks to suppress invasion into management units and lupine population. Funding for this future management is being explored.
- *NYSDEC Wildfire Mop Up Support:* Following the containment of the Swan Lake wildfire at Calverton Ponds, Ms. Acampora, Mr. Steigerwald and Ms. Weigand were called into duty to assist NYSDEC Forest Rangers in assisting with Mop Up. The staff reported for five days until the fire was called out and incurred full days due to the high levels of ground fire persisting in the thick duff layers. Volunteers also provided support to the effort, including Ron Bagan.
- **Staff Training:**
 - Under the mentorship of Mr. Frank Carbone and Ms. Acampora, a drone training class was conducted for Chris Steigerwald, Marty Steiger and Taylor Kern. The next steps are formal licensure by passing an FAA test, mastering drone operation and passing the Commission requisites to be a certified pilot. Once completely certified, the Commission will have five drone pilots, to conduct monitoring and inventories for Ecosystem health, compliance and enforcement and management activities.

Ecological Research Initiatives:

- Sharon Pepenella, of the Cold Spring Harbor Laboratory; John Turner Town of Brookhaven/Seatuck; Massapequa High School and the Division are collectively advancing a new student research project on DNA barcoding of rare Atlantic white cedar populations within the Central Pine Barrens region. On April 6th, Ms. Acampora attended a Barcode Symposium at Cold Spring Harbor Laboratory. Based on the student's research, it was concluded that there is no genetic difference between "short-statured" cedars and "normal" – sized cedars. Based on the data collected, environmental stressors are the lead cause of the different sizes of Atlantic White Cedars in Sears Bellows.
- The Early Detection Rapid Response Non-native Bark Beetle Monitoring has concluded for this season and the traps have been taken down. The catches will be sent out to USFS for identification with a report to follow. It has been noted that all alpha pinene trap had SPB catches with the first flight of the season detected in the first week of April.
- The Division conducted field support for Kathleen Stutzman, graduate student at UVM, at Hubbard County Park effectively completing her Long Island data collection for US Forest Service Special Technology Development Program pitch pine regeneration study. This is the second year of data collection for this master's thesis study that will help identify if pitch pine is naturally regenerating, how SPB infestation is influencing recruitment and if there are differences to recruitment with management type.

Southern Pine Beetle

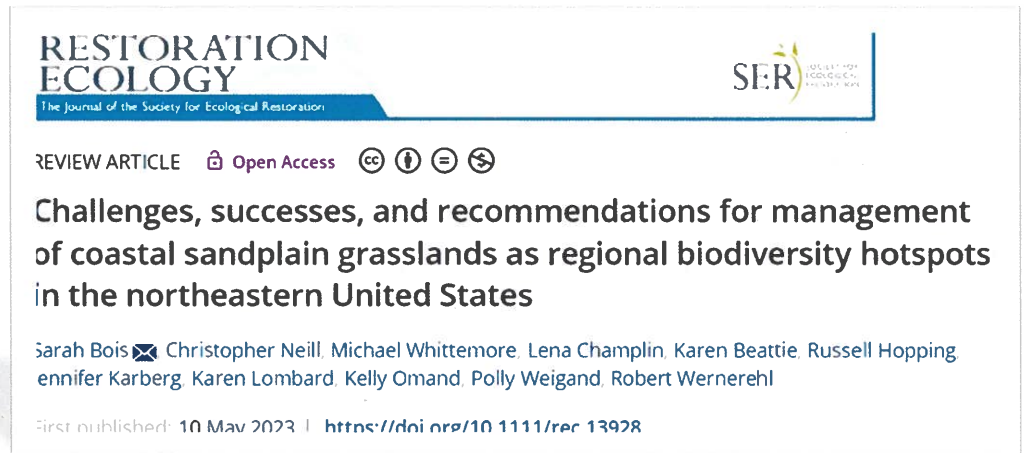
- Statewide SPB Incident Command System staff, coordinated by NYSDEC's Forest Health Unit in support by the Division are active in monitoring SPB outbreaks and dispersion. Surveying is advanced in core and compatible growth areas of the Central Pine Barrens with the help of DEC Forest Health staff. The use of Near map satellite imagery and known locations of infestations from 2022 have focused efforts on marking

and recording the expansion of SPB infestations throughout the summer due to no suppression management from the uplisting of the Northern Long Eared Bat.

- Under the leadership of the USFS Northern and Southern Research Labs, the Commission is participating in an SPB early detection lure study to evaluate new lures in attracting SPB's. A total of 12 funnel traps have been installed at Ridge Conservation Area, Manorville Hills County Park and Warbler Woods. These traps are checked bi-weekly and rotated each check to evaluate new lures and combinations in an attempt to increase efficiency of trap catch success and reduction of bycatch. Early findings from this study indicate the lures are extremely successful and as a result, traps will be maintained through December. This fall, traps with same lures will be installed in Massachusetts and Maine, where detections but no infestations have been detected, to determine the efficacy of these lures.

Sandplain Grassland Network:

- Last month the Network which Ms. Weigand is a member, achieved a significant milestone with an Article on Sandplain Grassland Management in the Northeast published in the Journal of Restoration Ecology. This article provides insight on how to focus management reflective of 40 years of past and current research and management; new stressors related to climate change (woody encroachment, altered storm regimens) and how to best restore and then facilitate maintenance management thereafter. This is extremely exciting news and a huge accomplishment that the Network members have been working on for five years and which included Ms. Weigand's master's thesis work on grassland management. This is a desperately needed report, as we are losing more grasslands than any other ecosystem to succession, invasive species encroachment, climate change, sea level rise and species extirpation. The article can be viewed: <https://onlinelibrary.wiley.com/doi/10.1111/rec.13928>



Invasive Species Management:

- Noteworthy progress has been made in the eradication of Caper spurge (*Euphorbia lathrus*) at the Town of Hampton Bays Transfer Station and in East Quogue. At the start of the growing season, only a couple of plants were found at Hampton Bays Transfer Station and none at East Quogue. Monitoring will continue to ensure any additional individuals recruited from the seed bank are removed and that eradication is achieved.
- With the field season underway, stiltgrass suppression on encroached land will continue until the fall.

Encroachment Restoration:

- Restoration at the Eastport encroachment (being represented by the NYS Attorney General's office) has advanced up to the seeding stage which has paused for the summer season. The rough grading, fence and boundary markers have been installed and herbicide applications have been applied to the Japanese knotweed, a contaminant of the spread topsoil. Invasive species monitoring and management will continue through the growing season to eradicate this highly persistent species. Once temperatures cool, seeding with herbaceous and woody species along with the Flexera materials will advance.
- A draft Request for Proposal (RFP) is in review to solicit, vet and secure contractors for performing restoration work at existing (Middle Island) and future encroachment and violation.
- Assistance continues in surveillance Hampton Bays/Flanders to help abate the frequent dumping that has been occurring in that location.



Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Compliance and Enforcement Division Report May - June 2023

Prepared by CAED Chief Enforcement Officer Frank Carbone

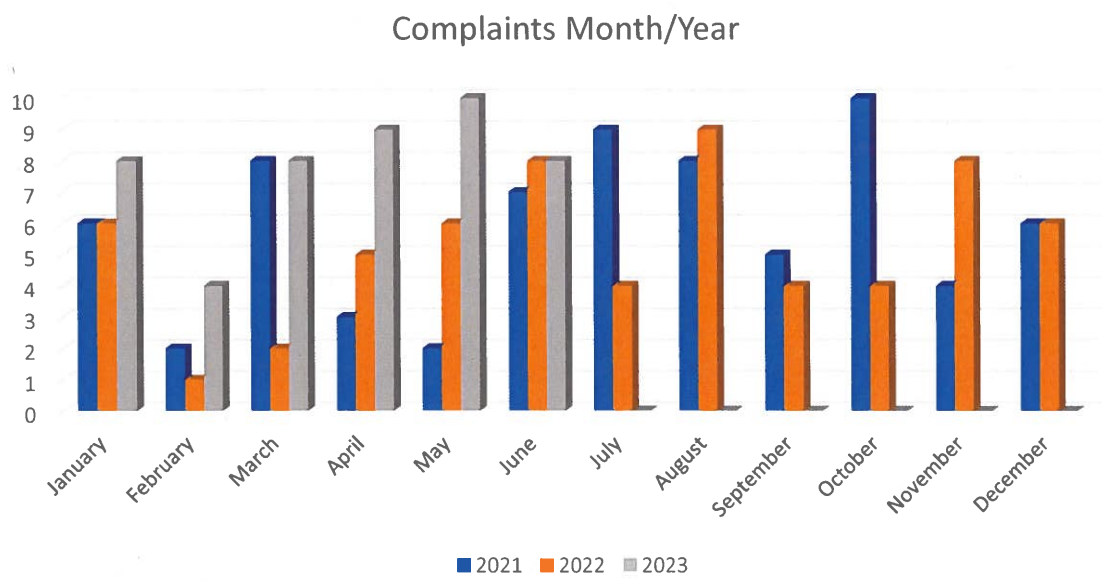
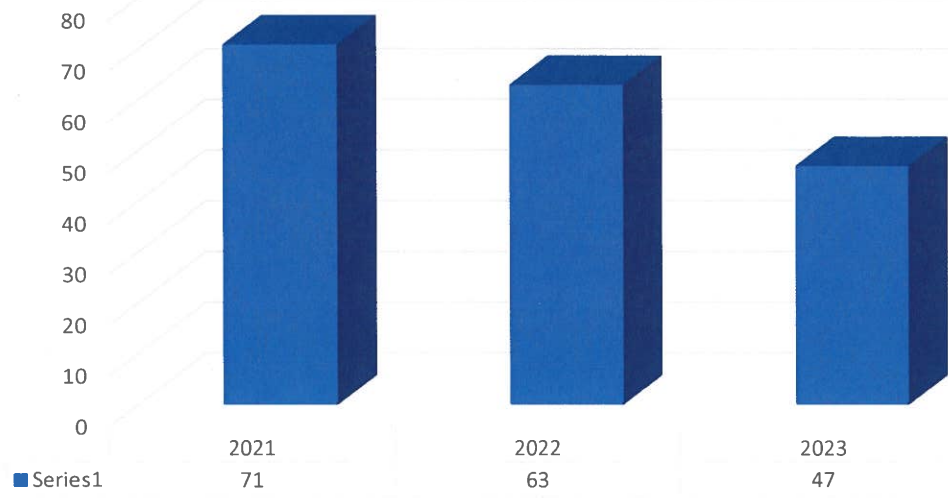
- We have shared access of the two cellular LPC (License Plate Capture) surveillance cameras with our partner law enforcement agencies.
- We received eighteen complaints this period for clearing and dumping.
- We had four Birch Creek Rd violations documented with the camera program. The violators paid \$2,500 and the area was cleaned up.
- Fifteen confirmed dumping violations documented on surveillance cameras, dispositions are pending.
- Continuing to use the GIS complaint tracking system and exported data to insure proper documentation of violation and inspections.
- UAS (Unmanned Aircraft Systems) Part 107 training was provided to three staff members, two members from Science and Stewardship and one from Compliance and Enforcement. We expect they will take the FAA UAS exam shortly.



624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Incident Statistics - Reporting Period 2021 - 07/5/23			
Year	2021	2022	2023
Intake			
Sent by Agency to Commission	11	14	13
Discovered by Commission Staff	48	41	30
Called in by Individual to Commission	12	8	4
Total Incidents Reported	71	63	47
Location of Incident			
Brookhaven	54	46	30
Southampton	10	17	17
Riverhead	6	0	0
Occurring on Public Land	26	21	26
Occurring on Private Land	35	22	7
Occurring on Public & Private Land	10	20	14
Core	35	38	29
Compatible Growth Area (CGA)	18	13	15
Core & CGA	0	1	1
Outside CPBA	18	12	2
Nature of Incident*			
Clearing/Encroachment	24	24	8
Structures	0	1	1
Dumping	35	35	38
Mining	1	0	0
Hunting	1	0	0
ATV	2	1	0
Other	8	4	2
<i>*Note-some incidents involve more than one land use issue</i>			
Referrals*			
Sent to Town	17	20	7
Sent to County	17	12	6
Sent to State	16	22	14
Commission	21	15	7
Sent to AG	0	1	0
Other	0	5	1
<i>*Note-some incidents are sent to multiple agencies</i>			
Status			
Founded	60	50	46
Unfounded	11	13	0
Open	39	18	23
Closed	32	45	24
Inspections			
Conservation Easement Inspections		1	1
Development project inspections		2	1



Central Pine Barrens Joint Planning and Policy Commission
Land Use Division Bi-Monthly Update for the Meeting of Wednesday, July 19, 2023

Action		Central Pine Barrens Location	
Municipality	Town of Brookhaven	Town of Riverhead	Town of Southampton
Applications and Requests for Determination of Jurisdiction	NY Cancer & Blood Specialists Core Hardship Waiver Application, Ridge. Expand parking lot for commercial use. Extension to 12/20/23. Taco Bell Core hardship, CR 111.	Venezia Square CGA Development of Regional Significance, Wading River, 600-73-1-1.4 et al. Development of commercial center including 37,000 square feet of commercial buildings (retail, restaurants, bank) on 6.3 acres. Extension to 8/16/23.	Huser determination, Flanders Road, Hampton Bays. Single-family residence on 10 acres in a subdivision approved prior to the Act (Core).
SEQRA Coordination, referrals, inquiries and activities	<ul style="list-style-type: none"> 7 Eleven Shirley material on DRS classification. PSEG-LI, Ridge, utility pole replacements (CGA). 	---	<ul style="list-style-type: none"> NYSDEC referral / 49 Old Westhampton Road (Gosselin), Wildwood Lake, single-family residence, demolish cottages (Core) Schenk site plan inquiry regarding development/ expansion of use (Core). SEQRA Coordination Speonk Riverhead Road. 10,000 sq ft industrial building on 1.6 acres (CGA). Westhampton Property Associates sand mine redevelopment for solar.
Division Activity, Regional Projects and Participation	<ul style="list-style-type: none"> Policy and Planning Manager involving staff management, budget, voucher and related responsibilities. Development project review, Core and CGA hardship waivers, SEQRA Coordination, interagency referrals, information requests, inquiries, requests for determination of jurisdiction review and research. Projects include site plans (commercial/industrial, mixed use), residential and non-residential subdivisions, Developments of Regional Significance, Assertions of Jurisdiction, zone changes and other land use development activity. Site inspections. Technical support including FOIL requests, compliance and enforcement, communications involving land use related matters, unauthorized development, clearing, encroachments in protected areas. Collaborate and coordinate with other Commission divisions. 		



Item 3.c. Pine Barrens Credit Program Report for July 19, 2023:

Activities in the Credit Program for 2023 included review of applications for Letters of Interpretation, Conservation Easements, Credit Program and FOIL requests management. Some specific work items include:

- Letters of Interpretation: 17 LOIs were issued and one parcel was inspected in the Town of Riverhead. Staff is following up on past LOIs for interest in the Program.
- Conservation Easements: Review and Monitoring
 - Five easements were recently recorded, which generated 2.8 credits.
 - Eight easements are currently in progress.
 - Research and review of activities on three easement properties for consistency with easement terms including reserved rights and covenants.
 - 27 easement properties were recently inspected, including the Nassau County Boy Scouts property in the Town of Riverhead.



- Pine Barrens Credits
 - Redeemed: 5.86 Credits have been redeemed in the Town of Brookhaven and Southampton.
 - Conveyed: 12.35 Credits have been conveyed in the in the Towns of Brookhaven, Riverhead and Southampton, the average price is \$102,721 per credit.
- Pine Barrens Credits Auction update: The mailing to LOI and Credit holders has been completed on June 23, 2023. The transmittal form return date is August 4, 2023.

Pine Barrens Credit Program Statistics Table: represents figures for the total and annual summary of 2023.

Easement Protected Lands and Pine Barrens Credits As of July 11, 2023								
	Brookhaven	2023	Riverhead	2023	Southampton	2023	Total	2023
Parcels	517	2	37	-	461	3	1015	5
Acreage	828.27	1.56	516.78	-	880.71	3.93	2225.76	5.49
Average parcel size	1.60	0.78	13.97	-	1.91	1.98	2.19	1.10
Credits generated	547.46	2	172.39	-	338.97	0.80	1058.82	2.8
Credits redeemed	418.65	0.29	142.25	-	185.39	5.57	746.29	5.86
Credits not redeemed	128.81	1.71	30.14	-	153.58	-4.77	312.53	-3.06
Credits sold	597.04	2.05	238.29	0.20	293.11	10.1	1128.44	12.35
Total value of PBC transactions through this date	\$33,307,519	\$225,000	\$9,251,447	\$17,300	\$20,949,382	\$1,026,300	\$63,508,348	\$1,268,600
Average Credits value		\$109,756		\$86,500		\$101,614		\$102,721
Credits owned by the Clearinghouse	0.54		-		-		0.54	
# of Inspected CE Parcel	-	21	-	1	-	5	-	27
# of Installed CE Signs	134	-	18	-	92	-	244	0



SUFFOLK COUNTY COMPTROLLER

330 CENTER DRIVE RIVERHEAD, N.Y. 11901-3311

Telephone: (631) 852-1501 FAX (631) 852-1507

JOHN M. KENNEDY, JR.
COUNTY COMPTROLLER


July 12th, 2023

**Central Pine Barrens Joint Planning and
Policy Commission
P.O. Box 587
Great River, N.Y. 11739-0587**

**Dear Pine Barrens Credit Clearinghouse
Board of Advisors:**

**Attached please find our financial report on the Pine Barrens Credit Program for the
month of June 2023. Thank you.**

Respectfully submitted,


**Christopher C. McCarthy
Senior Accountant**

Suffolk County Comptroller's Office The Pine Barrens Credit Program	
Balance as of December 31st, 2022	\$2,554,546.05
Additional Deposits	0.00
Interest (see below for details)	1,274.09
Disbursements	0.00
Balance as of June 30th, 2023	\$2,555,820.14

**Interest Earnings & Disbursements
For the Months of January - December 2023**

Interest Earnings

Premier MMA - Public Fund

January	223.97
February	195.99
March	217.01
April	196.02
May	231.04
June	210.06
July	0.00
August	0.00
September	0.00
October	0.00
November	0.00
December	0.00
	<u>\$1,274.09</u>

<u>Interest Period</u>	<u>APR</u>
01/01/23- 01/31/23	0.1000%
02/01/23- 02/28/23	0.1000%
03/01/23- 03/31/23	0.1000%
04/01/23- 04/30/23	0.1000%
05/01/23- 05/31/23	0.1000%
06/01/23- 06/30/23	0.1000%
07/01/23- 07/31/23	0.0000%
08/01/23- 08/31/23	0.0000%
09/01/23- 09/30/23	0.0000%
10/01/23- 10/31/23	0.0000%
11/01/23- 11/30/23	0.0000%
12/01/23- 12/31/23	0.0000%

Disbursements

None	<u>\$ -</u>
	<u>\$ -</u>



Via U.S. Mail and email: ashleyhuser08@gmail.com

July 19, 2023

Ashley Huser
CCP Ventures LLC
61 North Road
Hampton Bays, NY 11946

**RE: Determination of Jurisdiction
19 Flanders Road, Hampton Bays
Town of Southampton
SCTM # 900-204.01-2-1
Core Preservation Area of the Central Pine Barrens**

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Ms. Huser:

On June 15, 2023, the Central Pine Barrens Commission office received your request regarding construction of a single-family residence on the subject property.

The Long Island Pine Barrens Protection Act of 1993 defines activities that constitute development and “non-development.” At the Commission meeting of July 19, 2023, the Commission determined the proposed activity constitutes “non-development” pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107(13)(ix) which states:

“residential development on any subdivision, residential clustered development, land division or site plan which has received preliminary or final approval on or before June first, nineteen hundred ninety-three, providing the lots to be built upon conform to the lot area requirements of the current zoning, are subject to the three year exemption contained in section two hundred sixty-five-a of the town law, or are subject to an exemption from an upzoning adopted by a town board;”

The subject property appears as Lot 2 on the subdivision map of Werner Adel approved by the Town of Southampton prior to the Act and recorded in 1985. The map shows a four lot subdivision of 42 acres; each lot is more than 10 acres. The subject property is 10.8 acres or 11.5 acres with a 20 foot strip to Flanders Road. Country Residence 120 zoning was applied to the subdivision and the current zoning is the same classification. Based on the information provided, no changes appear to have been made to the map or the lot(s) in the subdivision that may constitute a new project.

A building permit application is pending in the Southampton Town Building Department. No further review from this office is required.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

DRAFT

If any activity related to the proposal changes, please notify this office and forward the updated information for Commission review prior to implementation.

It is strongly suggested that coordination occur with the New York State Department of Environmental Conservation to ensure the proposal is consistent with tree cutting restrictions to protect the Northern Long Eared Bat, a State and Federally-listed Endangered species, and any other listed species. Please also check with the New York State Office of Parks Recreation and Historic Preservation to ensure the preservation of cultural resources if present.

Although non-binding, please consider limiting the amount of disturbance and clearing of natural pine barrens vegetation and habitat on the property to the greatest extent possible. Southampton Town clearing restrictions may apply.

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: Judith Jakobsen, Executive Director
John C. Milazzo, Counsel
Town of Southampton Departments of Land Management and Conservation

CCP VENTURES LLC

61 North Road
Hampton Bays, NY 11946

RE: 19 Flanders Road, Hampton Bays

To Whom This May Concern,

We recently have decided to complete the development of the above mentioned address. Since the previous permit has expired we needed to file for a new permit to build our home. We have submitted a building application for a one story, three bedroom, three bathroom home with an attached garage. The Town of Southampton Building Department has requested a letter from the Pine Barrens Commission confirming jurisdiction or confirming our approval to move forward with construction before they can issue the building permit.

I have attached copies of our previous permits as well as the original subdivision maps and surveys that have all been approved.

We appreciate your review of these records and ask that a letter be submitted to the Town of Southampton at your earliest convenience.

Sincerely,

Ashley Huser - Partner
CCP Ventures LLC
631-902-6074

THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS FOR THIS RESIDENCE WILL CONFORM TO THE REQUIREMENTS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES.

APPLICANT: **ROBERT F. & CHRISTINE CASOLA**
 SIGNATURE: _____
 ADDRESS: **21 HILLTOP ROAD**
SOUTHAMPTON, NEW YORK 11968
 TELEPHONE: _____

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 FOR APPROVAL OF CONSTRUCTION ONLY.

DATE: **JAN 22 1996** H.S. REF. NO. **109-96-0018**
 APPROVED: *Charles Brigham*

UNAUTHORIZED ALTERATION OR ADDITION TO A SUBMITTAL MAP OF SECTION FOUR, SUBDIVISION L OF THE NEW YORK STATE LOCATION LAW.
 ONLY COPIES FROM THE ORIGINAL OF THIS MAP SHALL BE USED FOR THE CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE ORIGINAL SHALL BE INDICATED BY A RED LINE AND MUST BE APPROVED BY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES.
 THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

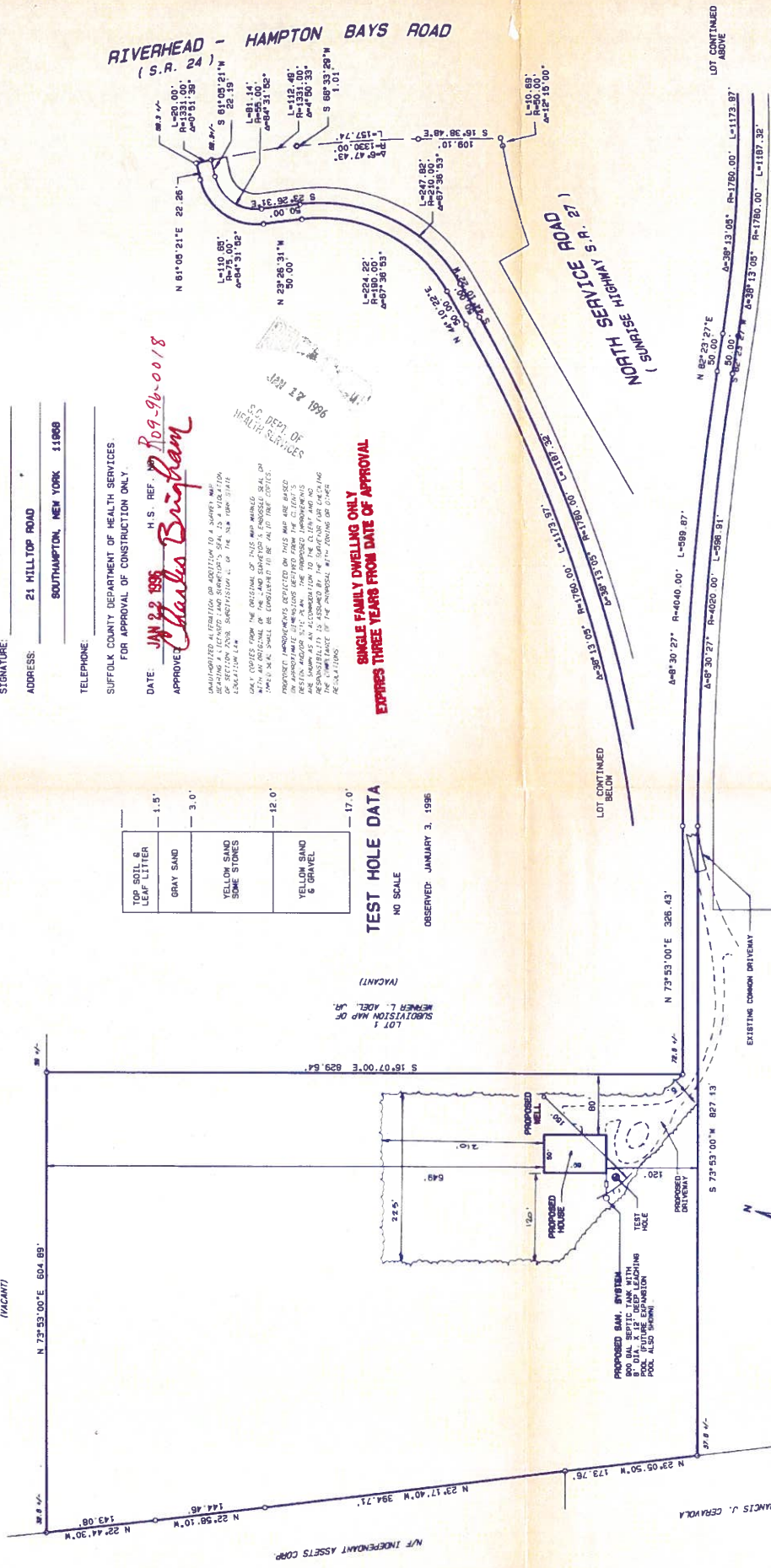
SINGLE FAMILY DWELLING ONLY
EXPIRES THREE YEARS FROM DATE OF APPROVAL

TOP SOIL & LEAF LITTER	1.5'
GRAY SAND	3.0'
YELLOW SAND & SOME STONES	12.0'
YELLOW SAND & GRAVEL	17.0'

TEST HOLE DATA

NO SCALE

OBSERVED: JANUARY 3, 1996



DISCLAIMER
 THE ISSUANCE OF THIS PERMIT DOES NOT EXEMPT OR EXCLUDE THE PERMITTEE FROM COMPLIANCE WITH THE PINE BARRENS PROTECTION ACT AND ALL OTHER NECESSARY PERMITS AND APPLICABLE LAWS, RULES, REGULATIONS AND ORDINANCES.

PREPARED: JANUARY 12, 1996

NOTE: DIMENSIONS SHOWN HEREIN WERE OBTAINED BY THIS CONSULTANT FROM THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES. THE CONSULTANT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.



JOHN J. RAYNOR, P.E. & L.S., P.C.
 CIVIL ENGINEERS
 100 WEST 10TH STREET
 WATER HILL, N.Y. 11878
 (518) 726-7000

MAP OF LOT 1
 SUBDIVISION MAP OF
ROBERT F. CASOLA
 FILE NO. 8015 FILED: NOVEMBER 27, 1985
 SITUATE
HAMPTON BAYS
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, N.Y.
 SCALE: 1" = 100'
 AREA = 11.991 ACRES
 TAX MAP NO.: 0900-204-01-01.00-001.002

SIZE OF LOT:	11.991 ACRES
MAXIMUM ALLOWABLE CLEARING (USD):	1.00 ACRES
AREA PREVIOUSLY CLEARED FOR DRIVEWAY:	0.13 ACRES
AREA OF PROPOSED CLEARING:	1.87 ACRES
TOTAL CLEARING:	1.80 ACRES

NOTE: THE SUBJECT PROPERTY IS PRESENTLY WOODED EXCEPT FOR SMALL PORTIONS OF THE LOT. THE PROPOSED CLEARING IS FOR THE CONSTRUCTION OF THE COMMON DRIVEWAY FOR THE SUBDIVISION. THE PROPERTY IS LOCATED IN THE ADJUTER PROTECTION OVERLAY DISTRICT. THE PROPOSED CLEARING IS IN ACCORDANCE WITH SECTION 330-87 (4) (b) OF THE TOWN CODE. THE CLEARING SHOWN IS FOR THE PROPOSED DRIVEWAY. THE OWNER, AT HIS DISCRETION, MAY CHOOSE TO CLEAR LESS THAN THE AREA SHOWN ON THIS MAP.

THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS FOR THIS RESIDENCE WILL CONFORM TO THE REQUIREMENTS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES.

APPLICANT: ROBERT F. & CHRISTINE CASOLA
 SIGNATURE: _____
 ADDRESS: 21 KILLTOP ROAD
 SOUTHAMPTON, NEW YORK 11969
 TELEPHONE: _____

JAN 17 1996
 S.C. DEPT. OF HEALTH SERVICES

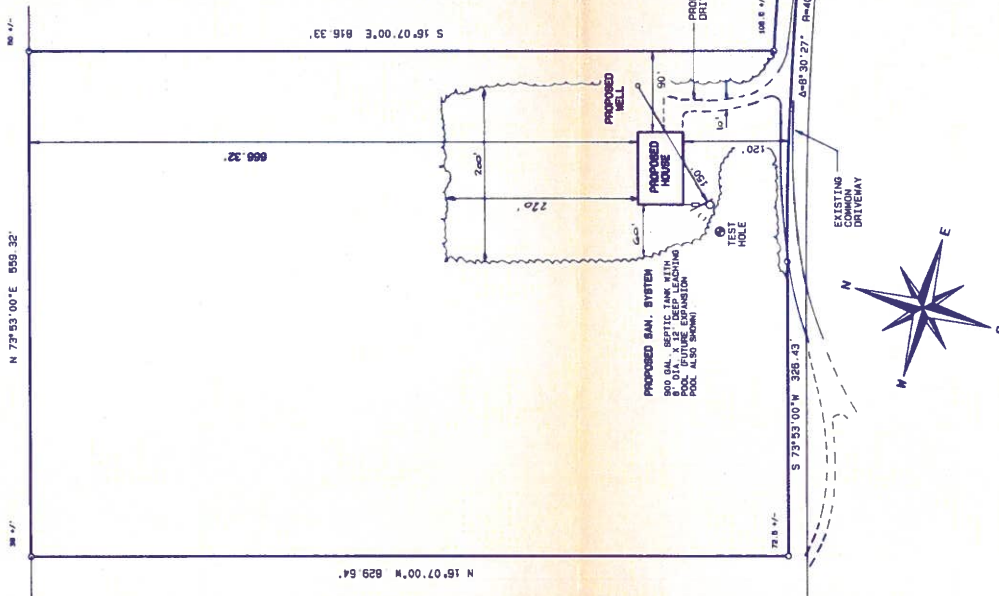
TOP SOIL & LEAF LITTER	1.5'
GRAY SAND	3.0'
YELLOW SAND	17'

TEST HOLE DATA

NO SCALE
 OBSERVED: JANUARY 3, 1995

LOT 1
 SUBDIVISION MAP OF
 ROBERT F. CASOLA
 (VACANT)

N/2 MILLIAM R. GRACE
 (VACANT)



DISCLAIMER
 THE ISSUING OF THIS PERMIT DOES NOT EXEMPT OR EXCLUDE THE PERMITTEE FROM COMPLIANCE WITH THE PINE BARRENS PROTECTION ACT AND ALL OTHER NECESSARY PERMITS AND APPROVALS REQUIRED PURSUANT TO APPLICABLE LAWS, RULES, REGULATIONS AND ORDINANCES.

SINGLE FAMILY DWELLING ONLY
EXPIRES THREE YEARS FROM DATE OF APPROVAL

MAP OF
LOT 1
 SUBDIVISION MAP OF
WERNER L. ADEL, JR.
 FILE NO. 7985 FILED: OCTOBER 15, 1985
HAMPTON BAYS
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, N.Y.
 SCALE: 1" = 100'
 AREA = 11.604 ACRES
 TAX MAP NO.: 0900-204.01-02-00-001.000

SIZE OF LOT:	11.604 ACRES
MAXIMUM ALLOWABLE CLEAREING (1985):	1.74 ACRES
AREA PREVIOUSLY CLEARED FOR DRIVEWAY:	0.21 ACRES
AREA OF PROPOSED CLEAREING:	1.53 ACRES
TOTAL CLEAREING:	1.74 ACRES

NOTE: THE SUBJECT PROPERTY IS PRESENTLY MODED EXCEPT FOR SMALL PORTIONS OF THE ACCESS STRIP WHICH WERE CLEARED IN CONNECTION WITH THE CONSTRUCTION OF THE PROPOSED DRIVEWAY. THE PROPERTY IS LOCATED IN THE ADJUTER PROTECTION OVERLAY DISTRICT THEREFORE, CLEAREING OF THE SUBJECT PROPERTY IS LIMITED TO FIFTEEN PERCENT OF THE TOTAL CLEAREING ALLOWED BY THE DISTRICT. THE CLEAREING SHOWN ON THIS MAP IS BASED ON THE PRESENTLY MODED CONDITION. THE CLEAREING SHOWN ON THIS MAP MAY CHOOSE TO CLEARE LESS THAN THE AREA SHOWN ON THIS MAP.

NOTE: RELATIONS SHOWN HEREON ARE BASED UPON INTERPOLATION FROM THE PRELIMINARY MAP OF THE SUBJECT PROPERTY. THE PRELIMINARY MAP OF THE SUBJECT PROPERTY IS NOT A FINAL MAP AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.



PREPARED: JANUARY 12, 1995

JOHN J. RAYNOR, P.E. & L.S., P.C.	SITE PLANNERS
SURVEYORS	CIVIL ENGINEERS
DEERFIELD GREEN	P.O. BOX 790
WATER MILL, N.Y. 11975	(516) 778-7900

OWNER'S AFFIDAVIT

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

STATE OF New York)

COUNTY OF Suffolk)

ss:

CCP Ventures LLC.
(Partners)

Ashley Huser & Gina Constantino, being duly sworn, deposes
(Owner's Name(s))

and says that I/we reside at 22 Peconic Crescent, Hampton Bays &
(Owner's Address)

634 Millstone Road, Water Mill, in the County of Suffolk.

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

property located at 11-25 Flanders Road, Hampton Bays
(Property Address) (19)

which is also designated as Suffolk County Tax Map Number(s) 0900-204.01-02.00-001.000

as well as the surrounding 7 properties, and that I/we have been the

owner(s) of this property continuously since 4-1972, and that I/we
(Date)

have authorized Ashley N. Huser to make a
(Applicant's Name)

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

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

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

Ashley Huser
(Owner's Signature)

Gina Constantino
(2nd Owner's Signature)

Ashley Huser
(Owner's Name - Please Print)

Gina Constantino
(2nd Owner's Name - Please Print)

7-9-23
(Date)

7-9-23
(Date)

Sworn to before me this
9th day of July, 2023

Sworn to before me this
9th day of July, 2023

Heather L Casola
(Notary Public)

Heather L. Casola
Notary Public, State of New York (Notary Public)
Reg. No. 01CA6228556
Qualified in Suffolk County
Commission Expires 11/03/2026

Heather L Casola



Via U.S. Mail and email: Stephanie.Sforza@dec.ny.gov

July 19, 2023

Stephanie Sforza
Environmental Analyst, Division of Environmental Permits
New York State Department of Environmental Conservation
50 Circle Road
Stony Brook, NY 11790

**RE: Referral – Jason Gosselin
49 Old Westhampton Road, Wildwood Lake, Northampton
Town of Southampton
SCTM Numbers 900-164-4-11 and 12
Core Preservation Area of the Central Pine Barrens**

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Ms. Sforza:

On June 15, 2023, the Central Pine Barrens Commission office received your referral regarding construction of a single-family residence and removal of existing structures on the subject property. There are approximately 8 residential cottage structures on the property that were built in the 1930s.

The 1.7 acre property is in the Core Preservation Area. A survey last dated March 29, 2023 prepared by Young and Young identifies structures on the property. The property has frontage on Wildwood Lake.

The proposed two-story residence is approximately 3,600 square feet. Accessory structures may be constructed in the current proposal or in the future. One cottage will be kept and used for storage; a tool shed will also remain. The seven structures to be demolished cover approximately 6,200 square feet. Existing cesspools will be removed or abandoned. A new alternative wastewater treatment system will be installed and a new driveway will be constructed.

The Long Island Pine Barrens Protection Act of 1993 defines activities that constitute development and “non-development.” At the Commission meeting of July 19, 2023, the Commission determined the proposed activity constitutes “development” pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107(13). Therefore, the proposal requires submission of a core hardship waiver application, subject to review and decision of the Commission.

Please direct the applicant to prepare and submit an application at their convenience. The hardship application packet is on the commission website in the Public Information/Document Library in the subject category for forms.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

DRAFT

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: Judith Jakobsen, Executive Director
John C. Milazzo, Counsel
Town of Southampton Departments of Land Management and Conservation

Hargrave, Julie

From: Sforza, Stephanie (DEC) <Stephanie.Sforza@dec.ny.gov>
Sent: Thursday, June 15, 2023 12:03 PM
To: PB Hargrave, Julie
Subject: Proposed project at 49 Old Westhampton Road Southampton
Attachments: Gosselin_Application.pdf; Gosselin_Survey.pdf

CAUTION: This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Julie Hargrave,

I am sending over to you information for a permit application for a proposed project to build a new 2 story house. The proposed project is located in a Central Pine Barrens core area, but does not propose any tree cutting. Please review if needed and send over any comments you might have. Thank you!

P.S. you might remember me from a few years ago as an intern! Hi again!

Best,
Steph Sforza

Stephanie Sforza

Environmental Analyst, Division of Environmental Permits

New York State Department of Environmental Conservation

50 Circle Road, Stony Brook, NY 11790

P: (631) 444-0357 | stephanie.sforza@dec.ny.gov

www.dec.ny.gov |  |  | 

Legend

☐ Community Preservation Fund Proprietary

☐ Community Preservation Fund Priority

☐ Protected Lands

☐ Public Lands

☐ WQI - Priority Areas

2022 Aerial Imagery

☐ ☐

2021 Aerial Imagery

☐ ☐

2020 Aerial Imagery

☐ ☐

2018 Aerial Imagery

☐ ☐

2016 Aerial Imagery

☐ ☐

2014 Aerial Imagery

☐ ☐

2013 Aerial Imagery

☐ ☐

2010 Aerial Imagery

☐ ☐

2008 Aerial Imagery

☐ ☐

2004 Aerial Imagery

☐ ☐

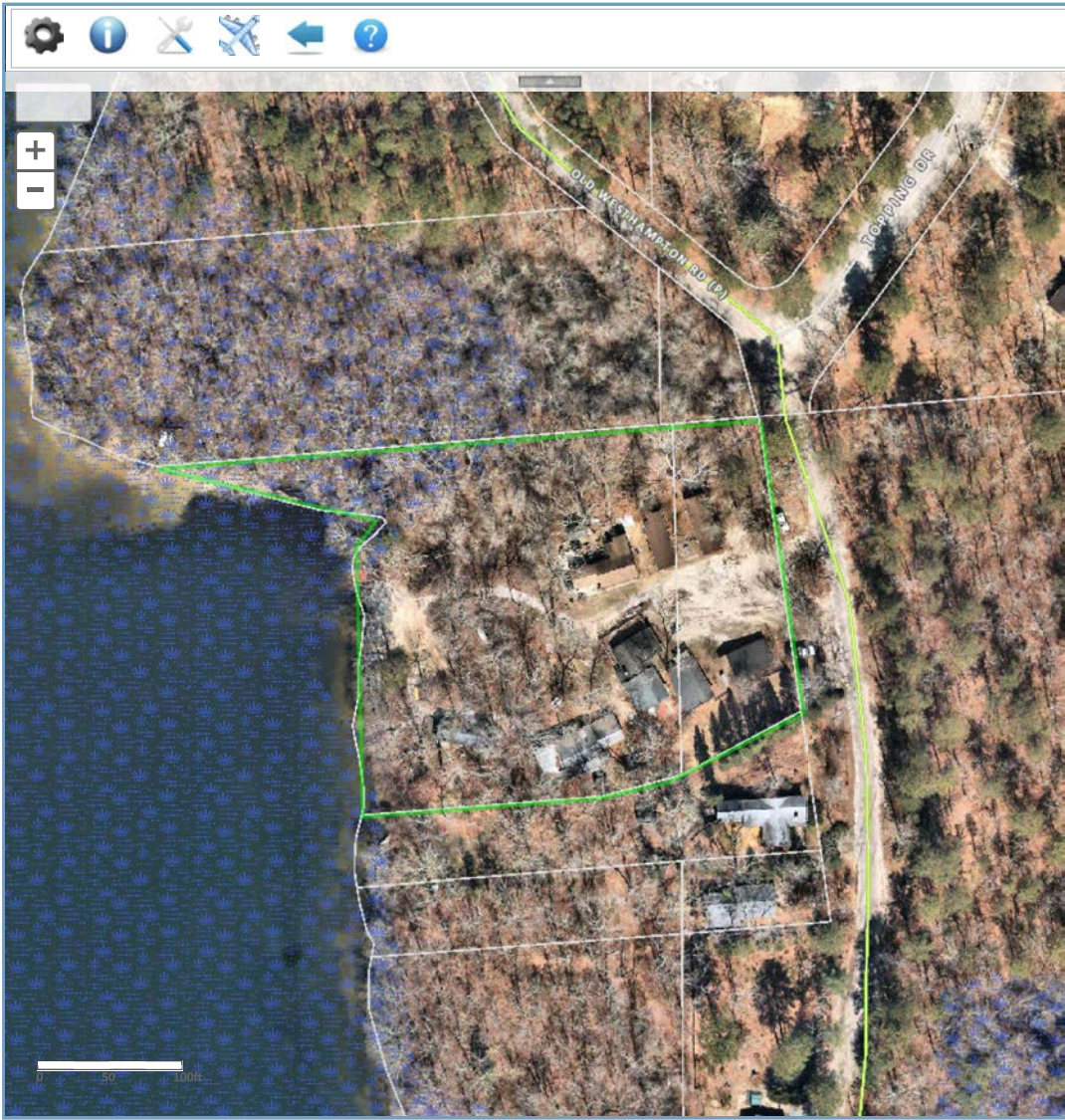
2001 Aerial Imagery

☐ ☐

1996 Aerial Imagery

☐ ☐

Search Options



</

YOUNG ASSOCIATES

400 Ostrander Avenue, Riverhead, New York 11901

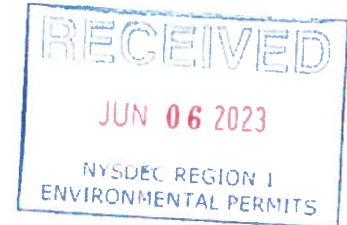
631-727-2303
admin@youngengineering.com

HOWARD W. YOUNG, Land Surveyor

THOMAS C. WOLPERT, Professional Engineer

DOUGLAS E. ADAMS, Professional Engineer & Geologist

DANIEL A. WEAVER, Land Surveyor



June 2, 2023

Attn: Regional Permit Administrator
New York State Department of Environmental Conservation
Division of Environmental Permits, Region One
SUNY Campus – Building 40
50 Circle Road
Stony Brook, New York 11790-2356

RE: JASON P. GOSSELIN & NANCY GOSSELIN
49 Old Westhampton Road
at Riverhead, T/O Southampton, NY
(22-0133)
SCTM No.: 900-164-04-11 & 12

Dear Sir or Madam:

Enclosed are the following items:

1. one (1) original & four (4) copies – Joint Application Form,
2. one (1) original & four (4) copies – Permission to Inspect Property Form,
3. five (5) copies – Google Map depicting the project location,
4. three (3) copies – Photograph Nos. 1-9 dated May 1, 2023, and
5. five (5) prints – Building Permit Survey (Sheets 1-2 of 2) last dated March 29, 2023 depicting the existing conditions and proposed improvements.

We understand that submission of these documents enables the Department to complete its review of this application and to issue the requested Freshwater Wetland Permit for construction of the proposed improvements.

Page 2 of 2
June 2, 2023

If you have any questions, please contact us.

Very truly yours,

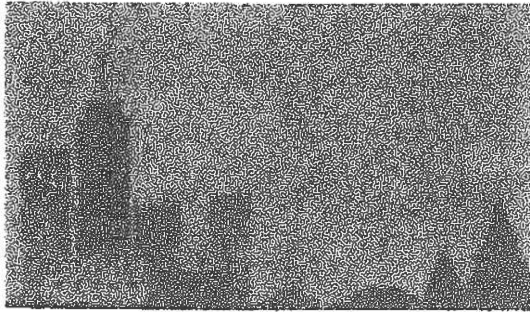
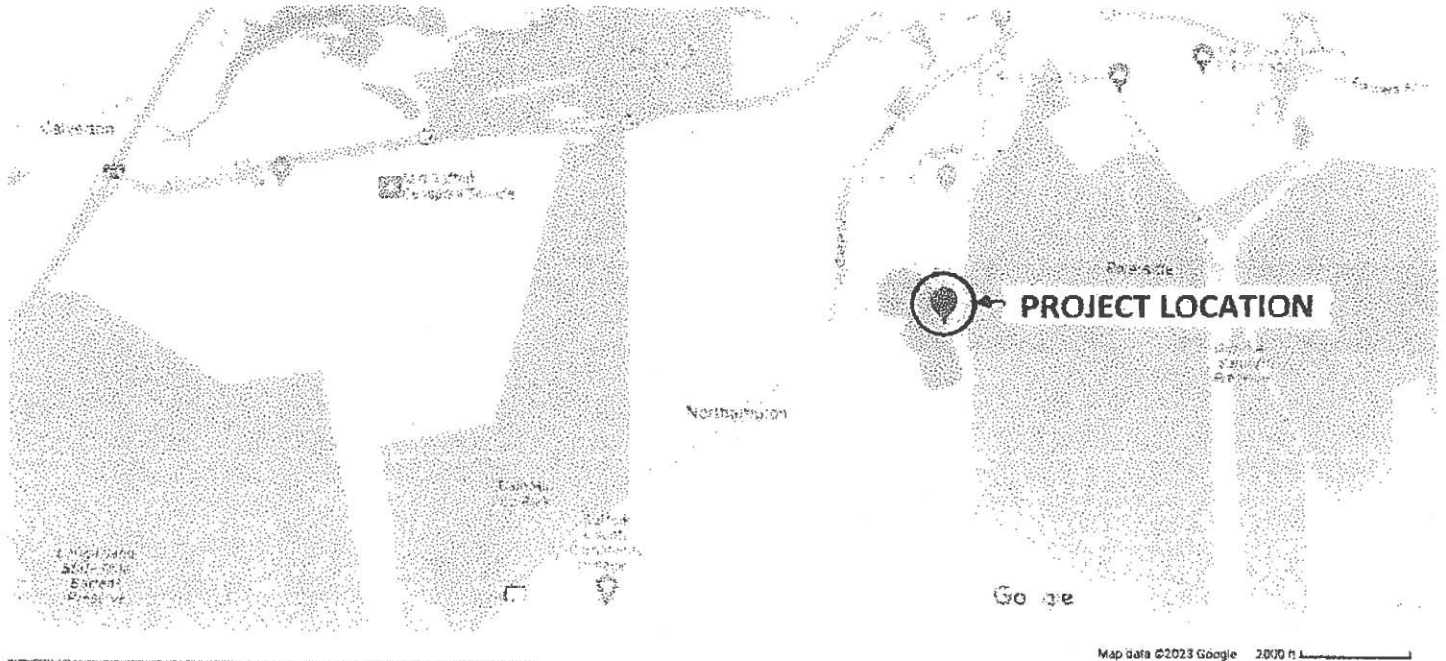
A handwritten signature in cursive script that reads "Thomas C. Wolpert".

Thomas C. Wolpert

TCW/cw
Encl.

cc. Mr. Jason P. Gosselin + encl. + 1 print

Google Maps 49 Old Westhampton Rd



49 Old Westhampton Rd



49 Old Westhampton Rd, Riverhead, NY 11901

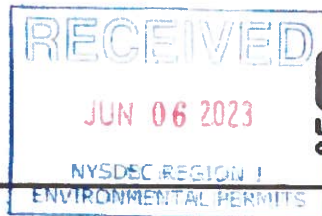
V8VG+VX Riverhead, New York



Department of
Environmental
Conservation

Office of
General Services

Department
of State



US Army Corps
of Engineers

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:

☐ Stream Disturbance

☐ Dams and Impoundment Structures

☐ Tidal Wetlands

☐ Water Withdrawal

☐ Excavation and Fill in Navigable Waters

☐ 401 Water Quality Certification*

☐ Wild, Scenic and Recreational Rivers

☐ Long Island Well

☐ Docks, Moorings or Platforms

☒ Freshwater Wetlands

☐ Coastal Erosion Management

☐ Incidental Take of Endangered / Threatened Species

* See Instructions (page 3)

>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

Jason P. & Nancy Gosselin

Taxpayer ID (if applicant is NOT an individual)

Mailing Address

31 Twin Pines Road

Post Office / City

Downingtown

State

PA

Zip

19335-4511

Telephone 610-209-1435

Email jason.gosselin@faegredrinker.com

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

Young Associates Attn: Thomas C. Wolpert, P.E.

Mailing Address

400 Ostrander Avenue

Post Office / City

Riverhead

State Zip

NY

11901

Telephone 631-727-2303

Email tcw@youngengineering.com

5. Project / Facility Name

Jason P. Gosselin & Nancy Gosselin

Property Tax Map Section / Block / Lot Number:

900-164-04-11 & 12

Project Street Address, if applicable

49 Old Westhampton Road

43 Old Westhampton Road

Post Office / City

Riverhead

State Zip

NY

11901

Provide directions and distances to roads, intersections, bridges and bodies of water

☒ Town Village City County Stream/Waterbody Name

Southampton

Suffolk

Wildwood Lake

Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:

Latitude: 40 ° 45 ' 53.28 N " Longitude: -73 ° 58 ' 50.88 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 project is to construct a new 2-story house, together with a new water service connection and sewage disposal (IAOWTS).

b. Description of current site conditions:

Developed with 7 cottages, tool shed, and frame sheds, and wood deck, as shown on Building Permit Survey.

c. Proposed site changes:

Construct the proposed improvements as indicated in Section a, Purpose of the proposed project.

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.):

Refer to the Building Permit Survey for the type and sizes of proposed structures.

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:

Refer to the Building Permit Survey for areas of excavation required to construct new 2-story house, water service connection and sewage disposal system (IAOWTS).

f. Is tree cutting or clearing proposed? Yes If Yes, explain below. ☒ No

Timing of the proposed cutting or clearing (month/year):

Number of trees to be cut:

Acreage of trees to be cleared:

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

An excavator will be used to construct the foundation of the new 2 story house and the new sewage disposal (IAOWTS), and to remove most of the existing frame cottages and sheds.

h. Describe the planned sequence of activities:

The project limiting/silt fence will be constructed, followed by removal of most of the existing frame cottage and sheds, construction of the foundation for the new 2 story house and installing the new water connection and sewage disposal (IAOWTS).

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

The project limiting/silt fence will be constructed along the limit of clearing, grading and ground disturbance and will be maintained until all construction has been completed.

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

Refer to Item i, above.

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

No construction activities are proposed in the regulated areas.

l. Proposed use: ☒ Private ☐ Public ☐ Commercial

m. Proposed Start Date: September 2023 Estimated Completion Date: December 2023

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

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

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

☒ Yes If Yes, list below. ☐ No

SCDHS - Approval to Construct Water Supply and Sewage Disposal Facilities (IAOWTS)
Town of Southampton Conservation Board - Wetland Permit
Town of Southampton Building Department - Building Permit

7. Signatures.

Applicant and Owner (If different) must sign the application. If the applicant is the landowner, the **landowner attestation form** can be used as an electronic signature as an alternative to the signature below, if necessary. 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

Nancy G. Gosselin

5/23/23

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

Printed Name

Title

Jason P. Gosselin & Nancy Gosselin

Owner/Applicant

Signature of Owner (if different than Applicant)

Date

Printed Name

Title

Signature of Contact / Agent

Date

Thomas C. Wolpert

6-2-23

Printed Name

Title

Thomas C. Wolpert, P.E.

Agent for Applicant

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



Department of
Environmental
Conservation

PERMISSION TO INSPECT PROPERTY

By signing this permission form for submission with an application for a permit(s) to the Department of Environmental Conservation ("DEC"), the signer consents to inspection by DEC staff of the project site or facility for which a permit is sought and, to the extent necessary, areas adjacent to the project site or facility. This consent allows DEC staff to enter upon and pass through such property in order to inspect the project site or facility, without prior notice, between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. If DEC staff should wish to conduct an inspection at any other times, DEC staff will so notify the applicant and will obtain a separate consent for such an inspection.

Inspections may take place as part of the application review prior to a decision to grant or deny the permit(s) sought. By signing this consent form, the signer agrees that this consent remains in effect as long as the application is pending, and is effective regardless of whether the signer, applicant or an agent is present at the time of the inspection. In the event that the project site or facility is posted with any form of "posted" or "keep out" notices, or fenced in with an unlocked gate, this permission authorizes DEC staff to disregard such notices or unlocked gates at the time of inspection.

The signer further agrees that during an inspection, DEC staff may, among other things, take measurements, may analyze physical characteristics of the site including, but not limited to, soils and vegetation (taking samples for analysis), and may make drawings and take photographs.

Failure to grant consent for an inspection is grounds for, and may result in, denial of the permit(s) sought by the application.

Permission is granted for inspection of property located at the following address(es):

Jason P. Gosselin

49 Old Westhampton Road, Riverhead NY 11901

*By signing this form, I affirm under penalty of perjury that I am authorized to give consent to entry by DEC staff as described above. I understand that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.**

Jason P. Gosselin, Owner

Nancy Gosselin, Owner

Print Name and Title

X

X

Nancy G. Gosselin

Signature

5/23/23

Date

*The signer of this form must be an individual or authorized representative of a legal entity that:

- owns fee title and is in possession of the property identified above;
- maintains possessory interest in the property through a lease, rental agreement or other legally binding agreement; or
- is provided permission to act on behalf of an individual or legal entity possessing fee title or other possessory interest in the property for the purpose of consenting to inspection of such property.

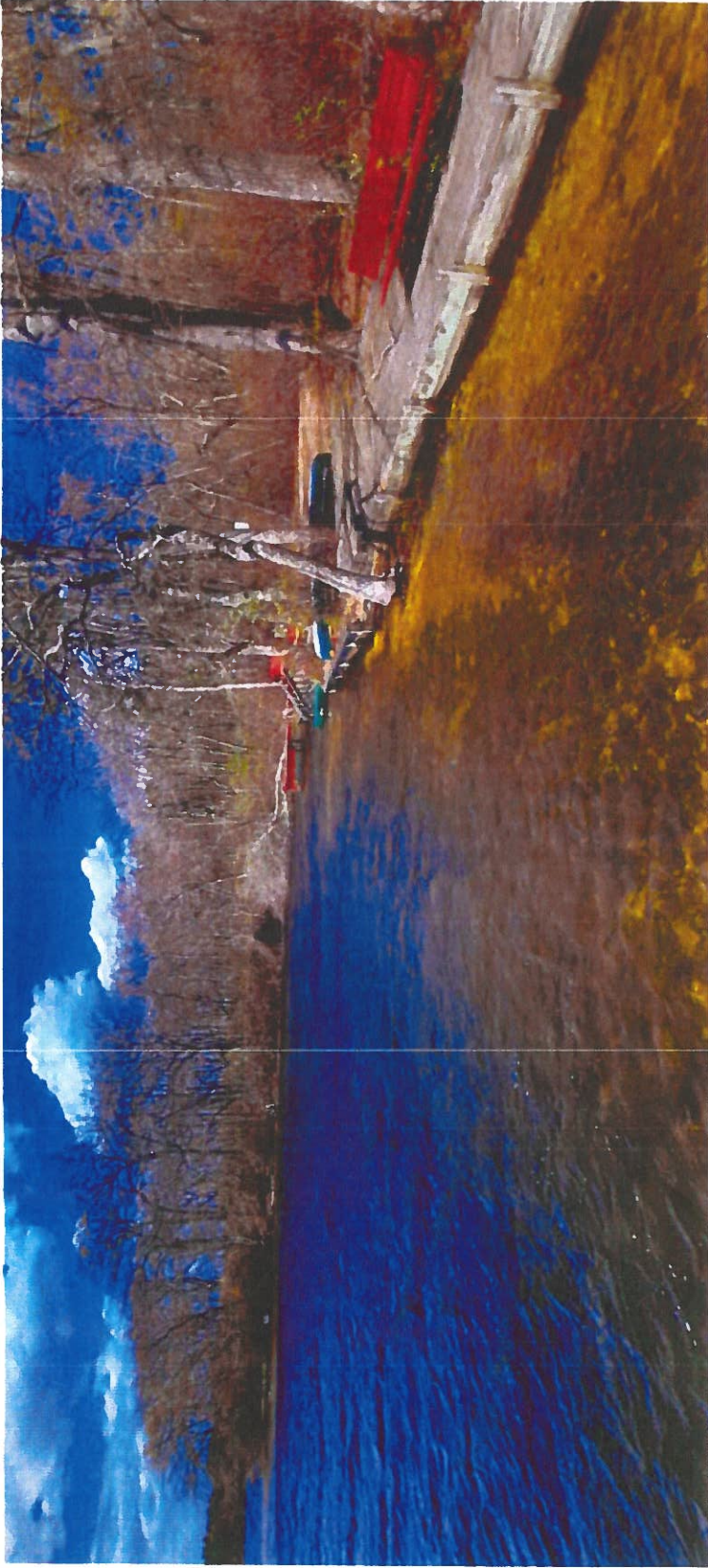


PHOTO NO. 1
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:41 PM



PHOTO NO. 2
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:41 PM



PHOTO NO. 3
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:42 PM



PHOTO NO. 4
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:43 PM



PHOTO NO. 5
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:44 PM



PHOTO NO. 6
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:44 PM



PHOTO NO. 7
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:45 PM



PHOTO NO. 8
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:45 PM



PHOTO NO. 9
JASON P. GOSSELIN & NANCY GOSSELIN
49 OLD WESTHAMPTON ROAD
AT RIVERHEAD, T/O SOUTHAMPTON, NY
MAY 1, 2023 2:46 PM

Legend

☐ Community Preservation Fund Proper

☐ Community Preservation Fund Priorit

☐ Protected Lands

☐ Public Lands

☐ WQI - Priority Areas

2022 Aerial Imagery

☐

2021 Aerial Imagery

☐

2020 Aerial Imagery

☐

2018 Aerial Imagery

☐

2016 Aerial Imagery

☐

2014 Aerial Imagery

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2013 Aerial Imagery

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2010 Aerial Imagery

☐

2008 Aerial Imagery

☐

2004 Aerial Imagery

☐

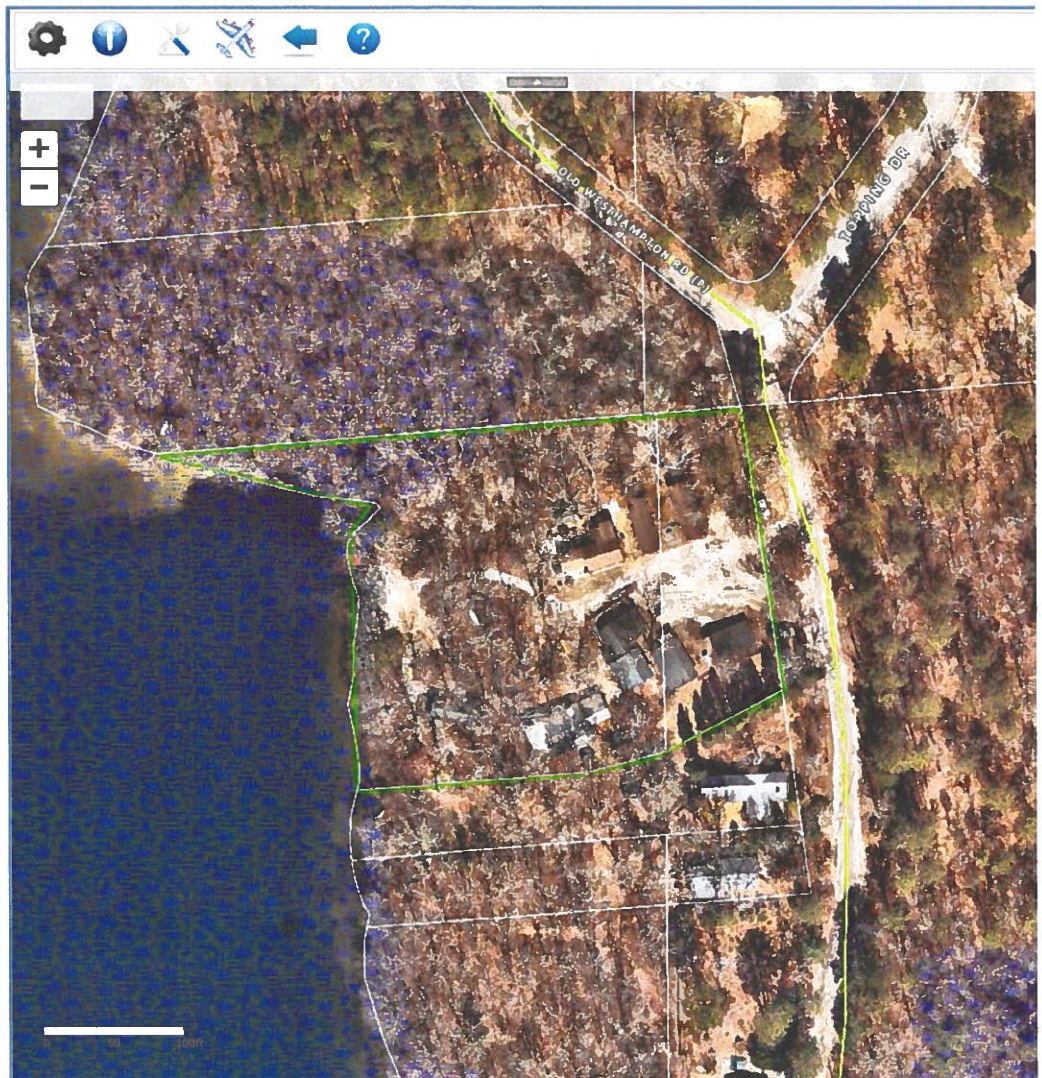
2001 Aerial Imagery

☐

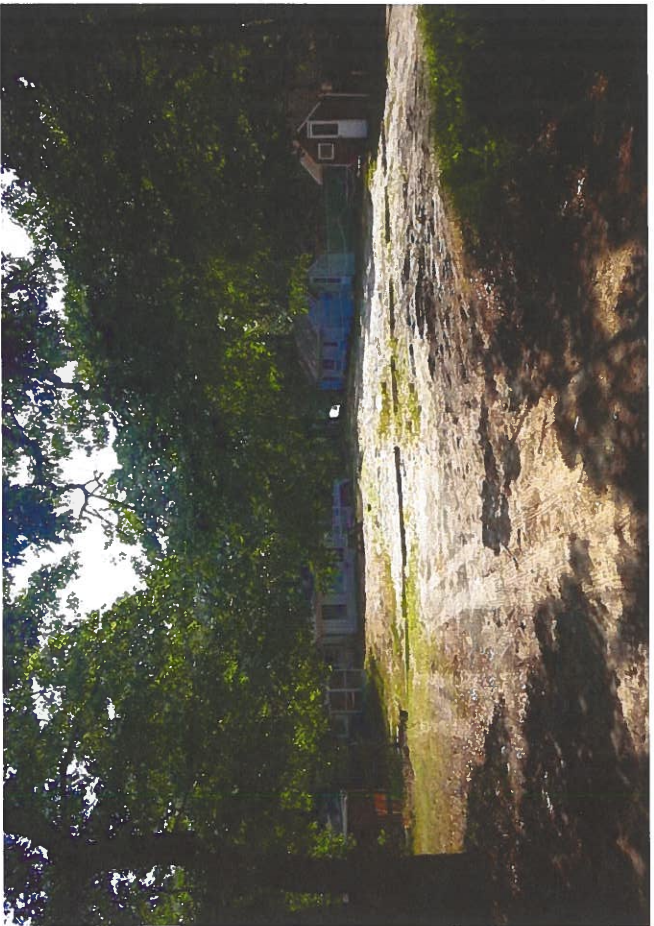
1996 Aerial Imagery

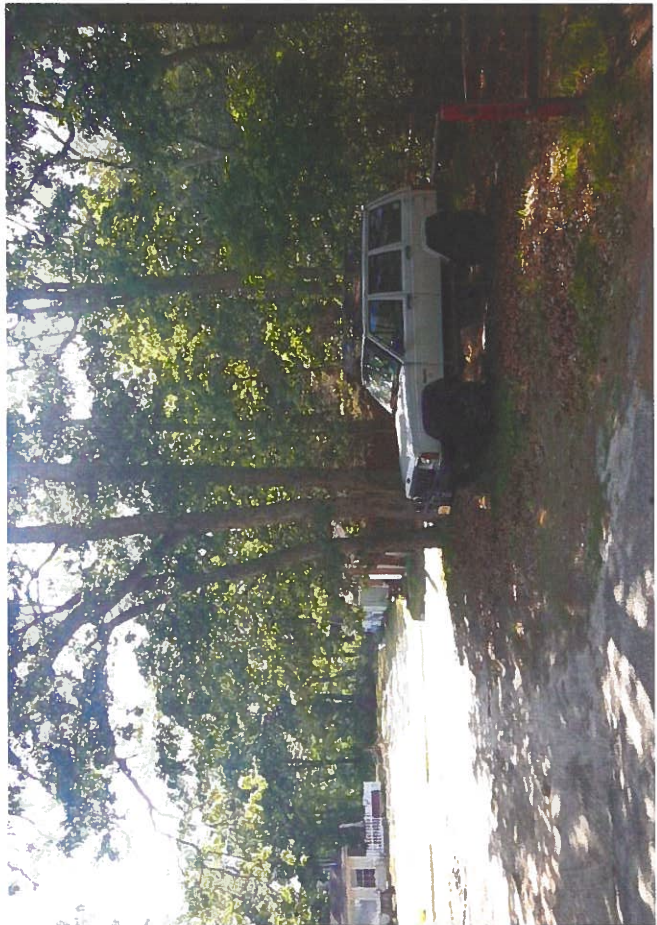
☐

Search Options









DRAFT



July 19, 2023

Emily Hepding
Senior Environmental Scientist
PSEG Long Island
Project Management Office
999 Stewart Avenue
Bethpage, NY 11714

RE: PSEG-LI Transmission Pole Replacements
Ridge, Town of Brookhaven
Compatible Growth Area

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Ms. Hepding:

On June 9 and June 12, 2023, the Central Pine Barrens Commission received materials on the referenced proposal. The submission included a letter and Figure 1 a map of the project area and proposed activities in the Compatible Growth Area on Wading River Hollow Road in Ridge.

The Proposed Action involves the replacement of eight utility poles. Existing and proposed poles are composed of wood. New poles will be up to 15 feet taller, from 43 to 45 feet tall, and 6 inches wider in diameter, from 14 to 20 inches wide. The referred material states no trees will be removed. The project is part of a large island-wide transmission pole replacement project

As proposed, the activity appears to constitute “non-development” pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107.13(ii) which states, “Work by any utility not involving substantial engineering redesign for the purpose of inspection, maintenance or renewal on established utility rights of way or the likes,”... No further review from this office is required.

If the proposed activity changes including the removal of trees, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute development.

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

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

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

Emily Hepding

Senior Environmental Science and Planning Analyst, PSEG Long Island

999 Stewart Avenue
Bethpage, New York 11714
(516) 241-0721
Emily.Hepding@pseg.com



June 9, 2023

Central Pine Barrens Joint Planning and Policy Commission
c/o Ms. Julie Hargrave
624 Old Riverhead Road
Westhampton Beach, NY 11978

RE: PSEG Long Island LIPA/Public Right-of-Way Transmission Pole Replacements
Longwood Road and Wading River Hollow Road, Town of Brookhaven
Notification of Work

Dear Ms. Hargrave,

PSEG Long Island, as agent for the Long Island Lighting Company d/b/a LIPA, a wholly owned subsidiary of the Long Island Power Authority, is providing notification to the Commission of new work occurring within the Central Pine Barrens. We would like to offer the following information to the Commission members.

The project activities within the Central Pine Barrens include the replacement and minor relocation of eight transmission poles (Pole #s 159, 165, 168, 169, 172, 185, 191 and 194) located along Wading River Hollow Road, in Hamlet Of Ridge, Town of Brookhaven, as illustrated on Figure 1. These poles require replacement as part of regular maintenance to ensure continued safe and reliable electric service. All eight poles will be replaced with new poles that will be approximately 5 to 10 feet taller, and will be located within 5 feet of their original locations. All eight poles are located within the Pine Barrens Compatible Growth Area (CGA); no pole replacement locations are within the Core Preservation Area.

The majority of the pole replacements are located in mowed roadside areas and will not require any vegetation removal or trimming. However, minor trimming of shrub branches and the potential disturbance for a maximum of a 5 foot by 5 foot area (25 square feet) to low-lying herbaceous vegetation will be required at two pole locations (Pole #s 159 and 165). No trees will be removed or trimmed. No shrubs will be removed. The work areas will be reseeded with a native grass mix.

Based on a review of ECL 57-0107 (13), the project would be classified as one or more of the following, and therefore, would not constitute development:

- (i) Public improvements undertaken for the health, safety, or welfare of the public. Such public improvements shall be consistent with the goals and objectives of this article, and shall include, but not be limited to, maintenance of an existing road or railroad track;
- (ii) work by any utility not involving substantial engineering redesign for the purpose of inspection, maintenance or renewal on established utility rights-of-way or the likes, and any work pertaining to water supply for the residents of Suffolk county;
- (vi) Work by a utility performed for the purpose of public health, safety, or welfare and consistent with the goals and objectives of this article.

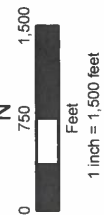
Please let us know if you require additional information or have additional questions regarding this work.

Sincerely,

A handwritten signature in cursive script that reads "Emily Hepding".

Emily Hepding
Senior Environmental Science and Planning Analyst

Pole #	Existing Pole Length	Existing Embedment	Existing Aboveground Height	Existing Pole Diameter (Inches)	Existing Pole Material	Proposed Pole Length	Proposed Embedment	Top Pole Amount (in feet, Proposed Pole)	Proposed Aboveground Height	Proposed Pole Diameter	Proposed Pole Material	Difference in Height (Feet)	Difference in Diameter (Inches)
159	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
165	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
168	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
169	50	7	43	15	Wood	60	10	5	45	20	Wood	2	5
172	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
185	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
191	55	7.5	47.5	16	Wood	60	10	0	50	20	Wood	2.5	4
194	50	7	43	15	Wood	60	10	5	45	20	Wood	2	5



From: [Hepding, Emily](#)
To: [Hargrave, Julie](#)
Cc: [Peppe, Lindsay](#); [Pomi-urbat, Lara](#)
Subject: RE: PSEG Long Island - Right-Of-Way Transmission Pole Replacement Project
Date: Monday, June 12, 2023 11:27:14 AM
Attachments: [image001.png](#)
[image004.png](#)
[Pine Barrens Poles - Photos for CPB/JPC.pdf](#)

CAUTION: This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Julie,

Thanks for responding so quickly. See below for a breakdown of each pole:

Pole #	Existing Pole Length	Existing Embedment	Existing Aboveground Height	Existing Pole Diameter (inches)	Existing Pole Material	Proposed Pole Length	Proposed Embedment	Top Pole Amount (in feet, Proposed Pole)	Proposed Aboveground Height	Proposed Pole Diameter	Proposed Pole Material	Difference in Height (Feet)	Difference in Diameter (Inches)
159	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
165	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
168	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
169	50	7	43	15	Wood	60	10	5	45	20	Wood	2	5
172	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
185	50	7	43	14	Wood	60	10	5	45	20	Wood	2	6
191	55	7.5	47.5	16	Wood	60	10	0	50	20	Wood	2.5	4
194	50	7	43	15	Wood	60	10	5	45	20	Wood	2	5

FYI Top Pole Amount just means the top 5' of the new 60' poles will be removed prior to finishing the work, making the total actual length of the pole 55'. The embedment (depth to which a pole is buried) is subtracted from the total pole length to get the aboveground height of the poles.

Pole top infrastructure on new poles will remain the same as the existing poles.

See attached photo log of the pole locations. I can't speak to any previous projects but have discussed these pole locations extensively with our team. Trees will not be impacted by our work and any necessary trimming will be kept to a minimum.

These poles are part of a large island-wide transmission pole replacement project. The work at these poles was on the schedule for this summer but right now work on these specific poles is being held until we have had a chance to go over the work with you. If this does not end up on the agenda I would expect they would like to complete the work on these poles sooner rather than later. Latest schedule for work at these poles would be this fall.

Let me know if you have any questions or need me to clarify anything.

Thanks,
-Emily

EMILY HEPDING (she/her) | Senior Environmental Science and Planning Analyst
Licensing and Permitting
M. +1.516-241-0721
999 Stewart Ave. Bethpage, NY 11714
Emily.Hepding@pseg.com | pseglinv.com


From: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Sent: Friday, June 9, 2023 2:07 PM
To: Hepding, Emily <Emily.Hepding@pseg.com>
Cc: Peppe, Lindsay <Lindsay.Peppe@pseg.com>; Pomi-urbat, Lara <Lara.Pomi-urbat@pseg.com>
Subject: [EXTERNAL] RE: PSEG Long Island - Right-Of-Way Transmission Pole Replacement Project

*****CAUTION***** *****CAUTION***** *****CAUTION*****
This e-mail is from an **EXTERNAL** address. The actual sender is (Julie.Hargrave@SCWA.com) which may be different from the display address in the From: field. Be cautious of clicking on links or opening attachments. Suspicious? Report it via the Report Phishing button. On mobile phones, forward message to Cyber Security.

Hello Emily,

Would you be able to provide some more information on the proposal such as existing pole sizes (height and width) I see the new poles are 5-10 feet taller, but taller than ? the size and width of proposed poles material of existing and proposed poles (wood, steel, etc.) do you have a cross section of the poles you can share? Will new or additional infrastructure be place on the top of the poles, a change to what is present now?

I saw a tree cut in the cr 31 right of way after some recent work and definitely trimmed branches. This says no tree trimming or removal, but is that possible? Could you provide pictures of the area now? Are there only shrubs in the right of way, no trees? Is there a timeline for the project?

If this is on an agenda it may need to wait until July 19 because the June 21 agenda is basically set at this point.
Thank you for your attention
Have a nice weekend

Julie Hargrave
631-218--192

From: Hepding, Emily <Emily.Hepding@pseg.com>
Sent: Friday, June 9, 2023 12:18 PM
To: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Cc: Peppe, Lindsay <Lindsay.Peppe@pseg.com>; Pomi-urbat, Lara <Lara.Pomi-urbat@pseg.com>
Subject: PSEG Long Island - Right-Of-Way Transmission Pole Replacement Project

CAUTION: This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Julie,

PSEGLI is planning to carry out a project on Wading River Hollow Road in Ridge. The Proposed Action includes the replacement of eight transmission poles. The project is located within the Pine Barrens Compatible Growth Area. No project activities will be conducted within the Pine Barrens Core Growth Area.

A letter and map outlining the proposed work are attached.

Please get back to me when you have the chance.

Thanks,
-Emily

EMILY HEPDING (she/her) | Senior Environmental Science and Planning Analyst
Licensing and Permitting
M. +1.516-241-0721
999 Stewart Ave. Bethpage, NY 11714
Emily.Hepding@pseg.com | psegliny.com [linkprotect.cudasvc.com]


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Hargrave, Julie

From: Hepding, Emily <Emily.Hepding@pseg.com>
Sent: Friday, June 9, 2023 12:18 PM
To: Hargrave, Julie
Cc: Peppe, Lindsay; Pomi-urbat, Lara
Subject: PSEG Long Island - Right-Of-Way Transmission Pole Replacement Project
Attachments: PSEGLI - Ridge Pole Replacements - PBC Transmittal_2023-06-09.pdf; PSEGLI - Ridge Pole Rplacements - PBC Figure_2023-06-09.pdf

CAUTION: This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Julie,

PSEGLI is planning to carry out a project on Wading River Hollow Road in Ridge. The Proposed Action includes the replacement of eight transmission poles. The project is located within the Pine Barrens Compatible Growth Area. No project activities will be conducted within the Pine Barrens Core Growth Area.

A letter and map outlining the proposed work are attached.

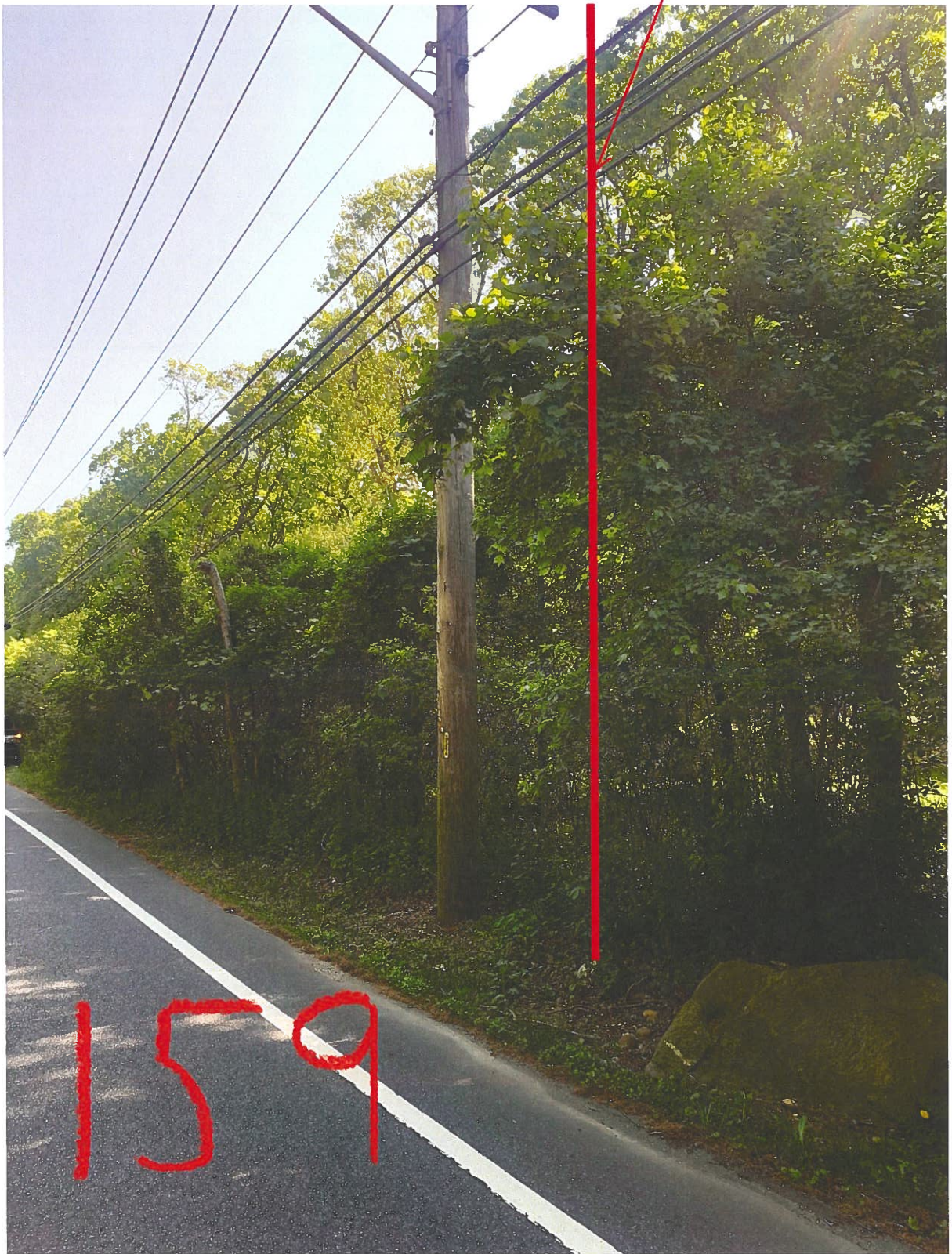
Please get back to me when you have the chance.

Thanks,
-Emily

EMILY HEPDING (she/her) | Senior Environmental Science and Planning Analyst
Licensing and Permitting
M. +1.516-241-0721
999 Stewart Ave. Bethpage, NY 11714
Emily.Hepding@pseg.com | psegliny.com



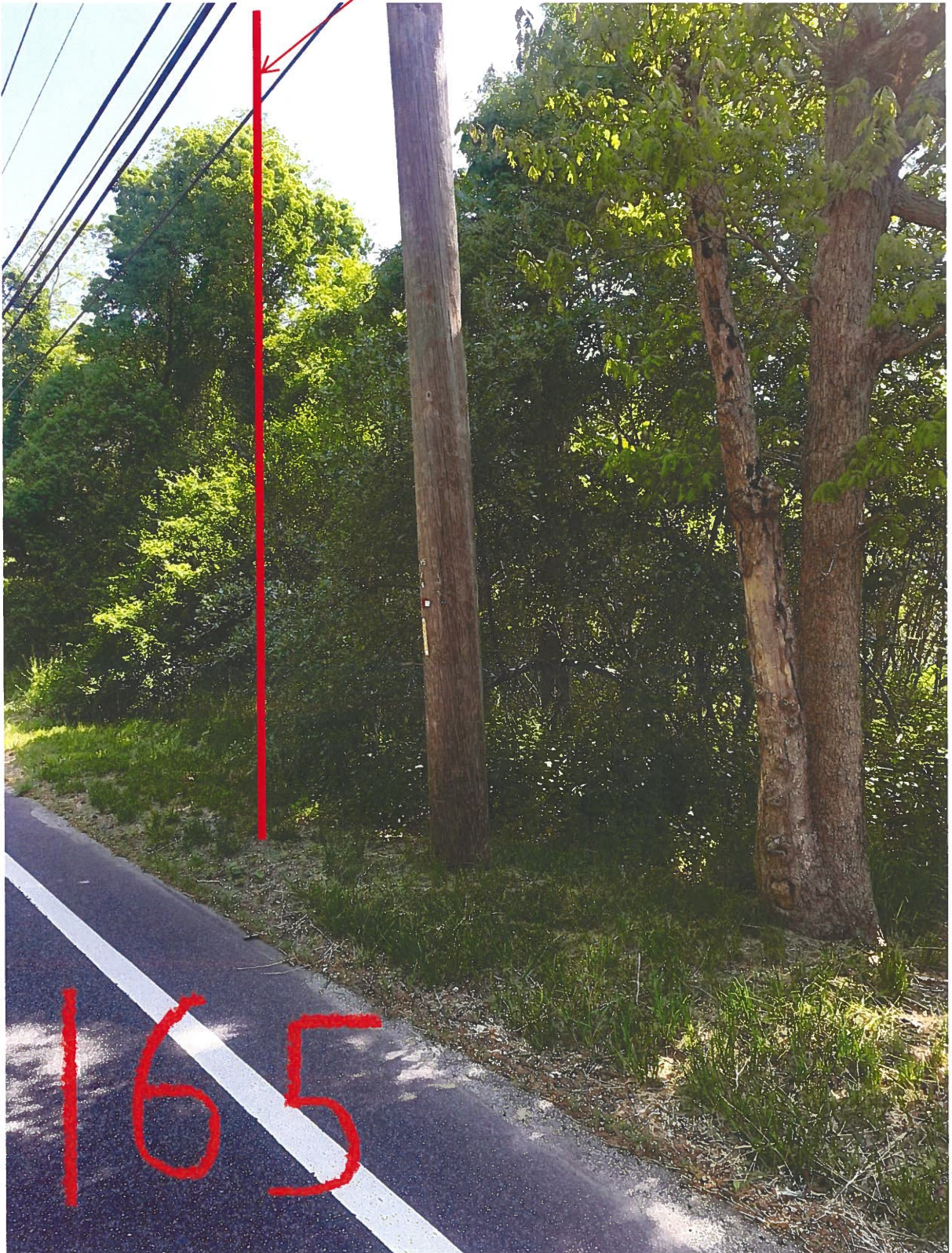
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Proposed Pole Location

Pole #159 – Brush clearing needed, possibly trimming of branches, no tree removals

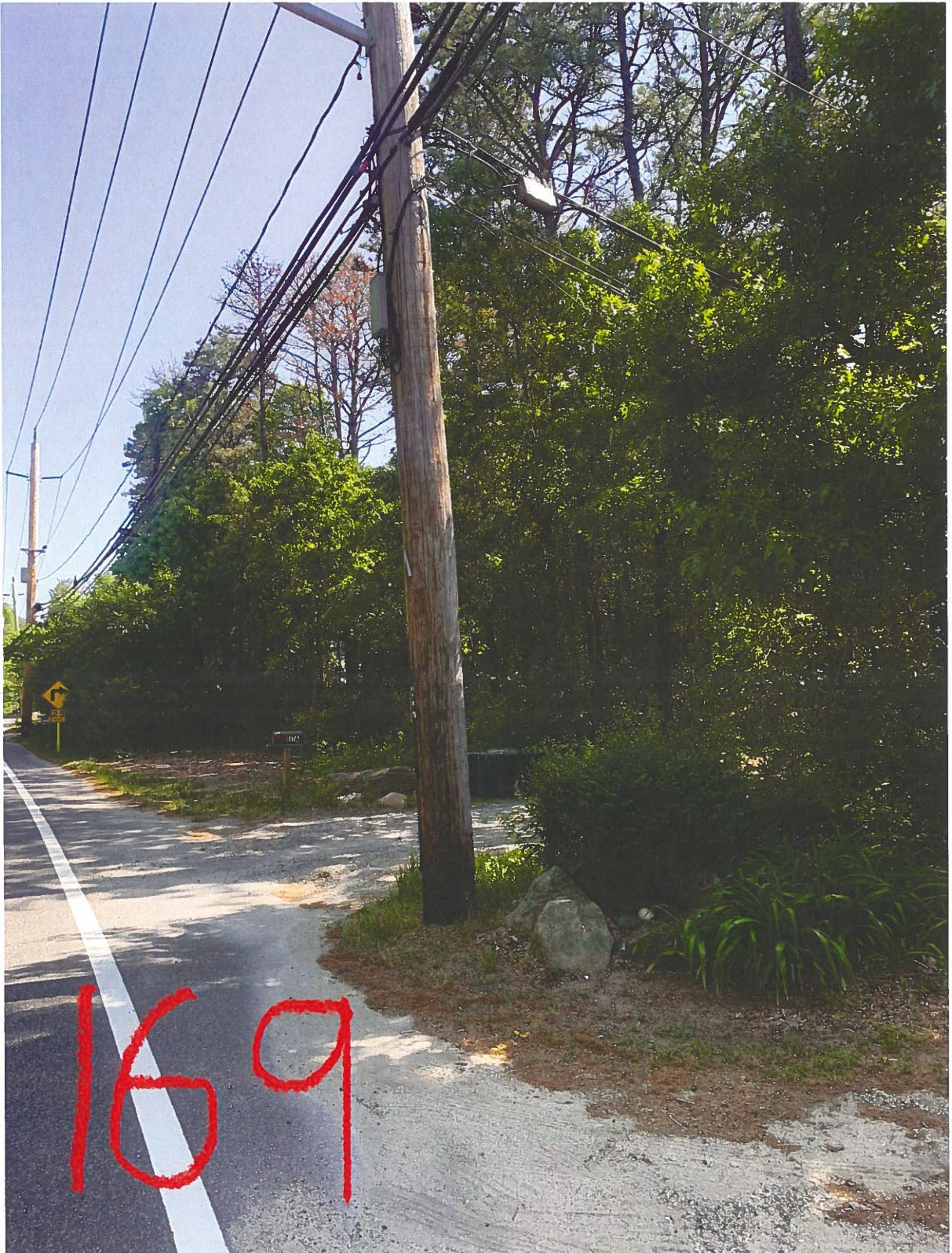
Proposed Pole Location



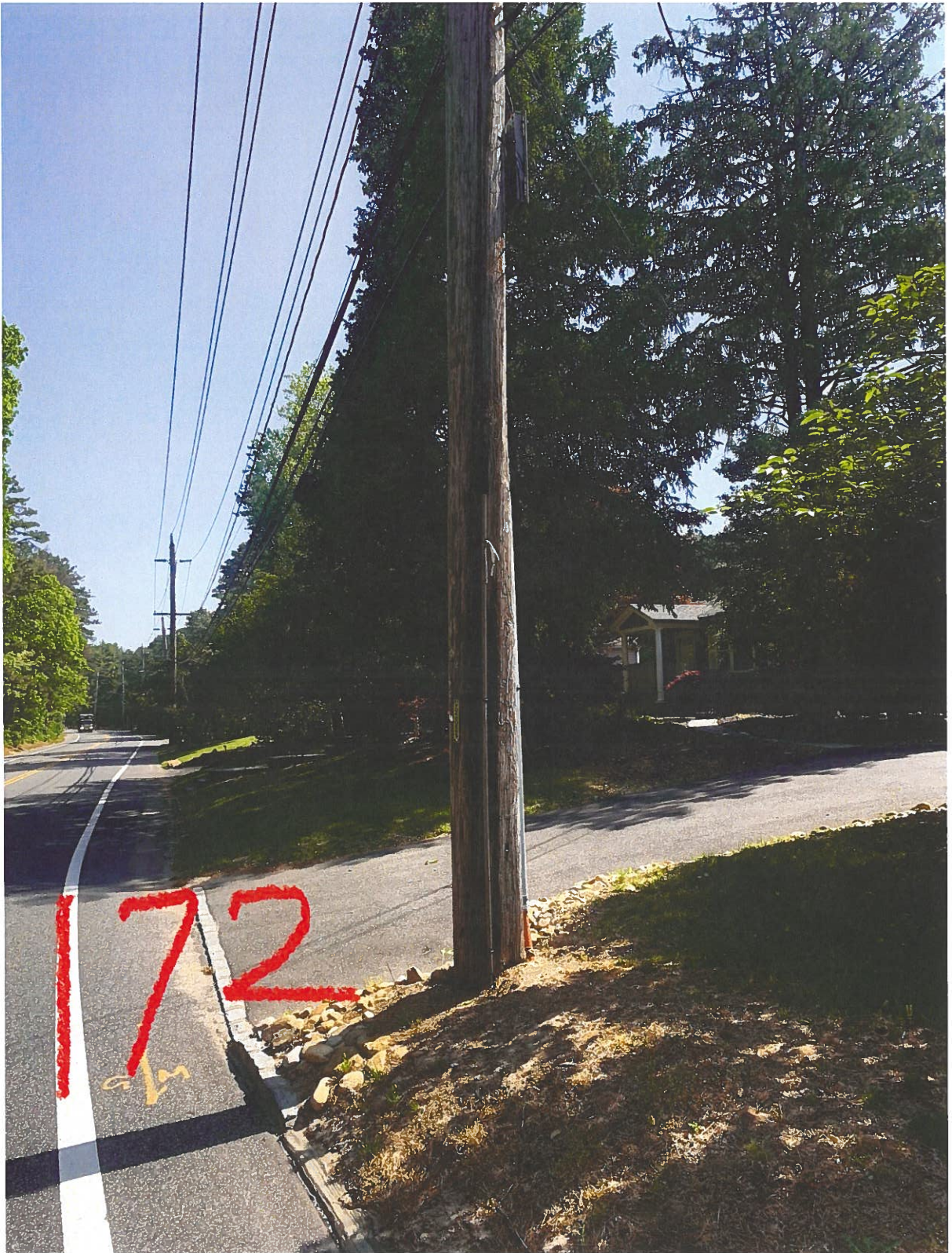
Pole #165 – Brush clearing needed, possibly trimming of branches, no tree removals



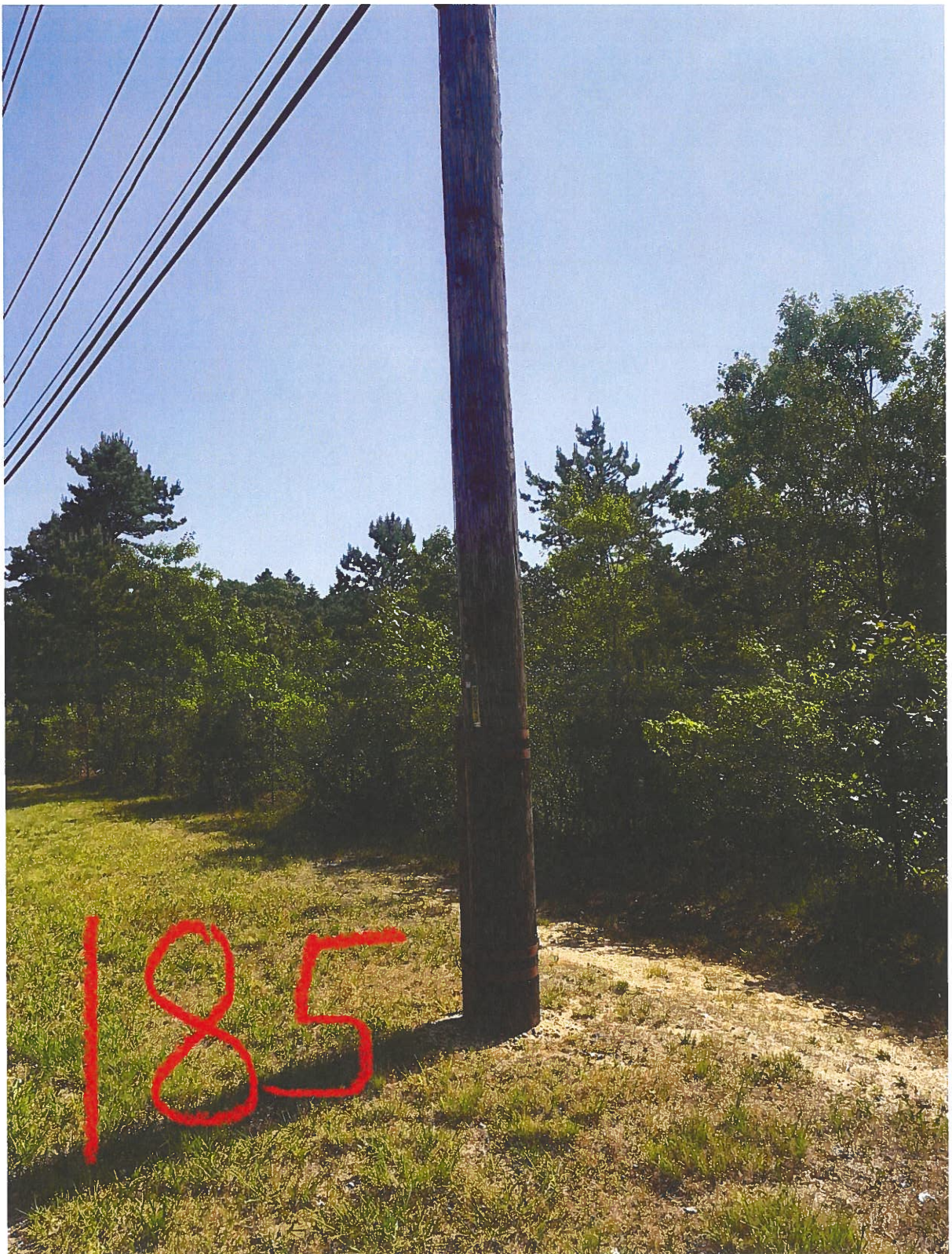
Pole #168 - No clearing needed



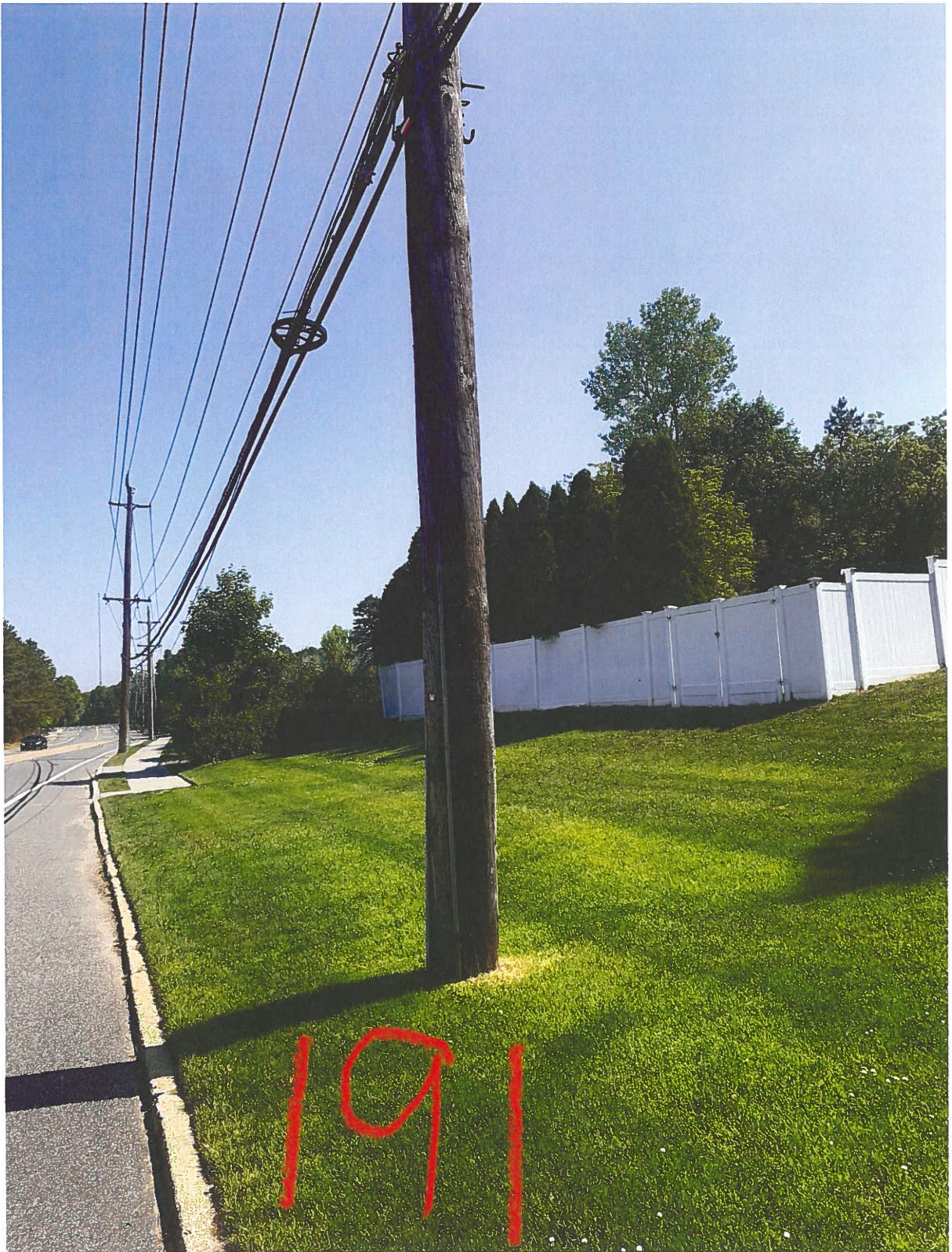
Pole #169 – No clearing needed



Pole #172 – No clearing needed



Pole #185 – No clearing needed



Pole #191 - No clearing needed



Pole #194 - No clearing needed

DRAFT

July 19, 2023

Jacqui Lofaro, Chair
Southampton Town Planning Board
116 Hampton Road
Southampton, NY 11968



**RE: SEQRA Lead Agency Coordination: DiLandro Site Plan Application
Speonk Riverhead Road, Southampton Town
SCTM # 900-326-1-8.2, Compatible Growth Area**

Dear Planning Board Chair Lofaro and Board Members:

On July 3, 2023, the Central Pine Barrens Commission office received the SEQRA Coordination material on the referenced application. The project site is in the Central Pine Barrens Compatible Growth Area. The Commission does not object to the Town Planning Board assuming lead agency for the proposal classified as an Unlisted Action.

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Existing Conditions and Project Description

The site is located on the west side of Speonk Riverhead Road in Speonk. It is in the LI 40 zoning district. At present, the project site is entirely naturally vegetated with pine barrens habitat.

The Site Plan prepared by DiLandro Andrews Engineering last dated April 27, 2023 identifies the development of a 10,000 square foot building with five contractor units, each is 1,902 square feet with additional space for offices, 43 parking spaces, a curb cut on Speonk Riverhead Road and other infrastructure. Fifty percent of the site will remain as natural open space. Scenic buffers, 50 feet wide, are present in the front and rear yards.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the Act), (New York State Environmental Conservation Law (ECL) Article 57). Therefore, the proposal must conform 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 review and action. Please confirm the project demonstrates conformance prior to a decision and disturbance on site.

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 C. Milazzo, Counsel

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367

<https://pb.state.ny.us/>



Town of Southampton

116 Hampton Road
Southampton, NY 11968

PLANNING BOARD

Telephone 631 287-5735
Fax 631 287-5706

CHAIR
JACQUI LOFARO
VICE CHAIRPERSON
DENNIS FINNERTY
SECRETARY
GLORIAN BERK

BOARD MEMBERS
JOHN ZUCCARELLI
ROBIN LONG
CRAIG CATALANOTTO
THACKOOR (GEORGE) MOOTOO

TO: Ms. Judy Jacobsen, Director
Central Pine Barrens Joint Planning and Policy Commission
624 Riverhead Road
Westhampton Beach, NY 11978

FROM: Southampton Town Planning Board

RE: NOTIFICATION OF SEQRA COORDINATION for
Jeffrey DiLandro

DATE: June 30, 2023



Enclosed please find a copy of the:

☒ Environmental Assessment Form (EAF) Part 1, prepared by the project sponsor.

Pursuant to 6 NYCRR Part 617.5 (SEQRA), the Southampton Town Planning Board has preliminarily classified this project as a:

☒ Unlisted Action

Your agency has been identified as an Involved Agency. Pursuant to 6NYCRR 617.6 (SEQRA) a Lead Agency must be designated and agreed upon **within 30 days** from the date of transmission of this coordination notification. Please return the attached form to our office **no later than July 30, 2023**, indicating whether or not your agency wishes to assume Lead Agency status relative to this action.

Please be aware that the Southampton Town Planning Board:

☒ would like to assume Lead Agency status
☐ does not want to assume Lead Agency status
☐ will assume Lead Agency status if no other agency requests it

The site plan/special exception application is for the construction of a 10,000 square foot building for five (5) special trade units on a 1.6-acre parcel, located in the L-40 Zoning District, Aquifer Protection Overlay District, Central Pine Barrens Compatible Growth Area and situated at 1323 Speonk Riverhead Road, Hamlet of Speonk (SCTM No. 900-326-1-8.2)

Even if your agency declines Lead Agency status, please use this opportunity to review the proposed action, from your agency's standpoint, and advise us of any additions, modification or concerns, which your agency may have relative to this project and/or the SEQRA process. This is the only referral that your agency will receive prior to the Planning Board's holding of a Preliminary Hearing on this project.

Enclosures: EAF, Application, Site Plan

PLEASE COMPLETE THIS FORM
AND RETURN IT TO THE SOUTHAMPTON TOWN PLANNING BOARD

SEQRA COORDINATION RESPONSE

To: Southampton Town Planning Board
Town Hall
116 Hampton Road
Southampton, N.Y. 11968

From:

Re: **SEQRA Lead Agency Coordination**

Date: _____

Project Name: Jeffrey DiLandro-Site Plan

Members of the Southampton Town Planning Board

Your Notification for SEQRA Coordination was received by our agency on _____. Please be advised that our agency, the Suffolk County Department of Health Services:

Wants to assume Lead Agency status _____
Does not want to assume Lead Agency status _____
Will assume Lead Agency status if no other agency requests it _____

Very truly yours;



Planning Board
Town Hall
Southampton, NY 11968

Meeting: 06/22/23 02:00 PM
Department: Planning
Category: Site Plan / Special Exception
Prepared By: Clare Shea

ADOPTED

PLANNING BOARD RESOLUTION (ID # 43593)

DOC ID: 43593

DiLandro, Jeffrey

WHEREAS, the Planning Board received a site plan/special application for Jeffrey DiLandro on May 19, 2023; and

WHEREAS, the site plan/special exception application is for the construction of a 10,000 square foot building for five (5) special trade units on a 1.6-acre parcel, located in the L-40 Zoning District, Aquifer Protection Overlay District, Central Pine Barrens Compatible Growth Area and situated at 1323 Speonk Riverhead Road, Hamlet of Speonk (SCTM No. 900-326-1-8.2); and

WHEREAS, the application includes a request to modify the existing covenants of 25% clearing on the site to permit clearing up to 50% as required under the Aquifer Protection Overlay District (APOD) pursuant to Section 330-69.3; and

WHEREAS, the application is classified as an Unlisted Action pursuant to SEQRA and the Planning Board chooses to coordinate with the other involved agencies, including the Suffolk County Department of Health Services and the Central Pine Barrens Commission; now, therefore, be it

RESOLVED, that the Planning Board hereby coordinates for lead agency pursuant to SEQRA for the Site Plan –Special Exception/ Application entitled Jeffrey DiLandro with the above listed involved agencies.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kate Fullam, Board Member
SECONDER:	Thomas Neely, Board Member
AYES:	Lofaro, Finnerty, Mootoo, Neely, Fullam
ABSENT:	Glorian Berk, Craig Catalanotto

DLANDRO ANDREWS
 100 County Rd. 39
 South Hampton, N.Y. 11986
 (877) 226-3050



PROJECT
 1323 SPEONK RIVERHEAD ROAD
 SPEONK, NEW YORK 11972
 S.C.T.M.# 900-326-1-B-2

COMMERCIAL SITE PLAN
 TITLE

No.	Date	Description
1	7/13/2022	REVISED
2	7/13/2022	REVISED
3	7/13/2022	REVISED

Designed By	PD
Checked By	FL
Date	7/13/2022
Scale	NOTED

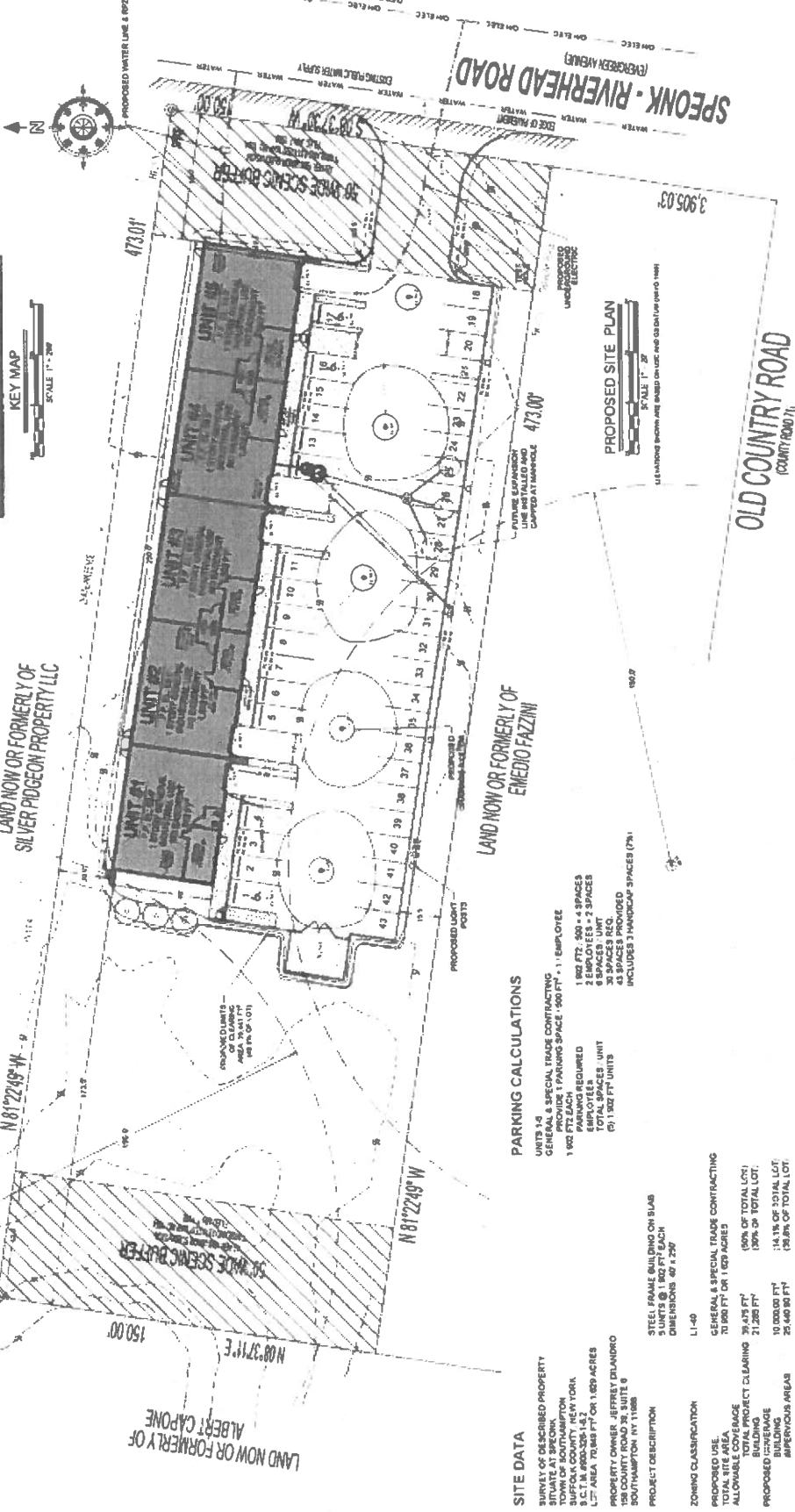
C-1

SITE PLAN BASED ON SURVEY PREPARED BY:

 100 County Rd. 39
 South Hampton, N.Y. 11986
 (877) 226-3050



EXISTING INFORMATION
 DLANDRO ANDREWS ENGINEERING LLC
 1323 SPEONK RIVERHEAD ROAD
 SOUTH HAMPTON, N.Y. 11986
 (877) 226-3050



COMMENTS: NO GROUND WATER
 ENCOUNTERED
 TEST HOLE BY
 MICHAEL GEOSERVICES
 WELL AT 1324 SPEONK RIVERHEAD ROAD
 SHOWS HIGHEST EXPECTED
 GROUNDWATER AT EL. 81.87
 WELL NUMBER S-12545

LAND NOW OR FORMERLY OF
 ALBERT CAPONE

LAND NOW OR FORMERLY OF
 SILVER PIGEON PROPERTY LLC

LAND NOW OR FORMERLY OF
 ENEDIO FAZZINI

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 ENEDIO FAZZINI

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 ENEDIO FAZZINI

LAND NOW OR FORMERLY OF
 ALBERT CAPONE



**Central Pine Barrens Commission Public Hearing
July 19, 2023**

**Taco Bell
Core Preservation Area Hardship Waiver Application
SCTM Number 200-462-2-12.2
CR 111, Manorville, Town of Brookhaven**

List of Staff Exhibits

Robert Calarco <i>Chairman</i>	A. Location Map
Yvette Aguiar <i>Member</i>	B. Site plan prepared by H2M last dated January 16, 2023
Steven Bellone <i>Member</i>	C. Existing Conditions plan
Edward P. Romaine <i>Member</i>	D. Photographs
Jay H. Schneiderman <i>Member</i>	E. Past decisions on the project site in 1998 and 2003
	F. Study Area map
	G. SCDPW letter dated July 12, 2023
	H. Applicant's material

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

**Central Pine Barrens Joint Planning and Policy Commission
Staff Report
Meeting of July 19, 2023**

PROJECT NAME: Taco Bell
Core Preservation Area Extraordinary Hardship Waiver

OWNER: Joanne Mangogna

REPRESENTATIVE: Richard Wiedersum, H2M

PROJECT TIMELINE:

- 6/8/22 Receipt of application
- 6/21/23 Scheduled Public Hearing
- 7/19/23 Public Hearing
- 10/5/23 Decision Deadline

PROJECT SITE LOCATION:

451 County Road 111, Manorville, Town of Brookhaven, Core Preservation Area
see Exhibit A

PROJECT SITE AREA: 1.6 acres

TAX MAP NUMBER: 200-462-2-12.2

ZONING DISTRICT: J Business 2

PROPOSAL

The Applicant proposes to redevelop a 1.6 acre parcel containing an abandoned restaurant with a 2,624 square foot restaurant with a drive through service window to be occupied by a Taco Bell fast food restaurant. The Project Site contains 1.6 acres of area.

The Applicant proposes to develop 25 parking spaces and to landscape 43,830 square feet of the site. Impervious surfaces will cover 0.6 acres of the site.

The Project Site is in the Core Preservation Area on County Road (CR) 111. See Exhibit B for the site plan.

The Applicant has applied to the Town of Brookhaven for a zone change from J Business 2 to J Business 5 (high intensity business) or J Business 6 zoning district (main street business). See comments for the Applicant to explain the requirements and limitations of each district for a drive through restaurant.

The applicant purchased the property on May 9, 2023.

EXISTING CONDITIONS

The project site contains a one-story 7,200 square foot restaurant no longer used with 70 parking spaces. Presently the paved area covers 0.96 acres. The remaining area, 0.64 acres, is landscaped. See Exhibit C for the existing conditions plan. See Exhibit D for photographs taken on July 5, 2023.

SITE HISTORY

The current building was developed in the 1970s. Other clearing and development occurred on the property prior to then, according to aerial photography on the Suffolk County GIS website <https://gisapps.suffolkcountyny.gov/gisviewer/>

Two core hardship waivers were proposed in the past to expand the building and parking facilities.

Exhibit E contains materials including:

- August 5, 1998: Notice of Violation issued by the Commission for commencing construction without the required hardship permit from the commission. Stipulation of Settlement. Applicant paid \$2,000 fine and restoration was required in the rear yard.
- November 9/2001 Notice of Violation issued by the Commission for clearing and additional construction without hardship and on September 11, 2002, a stipulation was signed between the Town of Brookhaven and Michelangelo's with Applicant to pay \$4,500 penalty and restore area from 1998 violation.
- March 19, 2003: Core hardship Exemption denial of an application to expand the building. The denial was based, in part, because the 1) then applicant purchased the property after adoption of the Long Island Protection Act and 2) already received minimum relief via the grant of a prior hardship exemption. Via the settlement that allowed them to do the construction.

Study Area Land Use

A Study Area of approximately one-half mile surrounding the project site was reviewed to characterize the land use development pattern and zoning in the area. See Exhibit F for the Study Area map.

Land uses adjacent to the Project Site include a residence to the west and non-residential use to the north.

The Act defines the Core boundary as the north side of CR 111. The south side of CR 111 is in the CGA.

The north side of CR 111, west of the project site, is generally developed with commercial and residential land uses that have existed in the study area since the 1970s.

A Starbucks is present in the Core to the north of this site that required a change of zone to J5 for a drive through restaurant. As a zone change, it was development and required a hardship, which was granted on June 21, 2017. The parcel on the eastbound service road entrance at CR 111 and the LIE is presently undeveloped but benefits from a core hardship granted to Clancy Street Food Corp on November 8, 1995 for a restaurant. Public land is present to the north and east of the project site in the Core on CR 111.

In the CGA, on the south side of CR 111, two large retail shopping complexes are developed. Retail establishments include a grocery store, medical office walk-in clinic, drug store and two drive-through restaurants, McDonald's and Wendy's.

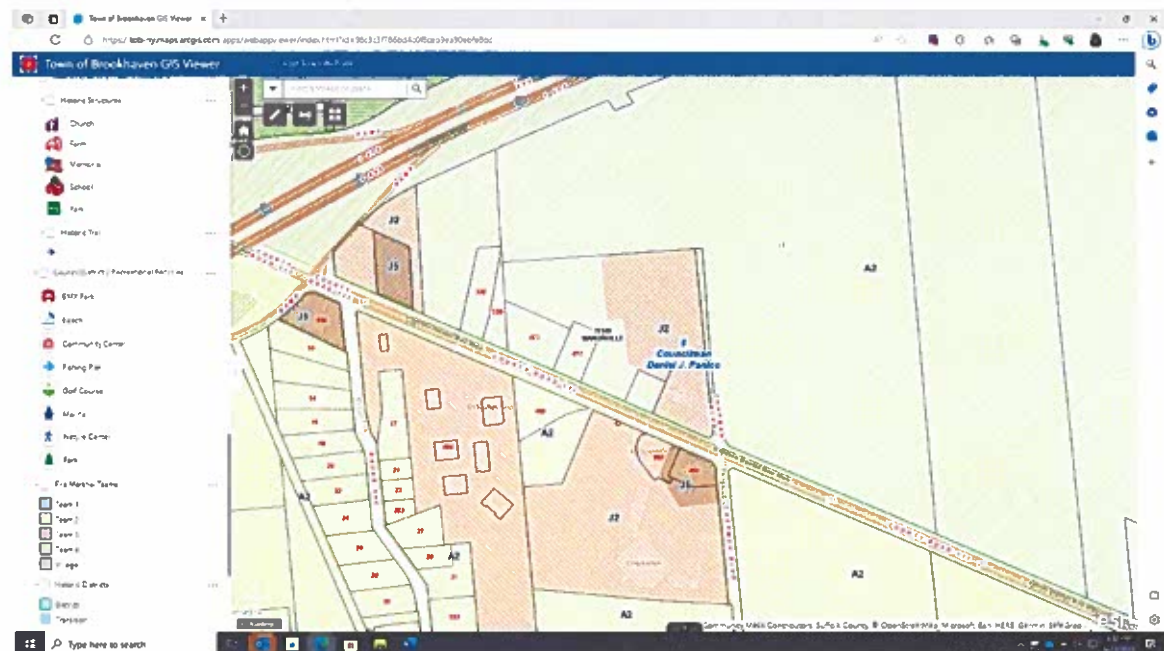
A tree nursery is present on the south side of CR 111. Residential uses are developed south of the nursery in the CGA.

Three traffic signals are present in this stretch.

A horticulture farm is present on the southwest corner of Chapman Boulevard and CR 111. Residential land uses are developed in the CGA to Halsey Manor Road.

Zoning in the Study Area consists of J Business 2 Zoning District, A Residence 2, and J Business 5.

Here is a zoning map of the Study Area.



SITE DESCRIPTION

Topography/Elevation: The project site is generally flat.

Soils: Riverhead sandy loam (RdB0, Haven loam (HaA) topsoil, well graded sand with silt and gravel, coarse sand and gravel.

Hydrology: Hydrogeologic Zone III. Depth to groundwater is approximately 33 feet.

Vegetation: Natural vegetation is present in the rear of the project site.

Rare, Endangered, & Threatened Species and Species of Concern: Obtain letter from NYSDEC Natural Heritage Program.

Cultural/Archeological: By letter dated June 26, 2023, the NYS OPRHP indicated that the project will not impact cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

Scenic Resources: CR 111 is a Scenic Road described in Volume 2, Chapter 8 of the Comprehensive Land Use Plan.

Wastewater: The project site's as of right flow is 480 gallons per day (300 gpd x 1.6 acres).

INVOLVED/INTERESTED AGENCIES AND REQUIRED APPROVALS

- SEQRA – Unlisted action. Coordinated Lead Agency with Brookhaven Town, Suffolk County Planning Commission and Suffolk County Department of Health Services declined lead agency, all of which defer to the Commission to assume Lead Agency.
- Town of Brookhaven approvals, permits and variances
- Suffolk County Department of Health Article 6 of the Sanitary Code
- Suffolk County DPW permit – See Exhibit G for SCDPW letter dated July 12, 2023
- Central Pine Barrens Commission Core Hardship Permit
- NYSDEC Wild and Scenic Recreational Rivers Permit

PUBLIC COMMENTS

To be received at the Hearing

EXTRAORDINARY HARDSHIP

The applicant is required to demonstrate Hardship in accordance with ECL 57-0121(10). The applicant submitted a petition addressing Section 57-0121(10) of the Act for the

proposed extraordinary hardship waiver. See Exhibit H for the applicant's petition on the hardship.

This section provides an outline of the waiver criteria.

"10. Any person, the state or a public corporation upon a showing of hardship caused by the provisions of subdivision eight of this section on development in the core preservation area, may apply to the commission for a permit exempting such applicant from such subdivision eight in connection with any proposed development in the core preservation area. Such application for an exemption pursuant to the demonstration of hardship within the core preservation area shall be approved only if the person satisfies the following conditions and extraordinary hardship or compelling public need is determined to have been established under the following standards or for development by the state or a public corporation or proposed for land owned by the state or a public corporation compelling public need is determined to have been established under the following standards:"

"(a) The particular physical surroundings, shape or topographical conditions of the specific property involved would result in an extraordinary hardship, as distinguished from a mere inconvenience, if the provisions of this act are literally enforced."

"A person shall be deemed to have established the existence of extraordinary hardship only if he or she demonstrates, based on specific facts, that the subject property does not have any beneficial use if used for its present use or developed as authorized by the provisions of this article, and that this inability to have a beneficial use results from unique circumstances peculiar to the subject property which:"

"(i) Do not apply to or affect other property in the immediate vicinity;
(ii) Relate to or arise out of the characteristics of the subject property rather than the personal situation of the applicant; or
(iii) Are not the result of any action or inaction by the applicant or the owner or his or her predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993."

"(c) An application for a permit in the core preservation area shall be approved only if it is determined that the following additional standards also are met:

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

- (ii) The waiver will not be inconsistent with the purposes, objectives or the general spirit and intent of this article; or
- (iii) The waiver is the minimum relief necessary to relieve the extraordinary hardship, which may include the granting of a residential development right to other lands in the compatible growth area that may be transferred or clustered to those lands to satisfy the compelling public need.”

DISCUSSION/COMMENTS

1. Ownership
2. Explain J2 and J6 zoning classifications and permitted uses
3. Current vacancy, use
4. Signage should be minimal and consistent with the pine barrens landscape
5. Where lighting is proposed, install dark skies lighting fixtures.
6. Native trees and other plants and pollinator gardens should be considered over mowed and fertilized grass.
7. Will the project conform with Article 6 of the Suffolk County Sanitary Code?
8. SEQRA
9. Further comments and recommendations may be necessary after the public hearing or receipt of additional information.

EXHIBITS

- A. Location Map
- B. Site plan prepared by H2M last dated January 16, 2023
- C. Existing Conditions plan
- D. Photographs
- E. Past decisions on the project site in 1998 and 2003
- F. Study Area map
- G. SCDPW letter dated July 12, 2023
- H. Applicant’s material

475 ROUTE 111 MANORVILLE 11949

Tax Map #: 0200-462.00-02.00-012.002

PARCEL ID	0200462000200012002
ADDRESS	475 ROUTE 111
CITY	MANORVILLE
ZIP CODE	11949
ACRE CALCULATED	1.666000
LAND USE CODE	422: DINERS & LUNCHEONETTES
OWNER	CATERINA PASSANANTE

[Zoom to](#)



QUANTITIES:

PROPOSED BLDG. AREA: ± 2,824 S.F.

PROPOSED PARKING:
(INC. 2 H.C.)
25 STALLS

DRIVE THRU STAKING:
12 CARS

SITE COVERAGE:

EXISTING

PERVIOUS SURFACE:
IMPERVIOUS SURFACE:
± 27,937 S.F.
± 41,765 S.F.

PROPOSED

PERVIOUS SURFACE:
IMPERVIOUS SURFACE:
± 43,829 S.F.
± 25,873 S.F.

East Coast Marketing & Consulting
Proposed Taco Bell
427 County Road 111, Massena, NY 13693

PROPOSED SITE PLAN
DATE: 7-2-23

001
01-16-23

H 2 M
architects
engineers



SITE COVERAGE:

EXISTING

PERVIOUS SURFACE: ±27,337 S.F.

IMPERVIOUS SURFACE: ±41,765 S.F.

East Coast Marketing & Consulting
Proposed Taco Bell
451 County Road 111, Marlborough, NY 11949

C00
01-16-23

EXISTING SITE
SCALE: 1"=40'

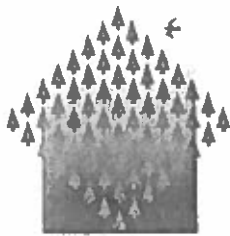
H 2
M

architects
engineers









CENTRAL
PINE
BARRENS

JOINT
PLANNING
&
POLICY
COMMISSION

Robert J. Gaffney
Chair

Felix J. Grucci, Jr.
Vice Chair

Vincent Cannuscio
Member

Ray E. Cowen
Member

Vincent G. Vilella
Member

**Excerpt from 8/5/98 Commission Meeting Minutes
re Core hardship approval for Michaelangelo's Restaurant
200-462-2-12.2**

**Commission Meeting Summary (FINAL)
for August 5, 1998 (Approved 8/26/98)
Commission Office; 3525 Sunrise Highway, 2nd Floor
Great River; 2:00 pm**

Commission members present: Mr. Proios (for Suffolk County), Mr. Girandola and Ms. Wiplush (for Brookhaven; Mr. Girandola voting), Mr. Vilella and Ms. Filmanski (for Riverhead; Mr. Vilella voting), Mr. Shea (for Southampton) and Mr. Cowen (for New York State).

...

Ms. Wiplush left at this time, but a five member quorum remained. Mr. Vilella and Ms. Filmanski left during the first of the following hearings, and a four member quorum then remained.

Core Preservation Area

- Michaelangelo's / Manorville / site plan: core hardship public hearing (*decision deadline to be determined*)
Summary: *A separate stenographic transcript exists for this hearing. Immediately after the hearing (but not contained within the hearing transcript), a motion was made by Mr. Cowen and seconded by Mr. Shea to approve the Michaelangelo's application with the condition that a stipulation agreement be prepared to satisfy the violation of NY Environmental Conservation Law Article 57 specifying that the applicant pay \$2000.00 and also restore the northern portion of the site with native plants. The motion was approved by a 4-0 vote.*

P.O. Box 587
3525 Sunrise Highway
2nd Floor
Great River, New York
11739-0587

Phone (516) 224-2604
Fax (516) 224-7653



In the Matter of

**MICHAELANGELO'S RESTAURANT and
PIZZERIA OF EASTPORT, INC.**

**and the CENTRAL PINE BARRENS JOINT
PLANNING AND POLICY COMMISSION**

STIPULATION

WHEREAS, Michaelangelo's Restaurant and Pizzeria of Eastport, Inc.
("Michaelangelo's Restaurant") is the leasee of certain property in the Town of Brookhaven on
which it operates a restaurant; and

WHEREAS, Michaelangelo's Restaurant, on July 15, 1998, submitted an
application to the Central Pine Barrens Joint Planning and Policy Commission (the
"Commission") for a Core Preservation Area Hardship Permit ("Hardship Permit") to construct
two additions to an existing facility on the property together with additional parking; and

WHEREAS, during a public hearing held by the Commission on August 5, 1998
to consider the application, it was made known to the Commission that the new construction had
commenced prior to and without the required Hardship Permit from the Commission; and

WHEREAS, Michaelangelo's Restaurant has acknowledged that construction
within the Core Preservation Area, without the necessary Hardship Permit from the Commission,
constitutes a violation of Env'tl. Conserv. Law Section 57-0121; and

WHEREAS, Michaelangelo's Restaurant wishes to resolve the outstanding
violation under the terms and conditions set forth herein.

NOW THEREFORE, IT IS HEREBY STIPULATED AND AGREED AS**FOLLOWS:**

1. This Stipulation incorporates the prior record between Michaelangelo's Restaurant and the Commission;
2. Michaelangelo's Restaurant will pay to the Commission, within ten (10) calendar days of execution of this Stipulation, the sum of two thousand dollars (\$2,000) as a penalty for the above described violation of Envtl. Conserv. Law Article 57;
3. Michaelangelo's Restaurant will restore the northern portion of the site, as shown on the annexed Site Plan, with the native vegetation indicated thereon.

CENTRAL PINE BARRENS JOINT
PLANNING AND POLICY COMMISSION

By: 

MICHAELANGELO'S RESTAURANT

By: 

STATE OF NEW YORK)

COUNTY OF SUFF) ss.:

On the 11 day of SEPT in the year 98, before me, the undersigned, a notary public in and for said State, personally appeared FRANK AGARD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.


 Notary Public

PHILIP H SANDERMAN
 Notary Public, State of New York
 No. 4521174
 Qualified in Suffolk County
 Commission Expires Sept. 30, 1998

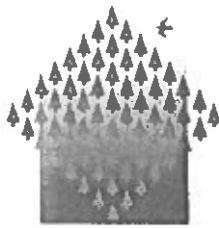
STATE OF NEW YORK)

COUNTY OF Suffolk) ss.:

On the 16th day of September in the year 98, before me, the undersigned, a notary public in and for said State, personally appeared Robert J. Galtney, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.


 Notary Public

BRENDA A. FUMANSKI
 Notary Public, State of New York
 No. 01FI4894220
 Qualified in Suffolk County
 Commission expires May 11, 1999



**CENTRAL
PINE
BARRENS**
JOINT
PLANNING
&
POLICY
COMMISSION

Robert J. Gaffney
Chair

Ray E. Cowen
Member

Patrick A. Heaney
Member

Robert F. Kozakiewicz
Member

John Jay LaValle
Member

**Commission Meeting Summary (FINAL)
for Wednesday, March 19, 2003 (Approved 4/16/03)
Brookhaven Town Hall, Building 4,
3233 Route 112, Medford
2:00 pm**

Commission members present: *Mr. Proios (for Suffolk County), Ms. Prusinowski and Ms. Compitello (for Brookhaven), Mr. MacLellan (for Riverhead), Mr. Murphree (for Southampton) and Mr. Cowen (for New York State).*

...

Core Preservation Area

- Michaelangelo's Restaurant / Manorville (Brookhaven) / site plan / hardship: decision (*hearing held 12/11/02 and 2/19/03; decision deadline is today*)
Summary: *A motion was made by Mr. Cowen and seconded by Mr. MacLellan to deny this Core hardship application based upon the applicant's presentation not addressing the Core hardship criteria, the fact that the minimum relief has already been granted, the hardship is self created due to the purchase of the property after the pine barrens law, and that prior remediation has been required. The motion was approved by a 4-0-1 vote, with the abstaining vote cast by Ms. Compitello.*

...

P.O. Box 587
3525 Sunrise Highway
2nd Floor
Great River, NY 11739-
0587

Phone (631) 224-2604
Fax (631) 224-7653
Internet:
www.pb.state.ny.us



0 350 700 1,400 2,100 2,800
Feet

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

DARNEIL TYSON, P.E.
CHIEF DEPUTY COMMISSIONER

JOSEPH T. BROWN, P.E.
COMMISSIONER

ERIC M. HOFMEISTER
DEPUTY COMMISSIONER

RECEIVED

JUL 18 2023

Central Pine Barrens Joint
Planning & Policy Commission

July 12, 2023

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

Re: 451 County Road 111, Manorville (Taco Bell)
CR 111, Port Jefferson-Westhampton Road – SCTM #0200-462.00-02.00-012.002

Ms. Hargrave:

This Department has reviewed the above-referenced site plan and offers the following comments:

A permit from this Department will be required pursuant to Section 136 of the Highway Law for the proposed access and any improvements this Department deems necessary along the Country right-of-way.

Before a permit is issued by this Department for these improvements, documentation pursuant to Section 239F of the New York State General Municipal Law must be forwarded to us from the Town Building Department for our review and comments.

An Impact Fee may be required.

Revise plan to show closure/removal of two existing aprons.

Install a right in-right out commercial street type access with full depth asphalt pavement (consisting of 6" RCA base, 4" binder, and 2" top course), concrete curbs with 35FT curb return radii, monolithic concrete directional island, and pedestrian ramps per ADA requirements. Show details.

Replace all broken curb and cracked, broken, raised, and non-ADA-compliant sidewalk. Show details.

All sidewalks, driveways and handicap ramps must meet ADA compliance. Refer to NYSDOT Standard Sheets for Ramps and Driveways at <https://www.dot.ny.gov/main/business-center/engineering/cadd-info/drawings/standard-sheets-us/608>. Plans must show grades at driveways, ramps and sidewalks to provide compliance.

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

335 YAPHANK AVENUE

YAPHANK, N.Y. 11980

(631) 852-4081
FAX (631) 852-4079

451 County Road 111, Manorville (Taco Bell)
CR 111, Port Jefferson-Westhampton Road - SCTM #0200-462.00-02.00-012.002

Update handicap ramp at corner of CR 111 and Chapman Blvd for ADA compliance. Show detail.

If you have any questions or concerns regarding this matter, kindly contact this office at (631) 852-4100.

Very truly yours,



Niamh Perrotta, P.E.
Director of Traffic Engineering



NP:KD:shd

Cc: Mr. Richard W. Wiedersum, Vice President, H2M Architects & Engineers
Ms. Joanne Mangogna
Town of Brookhaven, Planning Department

CORE PRESERVATION AREA APPLICATION

Item No. 1

The property is comprised of 1.69 acres, zoned J-2, and there is a building (restaurant) measuring approximately 7,200 SF with 70 parking spaces. The property was originally cleared in 1998 after attaining approval from the Pine Barrens Commission (see attached).

The proposed plan is to demolish the existing building and build a new 2,624 SF structure with a drive-thru. The parking area is to be reduced from 70 spaces to 25 spaces. All setbacks and requirements are to be met (refer to various site plans showing existing restaurant and parking, and proposed building with drive thru and parking). The proposed plan calls for a reduction of impervious surfacing by 61.9% and an increase in pervious material by 53.5%. Additional vegetation includes drought tolerant plantings along the north and south areas of the site while maintaining the east side. The west side is to be mainly grass.

Item No. 2

The property has already been cleared, meeting the approved clearing limits provided by the Pine Barrens in 1998. The proposed plan decreases the size of the building and parking spaces. The proposed plan is not looking for relief as it is increasing the vegetation on the property.

Item No. 3

An EAF was completed in 1998 with the approvals at the time. The proposed scope includes removal of the existing building and sanitary system (meeting SCDOH guidelines). A new I/A system is to be installed. The number of gallons generated per day is considerably less than what was originally approved. Noise levels during construction would be minimal, with standard construction vehicles being used. Post construction the noise level will be as existed under prior approvals. Reconnection to Suffolk County water line and PSEG electric line is part of the scope of work.

Very truly yours,
H2M architects + engineers


Richard W. Wiedersum, AIA, LEED AP
Vice President / Manager

RWW/ab

Attachment

X:\IECMC (East Coast Marketing & Consulting)\IECMC2203 Manorville Service Stop\DRAFTS - TEMPO\Core Preservation Area App.Docx



architects + engineers

538 Broad Hollow Road, 4th Floor East
Melville, NY 11747 | tel 631.756.8000

CENTRAL PINE BARRENS COMMISSION

RE: SCTM – 200-462-02-12.2

This application is requesting approval to develop property that was approved to be cleared and developed in 1998.

The proposed project located at 451 County Road 111, Manorville, is looking to demo an existing building (restaurant) that had previously received approval by Central Pine Barrens on August 26, 1998. A full EAF was completed at that time as part of the approval process. The existing property, when developed in 1998/1999, received approvals by the Pine Barrens and Brookhaven Town to clean and build the restaurant that presently exists.

The existing building is approximately 7,200 SF, which is proposed to be removed to allow the building of a new structure of approximately 2,624 SF, with an accessory drive-thru facility. The drive-thru will require a change of zone; however, prior to submitting it to the Town, we are looking for approval from the Pine Barrens Commission.

The proposed structure is a reduction of the building size by 36%.

The proposed project is a reduction in the number of parking spaces from over 70 to 25.

The proposed project is a reduction in impervious surfacing by 61.90% (41,765 SF – 25,873SF) and an increase in pervious surfacing of approximately 53.5% (27,937 SF to 43, 830 SF).

The 50' buffer along the south and west property lines allows for planting of local drought resistant vegetation, while still maintaining a view of the proposed structure.

The proposed plan removes one (1) curb cut on County 20 (111) and relocates a second curb cut. The curb cut on Chapman Blvd is to be relocated for access to the drive-thru.

Attached to this request are the following:

- Core preservation application
- Aerial photo of the existing site.
- Proposed aerial of the site showing the location of the proposed building parking and drive-thru
- The proposed site plan showing the extent of pervious (green) vs. impervious (grey). The proposed building would be categorized as a major restaurant under Brookhaven Town zoning ordinance. A zone change will be required before submission to Brookhaven Town for building permit approval.
- Owner's affidavit signed and notarized.
- Approved core hardship dated 5/26/98.
- Zoning analysis for proposed Taco Bell (major restaurant)

X:\ECMC (East Coast Marketing & Consulting)\ECMC2203 Manorville Service Stop\DRAFTS - TEMPO\Central Pine Barrens Commission.Docx

East Coast Marketing & Consulting

Proposed Development at
457 County Road 111
Manorville, NY 11949

H2M Project No.: ECMC2203

SITE DATA:

SCTM: 200 – 462 – 02 – 12.2

Zone, Overlay: J Business 2 (§85-424), Pine Barrens Core (§85-718)

Wetlands: 500' DEC Checkzone

Lot Size: ±73,046 SF (1.68 acres)

ZONING ANALYSIS: PROPOSED TACO BELL (Major Restaurant)

Town Board Special Permit: (§85-426) N/A

Planning Board Special Permit: (§85-427 (H)) Required – Major Restaurant without drive-through facility

Prohibited Uses: (§85-431) Major Restaurant *with* accessory drive-through facility

- Major restaurant with accessory drive-through facility is prohibited within the J Business 2 District (General Business) requiring a ***Change of Zone*** approved by Town Board to either a J Business 5 District (High Intensity Business) or J Business 6 District (Main Street Business) zone.

Bulk Requirements: (§85-432)

	Required	Proposed
Front	25' Min	±144'
Side	25' Min	±31'
Rear	40' Min	±90'
Height	35' Max	< 35'
FAR	35% (25,566 SF)	10.8% (±2,408 SF)

Special Permit Criteria: (§85-433 (C)) Major Restaurant (with or without drive-through facility)

1. A minimum landscaped area of 50' shall be maintained adjacent to all road frontages
 - a. Proposed preliminary site plan provides 50' landscaped buffer along all road frontages
2. A minimum of 35% of the site shall be maintained as natural and/or landscaped area
 - a. Proposed preliminary site plan provides ±45,000 SF (61.6%) of natural and/or landscaped area

Parking Requirements:

	Required	Proposed
Loading Space(s) (§85-850)	1 space (≤ 8,000 SF)	1 space (±2,408 SF)
Parking Stalls (§85-852)		
1 per 100 GFA	25 stalls (incl. 1 HC)	25 stalls (incl. 2 HC)
Drive-through queue	12 cars per window	10 cars

Comments:

1. Per §85-720(A)(m), in the Compatible Growth Area: renovations, reconstruction, additions or extensions to an existing commercial or industrial use is not to increase the existing square footage by more than 25%
2. Per §85-723(D), stormwater runoff originating from development on the property is recharged on site unless surplus capacity exists in an off-site drainage system
3. Per §85-723(E), areas of the site proposed to be cleared combined with previously cleared areas shall not exceed 46% (*Figure 5-1: Clearance Standards*)
4. Per §85-723(H), all commercial and industrial development shall comply with the provisions of the Suffolk County Sanitary Code

OWNER'S AFFIDAVIT

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

STATE OF NEW YORK

COUNTY OF Suffolk

)ss:

REBECCA R SHEVLIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SH0004275
Qualified in Suffolk County
My Commission Expires 3/8/27

----- being duly sworn, deposes

Joanne Mangogna

(Owner's Name(s))

and says that I/we reside at

35 Ryerson Ave Manorville NY 11749

(Owner's Address)

in the County of Suffolk State of New York, and that

I/we am/are the owner in fee of the property located at 457 County Road III, Manorville, NY 11749
(Property Address)

which is also designated as Suffolk County Tax Map Number(s) 200-464-02, 1A-1

and that I/we have been the

owner(s) of this property continuously since

May 9, 2023

(Date)

, and that I/we

have authorized Fred Lude, ECM and H2M to make a permit application to the

(Applicant's Name)

Central Pine Barrens Joint Planning and Policy Commission for this property. I/we make this Statement knowing that the Central Pine Barrens Joint Planning and Policy Commission will rely upon the truth of the information contained herein.

Joanne Mangogna
(Owner's Signature)

(2nd Owner's Signature)

Joanne Mangogna
(Owner's Name - Please Print)

(2nd Owner's Name - Please Print)

(Date)

(Date)

Sworn to before me this 9th day May
of, 2023

Sworn to before me this ___ day
of, 20__

Notary

Notary