Central Pine Barrens Commission Meeting Agenda
Wednesday, November 18, 2026 at 2:00 pm
Riverhead Town Hall
4 West Second Street
Riverhead, NY

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

1. **Administrative and Public Comment**
   a. Public Comment
   b. Minutes for Commission Meeting of 10/21/26 review (*approve*)
   c. Authorization of contracts and budgets General and Prescribed Fire contracts and budgets

2. **Invoice**
   a. Invoice for Judy Jakobsen, Consultant: Invoice #31 to 33 for the period of 9/6/26 to 10/23/26 for the total amount of $2,804.00

3. **Reports**
   a. Compliance and Enforcement Division: update (*Mr. Callagy)*
   b. Education, Outreach and Communications Division: update (*Mr. Motz*)
   c. Land Use Division: update (*Ms. Murphy)*
   d. Law Enforcement Council, Wildfire Task Force and New York Wildfire and Incident Management Academy: update (*Ms. Drew*)
   e. Pine Barrens Credit Program: update (*Mr. Tverdyy*)
   f. Science and Stewardship Division, Protected Lands Council: update (*Mr. Smith*)

4. **Planning and Land Use**

   Core Preservation Area

   a. **PSEG Long Island** / North Country Road, Shoreham / request to remove one wood distribution pole and install two distribution poles in the road shoulder and outside of a roadway curve to reduce vehicle accidents / *draft response*
   b. **Long Island Practical Shooters Association** / Tuccio / 900-248-1-110.3 / status

5. **Public Hearing at 2:30 pm**

   a. **Meadows at Artist Lake Development of Regional Significance Application** / Middle Country Road, Middle Island / 200-379-1-3.1, -5.1, -12 / change of zone to from A1 and J2 zoning districts to Planned Development District for mixed use development including 295 residential units, a sewage treatment plant and commercial uses on 74.25 acres / decision deadline 01/22/27 (*Ms. Murphy*)

6. **Public Comment**

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

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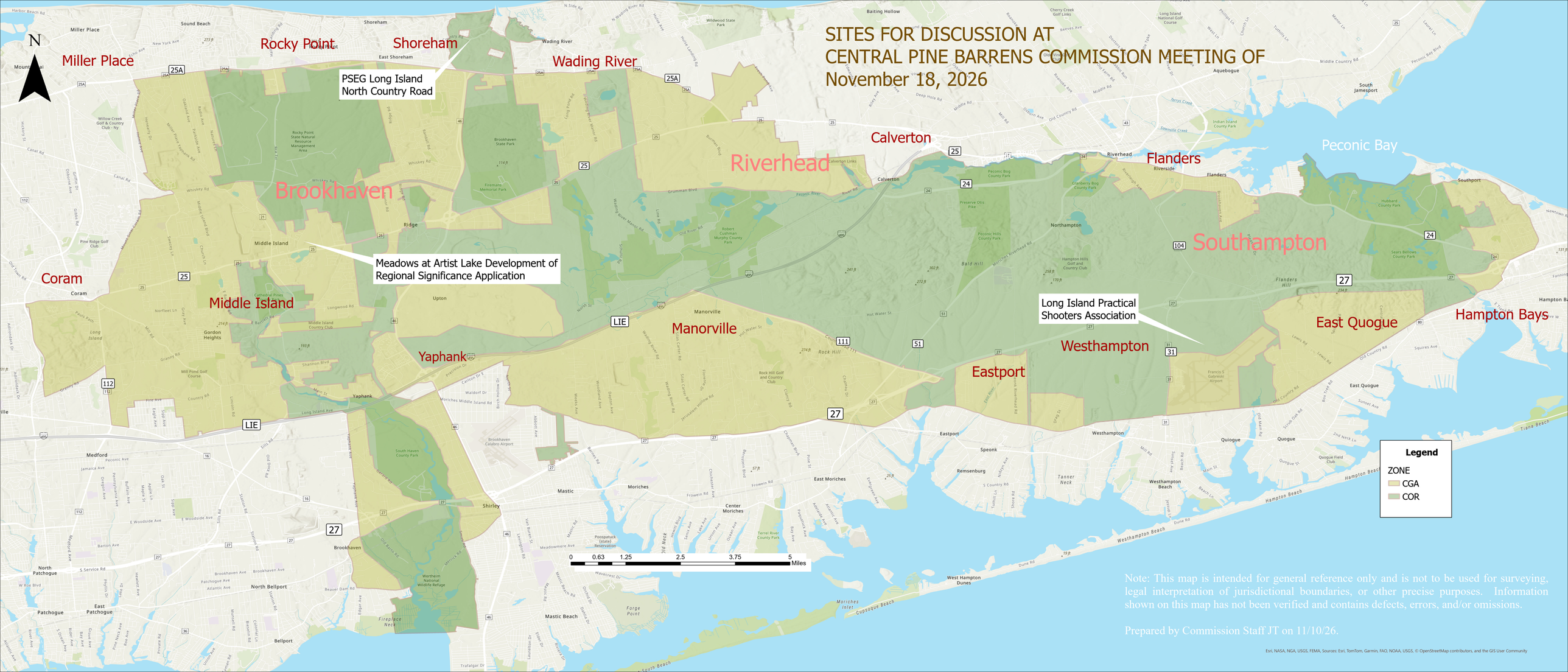
Next Commission Meeting, Wednesday, December 16, 2026 at 2:00 pm
Brookhaven Town Hall, One Independence Hill, Farmingville
For meeting information visit https://pb.state.ny.us/


SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
November 18, 2026
N
Miller Place
Rocky Point
Shoreham
Wading River
PSEG Long Island
North Country Road
Brookhaven
Riverhead
Calverton
Flanders
Peconic Bay
Southampton
Coram
Middle Island
Meadows at Artist Lake Development of
Regional Significance Application
Manorville
Yaphank
Eastport
Westhampton
Long Island Practical
Shooters Association
East Quogue
Hampton Bays
LIE
Legend
ZONE
CGA
COR
0 0.63 1.25 2.5 3.75 5
Miles
Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map has not been verified and contains defects, errors, and/or omissions.
Prepared by Commission Staff JT on 11/10/26.
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Central Pine Barrens Commission Meeting Summary
Wednesday, October 21, 2026 (DRAFT)
Southampton Town Hall
116 Hampton Road, Southampton

2:00 pm

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

Others present: Commission staff included Ms. Hargrave, Mr. Milazzo, Ms. Murphy, Mr. Callagy, Mr. Tverdyy and Ms. Brown-Walton

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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

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

   b. *Minutes for Commission Meeting of 9/16/26 review*
      Summary: ***The motion was made by Ms. Moore and seconded by Ms. Juengst to adopt September 16, 2026 meeting minutes. The motion was approved by 5:0 vote.***

2. **Invoices**
   a. *Invoices for SWCA Consultant for the Southampton Community Wildfire Protection Plan: Three invoices for the period from 6/30/26 to 9/19/26: #248722 for $7,577.95, #253306 for $10,393.26; and #255719 for $6,352.92*
      Summary: ***The motion was made by Mr. Charters and seconded by Ms. Juengst to authorize payment of Invoices #248722, #253306 and #255719 in the amount of $24,324.13 to SWCA. The motion was approved by 5:0 vote.***

3. **Planning and Land Use**

Pine Barrens Credit Program

   a. *Authorize reverse auction to spend Clearinghouse funds up to $1.5 million to purchase 10 Pine Barrens Credits and then sell the PBCs to be used for development projects and to protect land in the Core*
      Summary: Mr. Milazzo discussed that this item was taken off the agenda.

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b. *Authorize solicitation to Core landowners in Brookhaven to encourage participation in the Credit Program to protect Core property*

Summary: Ms. Hargrave discussed the two initiatives resulting from discussions held during the October 6th Advisory Committee meeting. The initiatives are intended to encourage participation by landowners within the Central Pine Barrens Core Preservation Area who are not currently enrolled in the Credit Program. Outreach to the other two towns may follow once the Brookhaven initiative is completed. Ms. Juengst requested the letter be revised to remove the credit price and to refer to the credit registry.

The motion was made by Mr. Panico and seconded by Mr. Charters to authorize solicitation to Core landowners in Brookhaven. The motion was approved by 5:0 vote.

c. *Authorize solicitation to Core landowners with overlap conditions to apply to participate in the Credit Program by resolving their overlap conditions to protect Core property*

Summary: This initiative is to encourage Core Preservation Area landowners with overlapping property conditions to apply for participation in the Credit Program and resolve overlap issues. This initiative has the potential to generate approximately 75 additional credits.

The motion was made by Mr. Panico and seconded by Mr. Charters to authorize solicitation to Core landowners with overlap conditions. The motion was approved by 5:0 vote.

Core Preservation Area

d. *Stewart Avenue U.S. Coast Guard housing / 739A Stewart Avenue, Westhampton / 900-308-4-1.1 / proposal to sell and/or redevelop 14 acres with existing residential development in the CR 200 zoning district*

Summary: Ms. Hargrave discussed the proposed letter would serve as a reminder to the prospective seller and buyer of the applicable land-use and development requirements prior to any proposed activity on the property. It was noted that the property currently has an established residential use and could potentially be reoccupied without additional approval, provided the existing use remains unchanged. However, any proposed increase in density or significant changes to the property would likely trigger additional review and approval requirements. Mr. Panico also referenced a property's closure for slightly more than one year and suggested including that information in the correspondence for clarification.

Ms. Moore discussed a notice was received regarding the disposition of Coast Guard property. The Town indicated its interest in potentially acquiring the property. Contact was made with the County Executive's Office to arrange a meeting to discuss the matter, as the County Executive has also expressed interest. No meeting date had been established at the time of the discussion.

The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the draft response regarding the Stewart Avenue U.S. Coast Guard housing. The motion was approved by 5:0 vote.

e. *Brookhaven Town Referral: Klein Core Hardship Updated Site Plan / 608 Middle Country Road, Middle Island / 200-402-1-18.12 / updated site plan for development of a second story addition to an existing 1,796 square foot one-story commercial building and 12 additional parking spaces on a 0.44 acre project site in the J Business zoning district where a Core Hardship Waiver was granted on 10/15/25*
Summary: ***The motion was made by Mr. Panico and seconded by Ms. Juengst to approve the draft response regarding Brookhaven Town Referral: Klein Core Hardship Updated Site Plan. The motion was approved by 5:0 vote.***

Compatible Growth Area

f. ***Ar****tist Lake Development of Regional Significance Application / Middle Country Road, Middle Island / 200-379-1-3.1, -5.1, -12 / change of zone to from A1 and J2 zoning districts to PDD for mixed use development including 295 residential units, an STP and commercial use on 74.25 acres.*
Summary: Ms. Murphy discussed that the Commission received a Development of Regional Significance (DRS) application in September for the proposed Meadows at Artist Lake project. The application involves a change of zone and proposes a mixed-use development on approximately 74.25 acres within the Central Pine Barrens CGA. The Proposed Development Components are 295 residential units, residential amenities, wastewater treatment plant, four restaurants, approximately 100,000 square feet of retail space, civic space and parks and natural open space.

Ms. Murphy discussed the applicant previously submitted a change-of-zone application to the Town of Brookhaven on July 18, 2024, one day before the new Land Use Plan amendments became effective. The draft resolution explained that the project qualifies as a DRS under the former standards based on its anticipated traffic impacts. Under the newer standards, the project meets multiple definitions of a DRS due to changes in how DRS projects are defined and how certain development metrics are addressed. The draft resolution recommends scheduling a public hearing for November 18, 2026 at 2:30 PM.

Commission Members discussed whether any preliminary review or narrowing of the issues should take place before the public hearing. Questions were raised regarding identifying potential concerns and highlighting areas requiring particular attention before the hearing. Mr. Milazzo discussed if the applicant demonstrates that the project meets the applicable standards and guidelines, the Commission will evaluate the project's conformance. If the Commission determines that the project does not meet the applicable standards and guidelines, the applicant may be

required to demonstrate the elements of hardship and seek hardship approval. The Commission's review will therefore focus on whether the proposed development conforms to the applicable Land Use Plan standards and guidelines or whether a hardship determination is necessary.

Mr. Voorhis provided background regarding the property's development history and the current proposal. The property previously received Development of Regional Significance (DRS) approval in 2011 for the development of two large big-box commercial stores. The proposed commercial use did not prove economically viable, as the market did not support that type of development. In the years since the original approval, the applicant has continued working with the Town of Brookhaven to develop an economically viable proposal that would be acceptable to all parties. The applicant believes the current proposal represents a more economically feasible use of the property.

The motion was made by Mr. Panico and seconded by Mr. Charters to approve scheduling a public hearing on November 18th at 2:30pm. The motion was approved by 5:0 vote.

g. *599 Middle Country Road CGA Hardship Updated Site Plan / 200-402-2-2 / recalculation of GFA, request to reconfigure an existing building's interior space from one to two tenants on a 1.44 acre project site in the J Business 5 zoning district where a CGA Hardship Waiver was granted on 7/16/25*
Summary: ***The motion was made by Mr. Panico and seconded by Ms. Juengst to approve the draft response regarding the 599 Middle Country Road CGA Hardship Updated Site Plan. The motion was approved by 5:0 vote.***

h. *PSEGLI / Peacock Path, East Quogue / notification of work to install two splice boxes and replace 200 feet of underground cable in the roadside with no disturbance to natural vegetation*
Summary: ***The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the draft response regarding PSEGLI /Peacock Path. The motion was approved by 5:0 vote.***

i. *Country Pointe at The Meadows at Yaphank / Yaphank / request to remove two diseased or dead hazardous pitch pine trees*
Summary: ***The motion was made by Mr. Panico and seconded by Ms. Moore to approve the draft response regarding a request to remove two diseased or dead pitch pine trees at The Country Pointe at the Meadows at Yaphank. The motion was approved by 5:0 vote.***

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

5. **Closed Advisory Session** (if necessary)
   A motion was made by Mr. Charters and seconded by Ms. Juengst to close the public portion of the meeting and to move into an advisory session for the purpose of discussing existing litigation and attorney client communication obtaining legal advice from Commission counsel. The Commission would not return to public session. The motion was approved by a 5:0 vote.

Attachments (in order of discussion)

1. Draft Commission meeting summary for September 16, 2026
2. Final Commission meeting summary for September 16, 2026
3. Invoices #248722 and #253306 for SWCA Consultant for the Southampton Community Wildfire Protection Plan for the period of 5/24/26 to 8/15/26 dated June 30th and August 21, 2026
4. Memo and Attachments from Suffolk County Executive regarding Proposed Suffolk County Commercial Sanitary Credit Access Program dated October 9, 2026
5. Memo from Pine Barrens Credit Clearinghouse; Draft Resolution Authorization to Purchase Pine Barrens Credits and attachments dated October 21, 2026
6. Draft Resolution Authorization to Purchase Pine Barrens Credits and attachments dated October 21, 2026
7. Draft solicitation letter to Core Landowners regarding the Pine Barrens Credits Program dated October 21, 2026
8. Draft solicitation letter to Core Landowners with parcel overlap regarding the Pine Barrens Credit Program dated October 21, 2026
9. Draft and final responses regarding U.S. Coast Guard Housing Complex dated October 21, 2026
10. Draft resolution and attachments regarding SEQRA Lead Agency Coordination The Meadows at Artist Lake Development Regional Significance Application dated October 21, 2026
11. Final resolution regarding SEQRA Lead Agency Coordination The Meadows at Artist Lake Development Regional Significance Application dated October 21, 2026
12. Draft response and attachment regarding 608 Middle Country Road dated October 21, 2026; Adopted resolution dated October 15, 2025
13. Final response regarding 608 Middle Country Road dated October 21, 2026
14. Draft response and attachments regarding 599 Middle Country Road dated October 21, 2026; Adopted resolution dated July 16. 2025
15. Final response regarding 599 Middle Country Road dated October 21, 2026
16. Draft response and attachment regarding PSEG-LI notification of work on Peacock Path in East Quogue dated October 21, 2026
17. Final response regarding PSEG-LI notification of work on Peacock Path in East Quogue dated October 21, 2026
18. Draft response and attachments regarding request to cut two pitch pine trees at Country Pointe Meadows dated October 21, 2026
19. Final response regarding request to cut two pitch pine trees at Country Pointe Meadows dated October 21, 2026

Central Pine Barrens Joint Planning and Policy Commission Meeting
Wednesday, November 18, 2026

Draft Resolution

To approve the NYSDEC General Operating Budget and Contract # C02013G for Period 4, October 2026 to September 2027 and Authorize Execution of Contract with the New York State Department of Environmental Conservation

Commission members present:
_, for the NYS Governor
_, Suffolk County Executive
_, Brookhaven Town Supervisor
_, Riverhead Town Supervisor
_, Southampton Town Supervisor

Whereas, the Central Pine Barrens Joint Planning and Policy Commission (the Commission) and the New York State Department of Environmental Conservation (NYSDEC) will be executing a new General Contract # C02013G for Period 4, the 12 month contract period from October 1, 2026 to September 30, 2027 that will provide operational funding to the Commission from the New York State Environmental Protection Fund, as allocated by the State of New York, and

Whereas, the Commission is required to prepare and submit an annual budget plan to NYSDEC at the beginning of each contract period, and

Whereas, New York State has allocated $2,500,000.00 for State Fiscal Year 2026 to 2027 and reallocated the remaining unspent allocation of $3,200,589.98 from State Fiscal Year 2025 to 2026 for a total budget of $5,700,589.98 for the contract period of October 1, 2026 to September 30, 2027, and

Whereas, Voucher 12 is unpaid at the present time in the amount of $521,296.48 for the period of July 1 to September 30, 2026, and once paid, the budget will be reduced by this amount to $5,179,293.50, and

Whereas, an estimated budget of $5,700,589.98 has been prepared and is attached for the contract period of October 1, 2026 to September 30, 2027 that is presented herein and attached for the Commission Board's consideration and approval.

Now, therefore, be it

Resolved, that the Commission adopts the annual budget plan for General Contract # C02013G for Period 4, the contract period of October 1, 2026 to September 30, 2027, and authorizes the expenditures contained therein, and be it further

Resolved, the Commission authorizes the Interim Executive Director to execute the contract agreement and any necessary documents with NYSDEC from October 1, 2026 to September 30, 2027 on behalf of the Commission.

Motion by:
Second by:
Ayes:
Nays:
Abstentions:
Absent:

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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Central Pine Barren Joint Planning & Policy Commission

General Contract and Budget for Period 4
October 1, 2026 to September 30, 2027

Commission Meeting of November 18, 2026

The Commission is in the 2023 to 2028 five year contract period with NYSDEC. Currently, the Commission is entering Period 4 of this contract, which is from October 1, 2026 to September 30, 2027.

The summary table provides the current proposed budget for October 1, 2026 to September 30, 2027 and provides the comparison of the last two budget periods.

The new total proposed budget is $5,700,589.98, which includes a reallocation of unspent funds of $3,200,589.98. The annual State allocation is $2,500,000. Personal services is the largest expenditure followed by operating expenses. Suffolk County Water Authority receives a 10% administrative fee which includes management of finances, IT, utilities, office space, and other similar administrative support costs.

Proposed Budget

Category of Expense	**Current Contract Period 4 10/1/2026 to 9/30/2027**	Contract Period 3 10/1/2025 to 9/30/2026	Contract Period 10/1/2024 to 9/30/2025
1. Personal Services			
a. Salary	**$1,791,428.43**	$1,408,719	$1,213,180
b. Fringe	**$1,251,862.23**	$845,231	$568,030
Subtotal	**$3,043,290.66**	$2,253,950	$1,781,210
2. Non Personal Services			
a. Contractual Services	**$1,569,790.07**	$1,465,713	$1,328,929
b. Travel	**$24,999.99**	$20,000	$20,000
c. Equipment	**$246,044.82**	$250,000	$250,000
d. Space/ Property & Utilities	**$0**	$0	$0
e. Operating Expenses	**$470,561.45**	$320,000	$273,452
f. Other	**$345,902.99**	$463,966	$398,359
Subtotal	**$2,657,299.32**	$2,519,679	$2,270,741
Total	**$5,700,589.98**	$4,773,629	$4,051,950
State Fiscal Year EPF Appropriation	**$2,500,000.00**	$2,500,000	$2,500,000
Unexpended from prior contract period (reallocated)	**$3,200,589.98**	$2,273,629	$1,551,950
Total Budget available	**$5,700,589.98**	$4,773,629	$4,051,950

Overview of budget categories

November 18, 2026

Personal Services ($1,803,622.90):

Existing staff of 11 including 8 full time, 3 part time plus three vacant positions

Contractual Services ($290,000):

USGS 2 year agreement (October 2026 to September 2028) to continue water quality monitoring on the Carmans and Peconic Rivers: $200,000

Litigation: $50,000

Central Pine Barrens Nature Center feasibility planning work: $10,000

SUNY ESF research projects: $10,000

Community Wildfire Protection Plan: $10,000

Other potential new projects or contractual needs: $10,000

SCWA Administrative fee ($250,000): SCWA administrative fee of 10% of total budget including utilities, space, refuse removal, security, maintenance, personnel support from various departments including finance, human resources, internal audit, payroll, information technology, general services, telecommunications and fleet

Operating ($75,277.10): Insurance, copier machine leases, computer software and licenses, GIS licenses, mapping license (NearMap), stenographer, mail, memberships and associations, printing, telephones, outside vehicle repairs, CWPP implementation (workshops, mailings, etc.), miscellaneous

Equipment ($51,100.00): Computers, field equipment and materials, office equipment, weather station maintenance, etc.

Other ($25,000): fees for simars, workshops, storage rental facilities, other fees and expenses

Training/Travel ($5,000): Registration fees, seminars, conferences for professional growth

Total Annual Budget: $2,500,000

Central Pine Barrens Commission General Contract CO2013G
Attachment B-1 Expenditure Based Budget
Summary

Project Name: Central Pine Barrens Joint Planning & Policy Commission

Contractor SFS Payee Name: Central Pine Barrens Joint Planning & Policy Commission

Contract: CO2013G – Period 4 From: October 1, 2026

To: September 30, 2027

SFS Entries 2025-26:

Category of Expense	Grant Funds	Match Funds	Match %	Carryover Funds	Total
1. Personal Services					
a. Salary	$1,205,399.29	0	0	$586,029.14	**$1,791,428.43**
b. Fringe	$598,223.61	0	0	$653,638.62	$1,251,862.23
Subtotal Personal	**$1,803,622.90**			**$1,239,667.76**	**$3,043,290.66**
2. Non Personal Services					
a. Contractual Services	$290,000.00	0	0	$1,279,790.07	**$1,569,790.07**
b. Travel	$5,000.00	0	0	$19,999.99	$24,999.99
c. Equipment	$51,100.00	0	0	$194,944.82	$246,044.82
d. Space/ Property & Utilities	$0.00	0	0	$0.00	$0.00
e. Operating Expenses	$75,277.10	0	0	$145,284.35	$470,561.45
f. Other expenses	$25,000.00			$320,902.99	$345,902.99
g. SCWA 10% Admin fee	$250,000.00	0	0	To come out of operating or other expenses	To come out of operating or other expenses
Total	**$2,500,000.00**			**$3,200,589.98**	**$5,700,589.98**

Proposed Budget Summary for Contract Period 2026-2027 Compared to Prior Years

Category of Expense	Current Fiscal Year 10/1/2026 to 9/30/2027	Current Fiscal Year 10/1/2025 to 9/30/2026	Current Fiscal Year 10/1/2024 to 9/30/2025	4/1/23/ to 3/31/2024	4/1/22 to 3/31/23	4/1/21 to 3/31/22	4/1/20 to 3/31/21	4/1/19 to 3/31/20	4/1/18 to 3/31/19	4/1/17 to 3/31/18	4/1/16 to 3/31/17	4/1/15 to 3/31/16	4/1/14 to 3/31/15
1. Personal Services													
a. Salary	**$1,791,428**	**$1,408,719**	**$1,213,180**	$1,306,379	$,1,169,026	$1,062,761	$1,063,778	$1,039,823	$994,899	$1,015,030	$850,105	$739,738	$691,227
b. Fringe	**$1,251,862**	**$845,231**	**$568,030**	$646,276	$686,565	$629,089	$629,413	$623,894	$489,684	$560,906	$496,959	$443,843	$566,806
Subtotal	**$3,043,291**	**$2,253,950**	**$1,781,210**	**$1,952,655**	**$1,855,591**	**$1,691,850**	**$1,693,191**	**$1,663,717**	**$1,484,583**	**$1,575,936**	**$1,347,064**	**$1,183,581**	**$1,258,033**
2. Non Personal Services													
a. Contractual Services	**$1,569,790**	**$1,465,713**	**$1,328,929**	$1,367,731	$826,896	$603,346	$718,940	$865,175	$1,169,250	$888,482	$522,000	$385,300	$244,600
b. Travel	**$25,000**	**$20,000**	**$20,000**	$10,000	$8,000	$4,000	$5,436	$10,000	$7,000	$7,200	$4,000	$2,500	$4,000
c. Equipment	**$246,045**	**$250,000**	**$250,000**	$214,000	$142,000	$15,300	$43,400	$124,037	$115,259	$302,800	$118,000	$78,200	$8,650
d. Space/ Property & Utilities	**$0**	**$0**	**$0**	$0	0	0	0	0	$6,000	$3,000	0	0	0
e. Operating Expenses	**$470,561**	**$320,000**	**$273,452**	$190,350	$195,003	$169,066	$175,700	$155,740	$161,146	$137,600	$111,215	$96,800	$86,800
f. Other	**$345,903**	**$463,966**	**$398,359**	$378,974	$318,149	$256,936	$271,390	$289,827	$296,524	$296,602	$212,428	$176,288	$164,388
Subtotal	**$2,657,299**	**$2,519,680**	**$2,270,741**	**$2,161,055**	**$1,490,048**	**$1,048,648**	**$1,214,866**	**$1,445,779**	**$1,755,179**	**$1,630,684**	**$967,643**	**$739,088**	**$508,438**
Total	**$5,700,590**	**$4,773,630**	**$4,051,950**	**$4,113,709**	**$3,345,639**	**$2,740,498**	**$2,908,057**	**$3,108,495**	**$3,239,762**	**$3,206,620**	**$2,314,707**	**$1,922,669**	**$1,766,471**
State Fiscal Year EPF Appropriation	**$2,500,000**	**$2,500,000**	**$2,500,000**	**$2,500,000**	**$2,500,000**	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$1,800,000**	**$1,600,000**	**$1,250,000**

Central Pine Barrens Joint Planning and Policy Commission Meeting
Wednesday, November 18, 2026

Draft Resolution
To approve the NYSDEC Prescribed Fire Budget and Contract # C02014G for Period 4, April 2026 to September 2027 and Authorize Execution of Contract with the New York State Department of Environmental Conservation

Commission members present:
_, for the NYS Governor
_, Suffolk County Executive
_, Brookhaven Town Supervisor
_, Riverhead Town Supervisor
_, Southampton Town Supervisor

Whereas, the Central Pine Barrens Joint Planning and Policy Commission (the Commission) and the New York State Department of Environmental Conservation (NYSDEC) will be executing a new Prescribed Fire Contract # C02014G, for Period 4, the 18 month contract period from April 1, 2026 to September 30, 2027 that will provide funding to the Commission from New York State for the administration and support of a prescribed fire program, and

Whereas, the Commission is required to prepare and submit a budget plan to NYSDEC at the beginning of each contract period, and

Whereas, New York State has allocated $250,000 for State Fiscal Year 2026 to 2027 and reallocated the remaining unspent allocation from State Fiscal Year 2025 to 2026 of $550,222.06 for a total budget of $665,133.49 for the contract period of April 1, 2026 to September 30, 2027, and

Whereas, two vouchers are unpaid at the present time including Voucher 28 in the amount of $95,088.57 for the period of April 1 to June 30, 2026 and Voucher 29 in the amount of $33,724.47 for the period of July 1 to September 30, 2026, and once paid, the budget will be reduced by the sum of Vouchers 28 and 29, $128,813.04, to $536,320.45, and

Whereas, an estimated budget of $665,133.49 has been prepared and a summary is attached for the contract period of April 1, 2026 to September 30, 2027 and is presented for the Commission Board's consideration and approval.

Now, therefore, be it

Resolved, that the Commission adopts the annual budget plan for the Prescribed Fire Contract # C02014G for Period 4, the contract period of April 1, 2026 to September 30, 2027, and authorizes the expenditures contained therein, and be it further

Resolved, the Commission authorizes the Interim Executive Director to execute the contract agreement and necessary documents with NYSDEC from April 1, 2026 to September 30, 2027 on behalf of the Commission.

Motion by:
Second by:
Ayes:
Nays:
Abstentions:
Absent:

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

DRAFT Attachment B-1 Expenditure Based Budget
Prescribed Fire Contract C02014G
Summary

Project Name: Central Pine Barrens Joint Planning & Policy Commission

Contractor SFS Payee Name: Central Pine Barrens Joint Planning & Policy Commission

Contract: CO2014G From: April 1, 2026

To: September 30, 2027

SFS Entries 2026-27:

Category of Expense	Grant Funds	Match Funds	Match %	Carryover Funds	Total
1. Personal Services					
a. Salary	$190,998.00	0	0	$150,033.09	$290,463.33
b. Fringe	$14,611.35	0	0	$10,918.20	$21,667.52
Subtotal	**$205,609.35**			**$160,951.29**	**$312,130.85**
2. Non Personal Services					
a. Contractual Services	$4,000.00	0	0	$108,000.00	$102,628.48
b. Travel	$4,000.00	0	0	$13,391.36	$17,391.36
c. Equipment	$100.00	0	0	$127,198.71	$115,766.49
d. Space/ Property & Utilities	$3,000.00	0	0	0	$3,000.00
e. Operating Expenses	$9,263.38	0	0	$40,468.18	$61,348.21
f. Other	$1,300.00			$60,212.52	$52,868.10
Subtotal	**$21,663.38**				
Subtotal personal and non personal w/o fee	**$227,272.73**				
SCWA Admin fee (10% of personal and nonpersonal) Fee paid from Operating and/or Other expenses	$22,727.27			10% Fee to come out of Operating and/or Other expenses	10% Fee to come out of Operating and/or Other expenses
Total	**$250,000.00**			**$510,222.06**	**$665,133.49**

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784
Date: 10/23/26

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769
INVOICE #31

FOR

Consultation Services Central Pine Barrens Work

Details

Work performed 9/6/26 **through** 9/11/26	**Hours**
9/8/2026 sam.gov registration related and cwpp grant funding available for supplies	0.5
9/9/2026 prepare summary of DASNY & OGS services	1.5
9/11/2026 final summary completeion on DASNY & OGS services	
Grant funding sources - continued research started writing up information	3.0
TOTAL HOURS	5
TOTAL INVOICE AMOUNT	$400.00

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

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784
Date: 10/23/26

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769
INVOICE #32

FOR

Consultation Services Central Pine Barrens Work

Details

Work performed 10/12/2026 through 10/16/2026	**Hours**
10/15/2026 Review potential visuals for CWPP public meeting	**0.5**
10/16/2026 CWPP meeting with SWCA and Commission staff. Research NYS Environmental bond project grants	1.25
TOTAL HOURS	1.75
TOTAL INVOICE AMOUNT	$140.00

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

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784
Date: 10/23/26

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769
INVOICE #33

FOR

Consultation Services Central Pine Barrens Work

Details

Work performed 10/19/2026 through 10/23/26	**Hours**
10/20/26 Reviewed handout materials for CWPP public meeting Review NYS Environmental Bond Act and NYS Parks grant funding	3
10/21/2026 review NYS Parks grants	3.0
10/22/2026 Continue research on NYS Parks grants and other agency grants and started writing up funding-memo with information	3.5
10/23/26 NYS Parks and DASNY grants, CWPP reporting	2
TOTAL HOURS	11.5
TOTAL INVOICE AMOUNT	$920.00

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

Compliance and Enforcement Division Report September-November 2026
Prepared by CAED Enforcement Officer John Callagy

- 61 cases have been reported during this period. Two for development, one for encroachment and 58 for dumping. 15 of these reports have been referred out to our local law enforcement and town agency partners.

- We've installed a new Reconyx surveillance camera on South River Road in Calverton, following multiple dumping cases involving mattresses and yard trimmings.

- It's that time of year where we are coming across a large amount of yard trimmings and leaf piles being dumped in the Pine Barrens. We've removed six truckloads of dumped materials from various hiking and Powerline trails. Most of which were bags of leaves, soil and tree trimmings.

- We continue to utilize Flock Cameras to assist in identifying violators. During this period, we have successfully identified seven violators and their vehicles using both Flock and Reconyx surveillance cameras.



Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

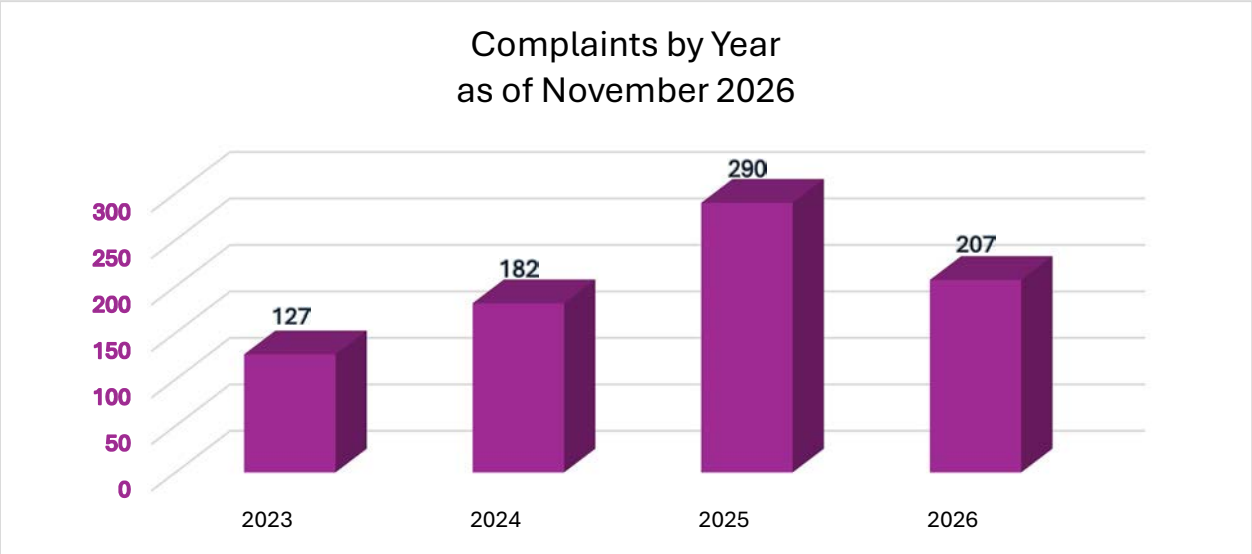
624 Old Riverhead Road
Westhampton Beach, NY
11978

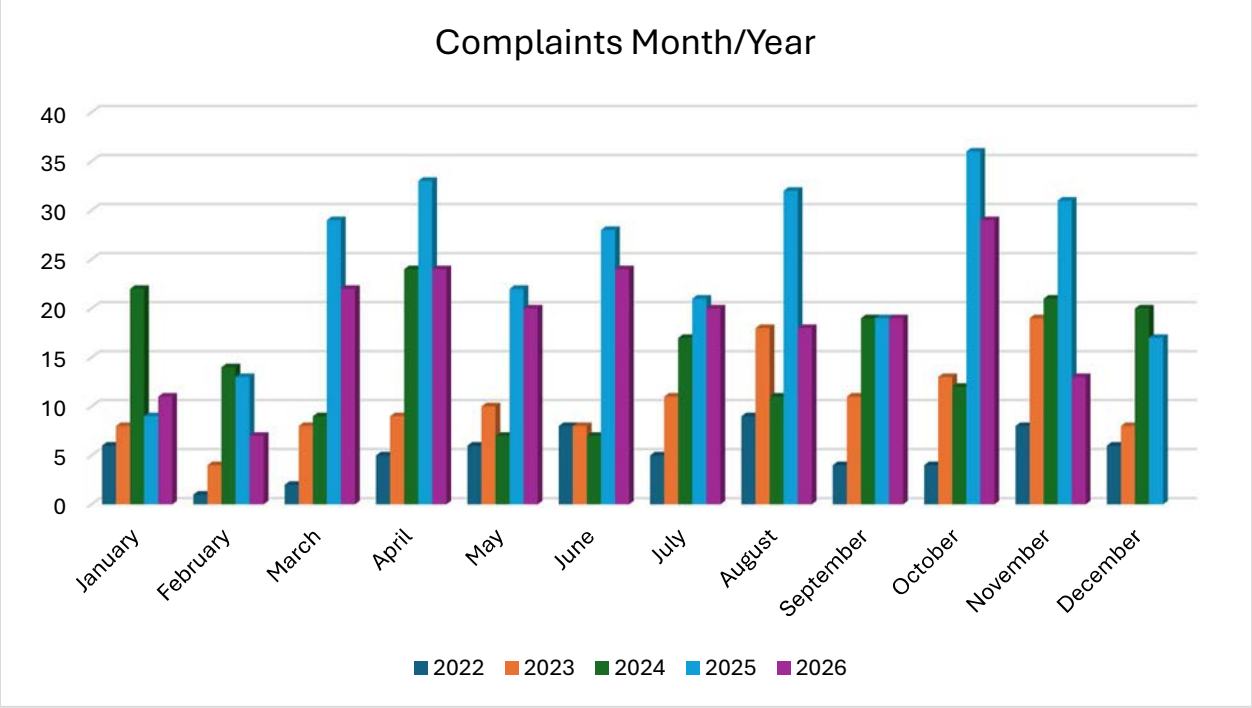
Phone (631) 288-1079
www.pb.state.ny.us

Incident Statistics - Reporting Period 2023 - 2026

Year	2023	2024	2025	2026
Intake				
Sent by Agency to Commission	17	9	4	3
Discovered by Commission Staff	104	163	280	193
Called in by Individual to Commission	6	10	6	11
Total Incidents Reported	127	182	290	207
Location of Incident				
Brookhaven	69	102	187	150
Southampton	50	75	93	51
Riverhead	8	5	10	6
Occurring on Public Land	79	158	268	139
Occurring on Private Land	23	22	22	68
Occurring on Public & Private Land	25	0	1	1
Core	78	140	213	157
Compatible Growth Area (CGA)	39	30	62	48
Core & CGA	1	0	1	1
Outside CPBA	9	10	14	1
Nature of Incident*				
Clearing/Encroachment	20	21	32	16
Structures	2	1	0	
Dumping	103	153	254	188
Mining	0	1	0	
Hunting	1	0	0	
ATV	0	0	0	
Other	1	2	4	3
Referrals*				
Sent to Town	6	4	22	10
Sent to County	36	31	32	36
Sent to State	33	17	18	12
Commission	8	1	0	149
Sent to AG	0	0	0	
Other	37	16	14	
Status				
Founded	125	179	288	207
Unfounded	2	1	2	
Open	52	51	77	53
Closed	75	131	213	154
Inspections				

Conservation Easement Inspections	0	0	6	7
Development Project Inspections	0	0	5	9







Wood scraps being dumped off North Street in Manorville.



Buckets of sand being dumped off North Street in Manorville.



Yard waste being dumped off North Street in Manorville.



Personal items dumped off Grumman Blvd. in Calverton.



Construction debris dumped off Old Squires Road in Hampton Bays.



Bags of leaves dumped off Whiskey Road in Rocky Point.



Construction debris dumped off North Street in Manorville.

Educational Outreach and Communications Division Update

November 2026

Submitted by Tim Motz, Educational Outreach and Communications Coordinator

A Day in the Life Program

- **The A Day in the Life program wrapped up earlier this month with another hugely successful year, helping more than 40 schools enjoy a day of student science at 14 different sites over seven fall Fridays.**

- **This year, we were pleased to add four new groups to our Nissequogue event, which this year was the biggest event overall. We also brought back Jones Beach as a site this year, a goal of ours since our event previously held at the west end boat basin relocated to a site in Oceanside two years ago.**

- **More than 100 teachers and 2,000 students assisted by dozens of experts from our local environmental organizations participated this year, helping to teach the students to appreciate our local water ecosystems and encourage careers in the sciences.**

- **Now that the year's program has ended, we will turn our attention to expanding to additional schools for next year, conducting an inventory of supplies, creating a promotional video touting the program's benefits and curating the data collected during this year's program.**

A few photos from this year's A Day in the Life program:



Bay Shore High School - Gardiner County Park



William Floyd High School- Forge River



Shoreham/Wading River High School -Indian Island County Park



Springs School-Louse Point



Springs School-Louse Point

Barrens to Bay Summer Camp

- **Our budget for the 2027 camp has been approved by the Friends of Wertheim. This year's budget will allow us to retain quality counselors, bring in guest science presenters and invest in supplies for new and beloved camp activities.**

- **Our attention now turns to hiring our staff for the 2027 camp and developing new and exciting games, crafts and activities.**

Pine Barrens Visitors Center

- **The division has also been asked to support the reopened pine barrens visitors center in Manorville with the creation of promotional materials, branded merchandise, programming and other ways to engage the public about the beauty and importance of the Central Pine Barrens. We have begun our efforts and will update the commission on them at our next update.**

Annual Report

- **The division has begun work on the creation of this year's annual report for the commission, which will highlight important news about the commission and region for 2026, information about the work of each division and engage the public in the commission's mission and purpose. We will present the report at the commission's March meeting.**

Video Projects

- **The division edited and released to the public its video—presented at last June's Cooperators Meeting—on the animals of the Central Pine Barrens. The video in its first 48 hours had already been viewed several hundred times.**

- **The division has also shot its first footage for a planned video meant to serve as a general introduction to the Central Pine Barrens.**

Central Pine Barrens Joint Planning and Policy Commission

Land Use Division Bi-Monthly Update for the Meeting of Wednesday, November 18, 2026

Action	Central Pine Barrens Location		
Municipality	**Brookhaven Town**	**Riverhead Town**	**Southampton Town**
Pending Applications, Requests for Determination of Jurisdiction, SEQRA Coordination, inquiries, proposals, items and other activities	• DRS Application: The Meadows at Artist Lake, Middle Island, CGA. Residential and commercial development. Decision deadline 01/22/27. • Inquiry: Hazardous tree removal at Country Pointe at The Meadows, Yaphank, CGA. • Inquiry: Coram Park at Longwood Central School District, CGA. Community park, playground and parking lot expansion.	None	• Referral: Stewart Ave. U.S. Coast Guard housing, Westhampton, Core. • Determination: Utility work PSEGLI, East Quogue, CGA & Shoreham, Core. • Discussion with Gabreski Airport management for Obstruction Mitigation Project, Core, CGA & CRA.
Commission, Boards, Councils and Committees, Coordination Division Activity, Regional Projects	• Review and analysis of land use development project applications for Development of Regional Significance, SEQRA Coordination, interagency referrals, information requests, property inquiries, requests for determination of jurisdiction and conformance reviews. Development projects include residential and commercial, industrial, mixed uses, zone changes, site plans, subdivisions, and other development activities. • Monitor sites for compliance with decisions and conditions of approval. • Perform site inspections and land use surveys for applications. • Provide technical support on FOIL requests, compliance and enforcement violations, consent orders, Credit Program items, communications on land use matters, unauthorized development, clearing activities and protected land encroachments. • Commission website updates including land use and planning items and seasonal changes. • Review and provide feedback on the Suffolk County Credit Program.		



DRS Project Site, Middle Island



Hazardous trees, Yaphank

New York Wildfire & Incident Management Academy (NYWIMA)

2026 Fall Training Sessions

The New York Wildfire and Incident Management Academy (NYWIMA) has commenced its first fall training session at Suffolk County Community College, Eastern Campus, which is held November 14-20. This session includes 10 courses, with more than 140 students participating. Students and instructors are attending from across New York State and beyond.

The Academy continues to expand training opportunities for firefighters, emergency responders, incident management personnel, and natural resource professionals. Training focuses on nationally recognized wildfire and incident management programs while strengthening partnerships among agencies and organizations involved in emergency preparedness and wildfire response.

The second fall session is scheduled for December 7–11, 2026, at Brookhaven National Laboratory. Course offerings will include National Wildfire Coordinating Group (NWCG) wildfire training and Incident Command System (ICS) courses, including S-130/190 and S-112 Introduction to Chainsaw Operations. An additional S-112 course section has been added in response to requests from participating agencies.

Planning and coordination are ongoing with instructors, agency partners, and facility representatives in preparation for the December session.

Financial Update

The current NYWIMA banking account balances are as follows:

- Checking Account: $46,357.96
- Savings Account: $12,871.83

These funds support Academy operations, including instructor travel and per diem expenses, course materials, equipment, and other costs associated with providing training programs.

Wildfire Task Force

The Wildfire Task Force met on September 23, 2026, at the Ridge Fire Department, with representatives from 14 agencies in attendance.

Discussion and updates included the 2026 New York Wildfire and Incident Management Academy fall training sessions and the ongoing development of the Southampton Town Community Wildfire Protection Plan (CWPP). Work on the plan continues, with the goal of identifying wildfire risks, community priorities, and potential mitigation strategies throughout the project area.

Members also received information regarding The Nature Conservancy and its agency Prescribed Fire Program.

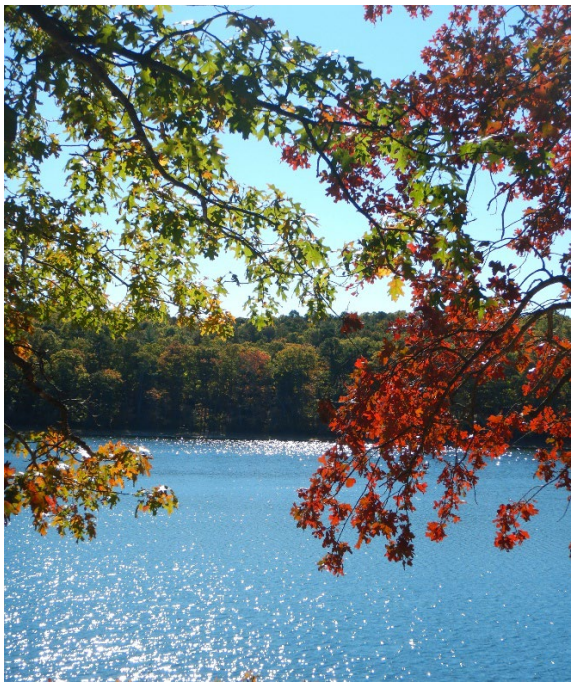
The next Wildfire Task Force meeting is anticipated to take place in early 2027.

Item 3.e. Pine Barrens Credit Program Report for November 18, 2026:

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

- Letters of Interpretation: 10 LOIs were issued and two parcels were inspected.
- Staff are preparing a solicitation to Core landowners in Brookhaven and those with overlap conditions to encourage participation in the Credit Program.
- Conservation Easements: Review and Monitoring
    - Six easements have been recorded, which generated 11.6 credits.
    - Six easements are currently in progress.
    - 60 easement properties with road access were inspected.
    - The Boy Scouts Camp developed easement property was inspected on October 27.





- Pine Barrens Credits
    - Redeemed: 20.5 Credits have been redeemed in total, 17 credits (83%) for commercial projects and 3.5 credits (17%) for residential projects.
    - Conveyed: 19.7 Credits have been sold in the Town of Brookhaven, Riverhead and Southampton.
    - The average price is $126,110 per credit.

- Credit Clearinghouse Program Fund Account
  - Balance: $3,286,312.
  - The Clearinghouse owns 2.29 Credits.

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

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

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

Easement Protected Lands and Pine Barrens Credits As of November 6, 2026								
	Brookhaven		**Riverhead**		**Southampton**		**Total**	
	Since 1996	**Since January 1, 2026**	**Since 1996**	**Since January 1, 2026**	**Since 1996**	**Since January 1, 2026**	**Since 1996**	**Since January 1, 2026**
Parcels	538	4	38	1	472	1	1048	6
Acreage	844	8.13	517	0.14	920	31	2281	39.27
Average parcel size	1.57	2.03	13.61	0.14	1.95	31	2.18	6.55
Credits generated	558	5.63	174	1	346	5	1078	11.63
Credits redeemed	436	7.48	148	2.40	205	10.63	789	20.51
Credits not redeemed/ credits available	122		26		141		289	
Credits sold		10.25		2.90		6.54		19.69
Total value of PBC transactions		$1,475,150		$331,350		$676,600		$2,483,100
Average Credits value		$143,917		$114,259		$103,456		$126,110
Credits owned by the Clearinghouse	2.29		-		-		2.29	
# of Inspected CE Parcels		37		2		21	-	60
# of Installed CE Signs	144	3	15	-	91	-	250	3

CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program
Bimonthly Report

November 18, 2026

Protected Lands Council Meeting

On September 22, 2026, the Commission hosted a Protected Lands Council meeting at the Wertheim National Wildlife Refuge from 10AM – 12PM. The meeting was well attended with a variety of representatives from New York State, Suffolk County, and Brookhaven National Laboratory.

A suite of issues was discussed during the meeting. Updates were provided by S&S staff on several initiatives including the Southampton CWPP, the 2026 Spring fire season, and the conservation plan. Ms. Hargrave briefed the attendees on the status of the Nature Center as well as issues of interest in the other Commission Councils with Mr. Pendzick of the Suffolk County Park Rangers providing an update on LEC activities.

The next PLC meeting is being planned for a February/March of 2027 time frame.

Southampton Community Wildfire Protection Plan

The Commission hosted a public meeting seeking input on the Southampton CWPP on October 29, 2026, at the Westhampton Beach Fire Department from 6 – 8PM. The meeting was attended by Commission Board Member and Town Supervisor Maria Moore, Suffolk County Legislator Ann Welker, and Ryan Murphy with the Town of Southampton . State Forest Ranger Captain Timothy Byrnes, Ed Schneyer the retired Director of SCFRES, and Judy Jakobsen the former Executive Director for the CPBC hosted our table discussions. The meeting also garnered media attention with local newspapers and television news covering the event.

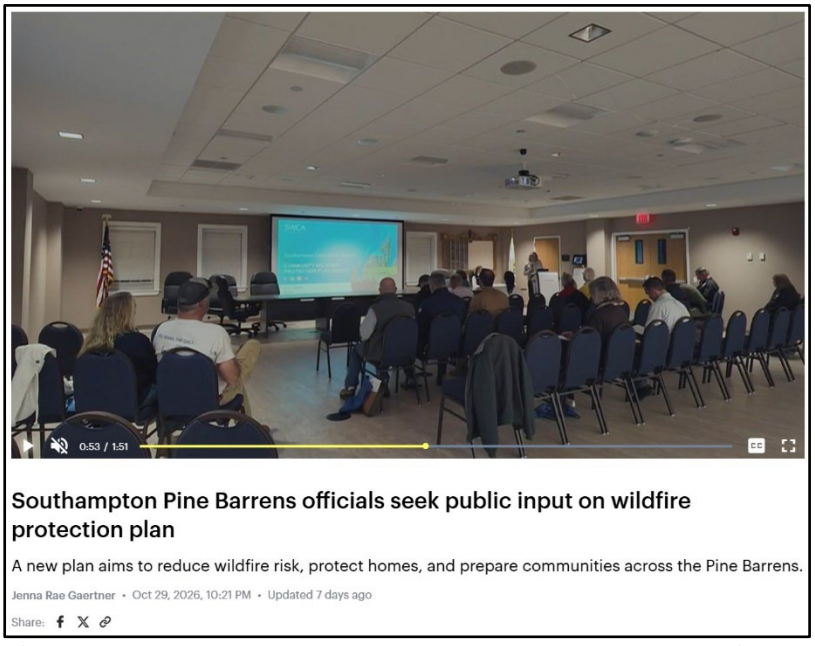


Figure 1: Snapshot from News12 story of the Southampton CWPP meeting which aired at 10PM that evening.

SWCA has provided several sections of the plan including Chapters 4 and 5, which are the core part of the document in addition to several maps that have resulted from their analysis of local geographic data. More information on the CWPP deliverables will be provided during the Commission meeting.

Bioacoustic Survey and LiDAR Scan

The bioacoustic recorder deployment ran from August 17, 2026, until October 19, 2026. During this time the monitoring produced thousands of recordings, spanning 63 days and nights, collecting both audible and ultrasonic recordings. Numerous species of note have been captured including Eastern Whip-poor-will, and several bat species such as the Eastern Red, Hoary, and Siver-haired. This data will be analyzed more thoroughly throughout the winter so that lessons learned can be applied to monitoring efforts during the Spring 2027 fire season.

The trail cameras that accompanied the bioacoustic recorders provided interesting context of the habitat surrounding the recording locations, including great insight into timing of wildlife movements through the Dwarf Pines (primarily at night), as well as the level of human foraging for mushrooms that is present.

LiDAR scans of the habitat surrounding the recorder locations occurred during the first week in November 2026, which was slightly outside of the survey window. This was due to a simple logistic issue (a missing cable) that was corrected with assistance from SCWA's purchasing department and our vendor.



Figure 3: A Fox uses the trail to navigate the Dwarf Pines at night.



Figure 2: A family of Deer grazing just after sunset.

Prescribed Fire Crew 2027 Spring Season

Hiring staff for the Spring 2027 prescribed fire season (March through May) is underway. There are currently three (3) crew returning from last season (Chapline, Kuziw, and McCabe) who are looking forward to the upcoming fire season. Interviews for the remaining crew were conducted during the first few weeks of November, and the roster should be filled after the SCWA approval at the end of November.

Housing is currently being arranged at Wertheim, and we plan to continue the agreement with the USFWS to rent their accommodations for the seasonal crew again in 2027.

CPB Conservation Management Action Plan

The narrative for the management plan continues with a review planned for the end of December 2026.

Affatato Update

GEI Consultants continue to monitor the restoration site with their most recent visit on October 7th, 2026. GEI should be providing an updated set of maps, based on their vegetative surveys, by the end of the year.

Other S&S Activities

On October 8, 2026, S&S staff hosted an online conversation with researchers from Purdue University (post-doc) & SUNY ESF (master's candidate) to see how their two efforts could benefit each other. Purdue is looking at post-wildfire forest rejuvenation modeling while ESF is investigating current forest health conditions and fuel management.

On October 14, 2026, S&S met up with a landscape architecture class from City College looking at conservation issues influencing the hydrology of the Long Island Aquifers. We toured the Ponds at Sears Bellows and saw the intersection between the water table and the surface land.

On September 29, 2026, the PEP hosted an online discussion to provide an update on the Upper Mills Dam barrier mitigation project along the Peconic River. The effort to construct a fish passage at this location has been ongoing for more than 2 decades being complicated by

numerous jurisdiction land ownership issues but once completed will open up hundreds of spawning habitat for important diadromous fish species that require access to upstream habitat.

On October 15, 2026, LTV Studios had a preview screening of their new documentary on the Southern Pine Beetle entitled *Where the Pines Turn Red*. The event included a Q&A session with the filmmakers and local scientists. The event was well attended and included State Legislator Ann Welker in the audience. The documentary has not officially been released but the filmmakers hope to get it before the NYS Legislature to spark interest, awareness, and action.



Figure 4: I think we have been spotted !!

DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

November 18, 2026

Justin Lacorte
Senior Environmental Science and Planning Analyst
PSEG Long Island
999 Stewart Avenue
Bethpage, NY 11714
email: Justin.lacorte@psegliny.com

RE: PSEGLI Utility Pole Work on North Country Road, Shoreham
Central Pine Barrens Core Preservation Area

Dear Mr. Lacorte:

On November 5, 2026, the Central Pine Barrens Commission received materials on the referenced proposal. The submission included a letter and maps of pole replacement locations on North Country Road in Shoreham. Supplemental information on pole specifications was provided via email.

The Proposed Action involves the removal of one timber pole and addition of two timber poles in the road shoulder to reduce vehicle collisions. The poles are in the Core Preservation Area on North Country Road in Shoreham in the Town of Brookhaven.

Existing and new poles are timber. The existing pole is 34 feet above ground. The new poles will be 38.5 feet above ground. Pole diameter will not increase more than 2 to 3 inches wider.

Poles are located in the mowed grass roadside right of way. The referral material states no trees will be removed.

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 need to remove trees, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute development.

It is encouraged that, where possible, the new pole heights remain within the heights of surrounding trees to maintain the character of the Core and CGA.

Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,
Julie Hargrave
Interim Executive Director

cc: John C. Milazzo, Counsel

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

PSEG Long Island
175 E. Old Country Road
Hicksville, NY 11801

November 5, 2026

Ms. Julie Hargrave
Principal Environmental Planner
Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
West Hampton Beach, New York 11978

Re: PSEG Long Island North Country Road, Shoreham
Pole Removal and Installation Project Notification Memo

North Country Road; Hamlet of East Shoreham, Town of Brookhaven, Suffolk County, New York

Ms. Hargrave,

PSEG Long Island, as agent for the Long Island Power Authority, is notifying the Pine Barrens Commission regarding work proposed within the Core Preservation Area (CPA) of the Pine Barrens.

The Proposed Action includes the removal of one (1) wood distribution pole and the installation of two (2) new wood distribution poles located on North Country Road, in the hamlet of East Shoreham. This work is being performed to move the distribution alignment slightly further from the outside apex of the curved roadway in order to reduce motor vehicle accidents.

The entire project is located within the CPA of the Pine Barrens. All work to be conducted within the road shoulder. Any disturbed areas will be reseeded with appropriate native vegetation, consistent with native Pine Barrens vegetation.

The Proposed Action will not result in removal of trees or changes to existing land use. As per ECL 57-0107 (13)(i) and (v), the above described activities do not constitute development and no further review is required.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (631) 428-2986 or via email at Justin.LaCorte@psegliny.com.

PSEG Long Island
175 E. Old Country Road
Hicksville, NY 11801

PSEG LONG ISLAND
We make things work for you.

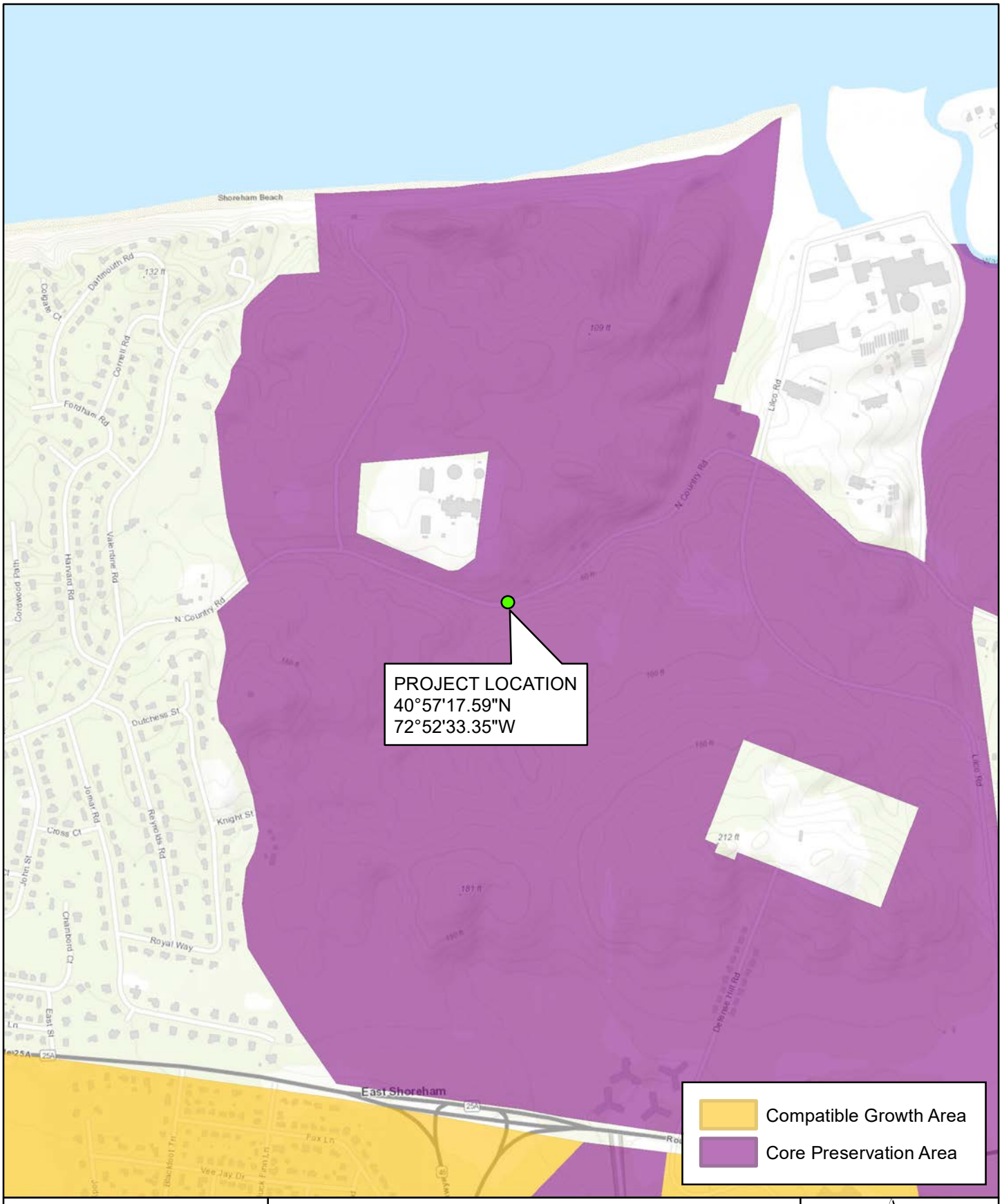
Regards,



Justin LaCorte
Licensing & Permitting, Senior Environmental Science and Planning Analyst

Encl.

Cc: Christopher Kiernan (PSEG Long Island)
Kara J. Krueger (PSEG Long Island)
Daniel Rogers (PSEG Long Island)



PSEG LONG ISLAND

FIGURE 1
PSEG LONG ISLAND
NORTH COUNTRY ROAD, SHOREHAM

Sources: ESRI Web Map Server, 2018;

N

0 250 500 1,000 Feet

1 inch = 1,000 feet



PSEG LONG ISLAND

FIGURE 2
PSEG LONG ISLAND
NORTH COUNTRY ROAD, SHOREHAM

Sources: ESRI Web Map Server, 2018;

N

0 25 50 100 Feet

1 inch = 100 feet

BRIAN W. KENNEDY
PARTNER
DIRECT FACSIMILE: (516) 750-6459
BKENNEDY@FORCHELLILAW.COM

November 2, 2026

BY EMAIL

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

RE: Notice of Violation
Tuccio/Long Island Practical Shooters Association
1040 North Perimeter Road, Westhampton Beach NY 11978

Dear Ms. Hargrave and Members of the Board:

In connection with the above-referenced violation, Long Island Practical Shooters Association ("LIPSA") engaged Hayduk Engineering, LLC to survey the subject property and prepare a Proposed Revegetation Plan to address issues raised by the Central Pine Barrens Joint Planning & Policy Commission ("CPBC").

The Proposed Revegetation Plan prepared by Hayduk Engineering, dated September 25, 2026, last revised October 9, 2026, and annexed hereto, identifies 154,194 square feet of the subject property that CPBC identified as being cleared without permits. In response, LIPSA has identified 326,237 square feet of nearby property that requires revegetation and proposes to revegetate that property using a natural self-healing approach as discussed during the meeting between LIPSA and CPBC on September 21, 2026. This approach would allow natural vegetation to recolonize the disturbed area through existing seeds, roots, and rhizomes within the soil, as well as natural migration from surrounding vegetation. A formal monitoring plan would be implemented, including periodic photographic documentation, measurements of vegetation recovery, and invasive species management. The details and requirements of the monitoring plan would be prepared in consultation with CPBC. This approach is particularly appropriate given

LIPSA's location within the globally rare Dwarf Pine Barrens, where the native pitch pine and scrub oak communities are uniquely adapted to the area's nutrient-poor soils. Introducing commercially sourced plant material could potentially alter the genetic characteristics of the existing plant community. Natural regeneration would help preserve these characteristics while minimizing disturbance and restoration costs.

LIPSA has served a vital role in ensuring local law enforcement has proper training facilities to remain up to date with current training protocols. The unique layout of shooting ranges at LIPSA provides training opportunities which are not available anywhere else on Long Island or New York City. LIPSA has secured letters requesting that CPBC permit continued operations at the subject property from Metropolitan Transportation Authority Police Department, New York State Police, Nassau County Sheriff's Department, United States Air Force 106th Rescue Wing, United States Coast Guard, and United States Homeland Security Special Response Team. These elite law enforcement agencies need to utilize the existing LIPSA layout to maintain their skills and continue to protect the public.

We look forward to working toward a solution that benefits both CPBC and members of the community. Please contact me with any questions.

Very truly yours,
FORCHELLI DEEGAN TERRANA LLP



By: _____
BRIAN W. KENNEDY

BWK:rer
Enclosure



AERIAL IMAGE

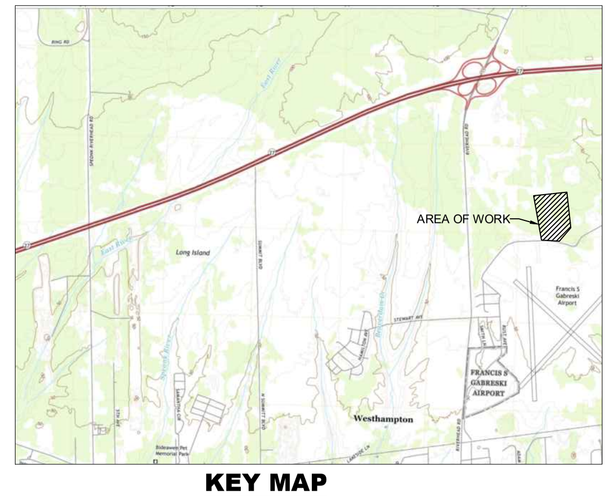
DATE: JULY 4, 2026
LOCATION: 84 N PERIMETER RD, WESTHAMPTON BEACH, NY 11978
SCALE: 1" = 150'

150 0 150 300
SCALE FEET

CLEARING CALCULATIONS	
TOTAL SHOOTING RANGE CLEARANCE ENVELOPE AS OF APRIL 09, 2025	±484,139 SF
TOTAL SHOOTING RANGE CLEARANCE ENVELOPE AS OF JULY 4, 2026	±638,333 SF
ADDITIONAL AREA OF CLEARING	±154,194 SF
AREA OF PROPOSED SELF HEAL	±326,237 SF
REVEGETATION RATION	2.1:1

LEGEND: REVEGETATION	
	SHOOTING RANGE CLEARANCE ENVELOPE AS OF APRIL 09, 2025
	ADDITIONAL SHOOTING RANGE CLEARANCE ENVELOPE AS OF JULY 4, 2026
	PROPOSED SELF HEAL AREA

NOTE:
1. THIS PLAN UTILIZES JULY 2026 AERIAL IMAGERY FROM NEARMAP.



KEY MAP

SCALE: 1" = 4,000'

4,000 0 4,000 8,000
SCALE FEET

N

No.	REVISED PER CLIENT DISCUSSION	BY	DATE
1		CSB	10/09/26

REVISIONS

DRAFT
10/09/2026

Hayduk Engineering, LLC
consulting engineers
2150 Smithtown Avenue, Suite 8, Ronkonkoma, NY 11779
Tel: (631)-476-6606 | Fax: (631)-476-6606

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 8, ARTICLE 145, SECTIONS 7200 OF THE NEW YORK STATE EDUCATION LAW IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DRAWING IN ANY WAY. IF THIS DRAWING IS ALTERED, THE ALTERED ENGINEER SHALL AFFIX TO THE ITEM ALTERED HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION. THIS DRAWING IS THE PROPERTY OF HAYDUK ENGINEERING, LLC AND SHALL NOT BE COPIED OR USED, IN WHOLE OR IN PART, BY ANY PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF HAYDUK ENGINEERING, LLC. THE DESIGNS SHOWN AND DESCRIBED IN THIS DRAWING ARE NOT TO BE USED FOR THE SPECIFIC PROJECT INDICATED, AND IS AN INSTRUMENT OF SERVICE. THIS DRAWING MAY NOT BE COPIED OR USED, IN WHOLE OR IN PART, BY ANY PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF HAYDUK ENGINEERING, LLC. COPIES OF THIS DRAWING WITHOUT THE ENGINEER'S ORIGINAL SEAL AND SIGNATURE ARE NOT TRUE, VALID COPIES.

SHOOTING RANGE CLEARANCE ENVELOPE AS OF 07/04/2026 WITH PROPOSED REVEGETATION - A

FOR
LONG ISLAND PRACTICAL SHOOTERS ASSOC.

LOCATED AT:
84 NORTH PERIMETER ROAD
WESTHAMPTON BEACH, NY 11978

SCTM NO. 900-248-01-110.003

JOB NO.	N/A
DRAWN BY	KB
CHECKED BY	KP
DATE	SEPTEMBER 25, 2026
SCALE	AS NOTED
DRAWING NO.	EX-1.0



AERIAL IMAGE

DATE: APRIL 9TH, 2025
LOCATION: 84 N PERIMETER RD, WESTHAMPTON BEACH, NY 11978
SCALE: 1" = 150'

150 0 150 300
SCALE FEET

NOTE: THIS PLAN UTILIZES APRIL 09, 2025 AERIAL IMAGERY FROM NEARMAP



KEY MAP

SCALE: 1" = 4,000'

4,000 0 4,000 8,000
SCALE FEET

LEGEND: REVEGETATION

	SHOOTING RANGE CLEARANCE ENVELOPE AS OF APRIL 09, 2025

No.	DESCRIPTION	BY	DATE
1	REVISED PER CLIENT DISCUSSION	CSB	10/09/26

REVISIONS

DRAFT
10/09/2026

Hayduk Engineering, LLC
consulting engineers
2150 Smithtown Avenue, Suite 8, Ronkonkoma, NY 11779
Tel: (631)-476-0600 | Fax: (631)-476-0606

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF TITLE VII, ARTICLE 145, SECTIONS 7200 OF THE NEW YORK STATE EDUCATION LAW. IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DRAWING IN ANY WAY. IF ANY PORTION OF THIS DRAWING IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM ALTERED HIS SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS DRAWING IS NOT TO BE COPIED OR USED, IN WHOLE OR IN PART, BY ANY PARTY WITHOUT THE SPECIFIC PROJECT INDICATED, AND IS AN INSTRUMENT OF SERVICE. THIS DRAWING MAY NOT BE COPIED OR USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF HAYDUK ENGINEERING. COPIES OF THIS DRAWING WITHOUT THE ENGINEER'S ORIGINAL SEAL AND SIGNATURE ARE NOT FINAL AND INVALID.

SHOOTING RANGE CLEARANCE ENVELOPE AS OF 04/09/2025

FOR:
LONG ISLAND PRACTICAL SHOOTERS ASSOC.
LOCATED AT:
84 NORTH PERIMETER ROAD
WESTHAMPTON BEACH, NY 11978

SCTM NO. 900-248-01-110.003

JOB NO.	N/A
DRAWN BY	KB
CHECKED BY	KP
DATE	SEPTEMBER 25, 2026
SCALE	AS NOTED
DRAWING NO.	EX-2.0

DEPARTMENT OF THE AIR FORCE
106TH RESCUE WING
F.S. GABRESKI AIRPORT NEW YORK

15 September 2026

MEMORANDUM FOR Central Pine Barrens Joint Planning and Policy Commission

FROM 103rd Rescue Squadron Commander

SUBJECT: Operational Necessity and Mission Readiness Value of the Long Island Practical Shooters Association (LIPSA) Range Facility

1. PURPOSE

To formally advise the Central Pine Barrens Joint Planning and Policy Commission of the strategic necessity of the LIPSA shooting range (1040 North Perimeter Road) for maintaining the combat search and rescue (CSAR) qualification and global deployment readiness of the 103rd Rescue Squadron (103 RQS).

2. OPERATIONAL MANDATE & TRAINING REQUIREMENTS

As New York's premier rapid-response rescue asset, the 103 RQS deploys Pararescuemen (PJs) and Combat Rescue Officers (CROs) worldwide into non-permissive environments under the motto *"That Others May Live."* To execute high-threat casualty extractions, operators require continuous dynamic live-fire qualification that standard static ranges cannot deliver:

A. Dynamic Action Bays: LIPSA's bermed enclosures allow multi-angle engagements, movement-to-contact bounding, barricade shooting, and carbine-to-pistol transitions under physical exertion.
B. Tactical Realism & Low-Light Operations: Supports close-quarters battle (CQB) profiles, Tactical Combat Casualty Care (TCCC) under fire, and night-vision/infrared target engagements.

3. MISSION READINESS & LOGISTICAL IMPACTS

A. Immediate Proximity: Co-located on North Perimeter Road, LIPSA enables transit times under five minutes from the flightline, supporting immediate surge workups within 24 to 48 hours of worldwide taskings.
B. Severe Off-Island Penalties: Losing local access requires 3–6+ hours of transit to Joint Base McGuire-Dix-Lakehurst or West Point. This diversion incurs heavy taxpayer per diem and transport costs, risks scheduling bottlenecks, and removes operators from active alert status.

4. ENVIRONMENTAL COMPATIBILITY & STEWARDSHIP

The 103 RQS recognizes the vital conservation goals of the Long Island Pine Barrens Protection Act of 1993:

A. Aquifer Protection: LIPSA has historically managed range operations with strong consideration for the surrounding natural habitat, adhering to comprehensive Best Management Practices (BMPs) for outdoor shooting ranges
B. Acoustic & Land Harmony: Set within Gabreski Airport's active aviation noise contour and buffered by woodlands, the facility generates minimal environmental or structural footprints.

5. RECOMMENDATION

The LIPSA range is an irreplaceable national defense asset and trusted local partner. The 103rd Rescue Squadron strongly urges the Commission to support its continued operation and compatible land-use designation as a mission critical asset to our unit.

MARTIN R. VIERA, Lt Col., NYANG
103rd Rescue Squadron Commander

DEPARTMENT OF THE AIR FORCE
106TH RESCUE WING
F.S. GABRESKI AIRPORT NEW YORK

26 August 2026

MEMORANDUM FOR MS. JULIE HARGRAVE
Central Pine Barrens Commission
624 Old Riverhead Road
Westhampton Beach NY 11978

FROM: 106 RQW/CC

SUBJECT: Importance of the Long Island Practical Shooters Association range facility to the 106th Rescue Wing Mission

1. The 106th Rescue Wing (106 RQW) executes a demanding national security and combat search and rescue mission that requires our personnel to maintain the highest levels of combat readiness. The Long Island Practical Shooters Association (LIPSA) is an indispensable training asset for our unit. At present, there are no other facilities in the local area capable of supporting the specialized training requirements necessary for our mission.

2. Specifically, the LIPSA facility provides the essential infrastructure, footprint, and clearances required for our forces to conduct:
Nighttime Qualifications: Essential for our low-light and no-light tactical operations.
Machine Gun Qualifications: Necessary for heavy weapons proficiency and defensive posturing.
360-Degree Shooting: The tactical flexibility offered by this range allows our operators to train in realistic, dynamic, multi-directional engagement scenarios that cannot be replicated at standard ranges.

3. Without local access to the LIPSA facility, the 106 RQW would face grave logistical and operational disruptions in maintaining our mandatory qualification standards for our 1300+ personnel. Traveling out of the region to conduct this specific and reoccurring training is not feasible and would heavily impact our time, resources, and ultimately, our mission readiness.

4. It is imperative that LIPSA remains a viable and operational facility. We strongly urge the Commission to recognize the vital role this range plays in supporting local military readiness and our national defense.

5. Thank you for your time, consideration, and support of the 106th Rescue Wing. We are a unit of National Guardsman, most of which are born and raised on Long Island, and we share your cherishment and respect for the ecosystem of the local area that we call home. Should you require any further information or a detailed briefings on our specific training requirements, please do not hesitate to contact SMSgt Joseph Pico at joseph.pico@us.af.mil or MSgt Steven Benza at steven.benza@us.af.mil.

JEFFERY D. CANNET, Colonel, NYANG
Commander

Metropolitan Transportation Authority
Police Department

MTA Police Department
420 Lexington Avenue, Suite 425
New York, NY 10170
212-878-1000 Tel

Date: September 17, 2026

To: Julie Hargrave, Interim Executive Director, Central Pine Barrens Comm.
From: Assistant Chief John Echavarria, Administrative Services Bureau, MTAPD
Re: Long Island Practical Shooters Association (LIPSA) Range Endorsement

The Metropolitan Transportation Authority Police Department (MTAPD), a multi-state, full-service police agency which conducts essential patrol and specialized tactical and firearms training at the Long Island Practical Shooters Association (LIPSA) Range Complex in Westhampton Beach, NY.

This crucial facility is the only location in the entire NYC/Long Island region where this unique training can take place due to its safety, location and access, scheduling and depth of their firing ranges, which only LIPSA can offer.

The MTAPD conducts firearms and Patrol Rifle training and qualifications for our Patrol Officers, firearms and tactical training to our specialized Emergency Service Unit (ESU), Hybrid Threat Unit (HTU), Canine Unit (K9), Highway & Bridge Safety Unit, and Professional Development Section at the LIPSA range due to its unique range layout abilities affording individual, small unit team, and vehicle borne operations. In addition, our HTU Counter-Terrorism Training Academy and Firearms Instructor Schools have been held at LIPSA; and our near future Police Academy firearms and tactics portion are also scheduled to be conducted there. No other firing range and training facility can meet these needs.

Our tremendous partnership and working arrangements with the Long Island Practical Shooters Association and their ability to be flexible to our everchanging operational needs serves greatly to enhance our overall mission of public safety and in conducting Counter-Terrorism operations throughout the New York Metropolitan area and beyond.

Respectfully,

John M. Echavarria
Assistant Chief of Police – MTA Police Department

Bruce Blakeman
COUNTY EXECUTIVE

Dr. Robert A. Matarazzo
ACTINGSHERIFF

SHERIFF'S DEPARTMENT
NASSAU COUNTY CORRECTIONAL CENTER
100 CARMAN AVENUE
EAST MEADOW, NY 11554

To Julie Hargrave,
Interim Executive Director,
Central Pine Barrens Commission

My name is Christopher Lavin, and I am a Captain in the Nassau County Sheriff's Dept. As the former Commanding Officer of the Academy and current Commanding Officer of the Sheriffs Emergency Response Team we have relied heavily on the use of the Long Island Practical Shooters Association for use of their range.

My agency relies heavily on the length and size of the ranges for our Long Arms training. Presently, Nassau County does not have the outdoor space to accommodate this training. I can say the staff at LIPSA are some of the most professional and safety-minded range officers I have had the pleasure of working with during almost 27 years of service. A range of this size is essential for the proper training and protection of my officers and the public.

As an agency that operates around the clock, we rely on training in different conditions and LIPSA easily provides us with that option so that we may always be prepared. The use of this range affords our Emergency Response and Recruit Officers the ability to train in those conditions with room to operate safely.

I fully support their continued operation and should you feel the need to speak with me personally, I welcome the opportunity to.

Sincerely,
Christopher Lavin,
Clavin@nassaucountyny.gov
(516)572-3422

To Whom it May Concern,

I would like to sincerely thank you and your staff for allowing New York State Police Troop L to utilize the Long Island Practical Shooters Association (LIPSA) range facility throughout this past year.

As you know, New York State Police Troop L does not have a range facility of its own. Having a dependable and professional facility where our Troopers can complete their required firearms qualifications and continue to develop their skills is extremely important to us. Your willingness to accommodate Troop L and work with us throughout the year has been greatly appreciated.

The availability of a reliable range facility is an essential component of maintaining officer proficiency and ensuring that our personnel remain prepared to perform their duties safely and effectively. We greatly value the accommodations provided by the LIPSA range facility, as well as the professionalism and cooperation demonstrated by you and your staff during our scheduled range sessions.

With today's ever-changing climate and the challenges we face, having access to the Long Island Practical Shooters Association range facility, where our Troopers can practice in a variety of realistic scenarios is incredibly valuable. The experience, adaptability and confidence our members gain from utilizing your range are truly appreciated.

Your continued willingness to work with our agency has been instrumental in allowing us to fulfill our required firearms qualification responsibilities throughout the year. We sincerely appreciate your partnership and the support you have provided for our organization.

Thank you for making your facility available to us and for helping us maintain the highest standards of training and proficiency among our personnel. We look forward to continuing our professional relationship and utilizing your facility for our firearms qualification needs in the coming year.

Thank you again for your generosity, cooperation and continued support. It is appreciated by all of us.

Respectfully,

W. B. Harris

Winston B. Harris
T/Sergeant, SFI
Troop L Firearms Training Unit

New York State Police
7140 Republic Airport
East Farmingdale, NY 11735
Winston.Harris@troopers.ny.gov
631-756-3343 (Office)

Homeland Security Investigations
Office of the Special Agent in Charge

U.S. Department of Homeland Security
245 West Houston Street
New York, NY 10014

MEMORANDUM FOR: Julie Hargrave
Interim Executive Director
Central Pine Barrens Commission
Westhampton Beach, NY 11978

THROUGH: Joseph Pisciotta
Tactical Commander
New York Special Response Team (SRT)

FROM: David Vale
Training Coordinator
New York Special Response Team (SRT)

SUBJECT: Operational Importance of the Long Island Practical Shooters Association (LIPSA) Range Facility to the SRT

Special Response Team (SRT) operators are Special Agents tasked with executing high-risk, mission-critical law enforcement operations across the local region, throughout the United States, and in U.S. territories. These responsibilities include high-risk warrant service, national security event protection, hostage rescue, counterterrorism support, U.S. and foreign dignitary protection, and active shooter preparedness. Maintaining the operational readiness required for these critical missions demands rigorous, realistic, and continuous training.

The LIPSA range facility provides a unique training environment that cannot be matched by conventional firearms ranges in the tri-state area. LIPSA not only allows operators to conduct required firearms qualifications, but also enables them to train and maintain proficiency in several key areas essential to public safety and team survival, including:

- Dynamic engagement training: 360-degree and dynamic engagement capabilities that allow operators to train for complex, stressful, real-world environments that static target ranges cannot replicate.

- Long- and extended-distance qualifications: Training opportunities for SRT snipers and observers to maintain precision and accountability under demanding field conditions.

- Specialized training environment: A unique physical configuration and safety clearances required to train with specialty munitions and tactical vehicles.

- Advanced tactical scenarios: Counterterrorism and active shooter scenarios using live-fire

movement drills in conjunction with team communication.

- Low-light and environmental variability: Training across various ambient light conditions, including complete darkness with the use of night vision equipment.

In closing, the LIPSA range facility remains a one-of-a-kind and invaluable asset to the SRT mission and its commitment to public safety. Thank you for your time and consideration.

Central Pine Barrens Joint Planning & Policy Commission
Draft Staff Report for the Public Hearing
Wednesday, November 18, 2026

PROJECT NAME:	The Meadows at Artist Lake Development of Regional Significance (DRS) Application
APPLICATION TIMELINE:	- 09/24/26 Received Application - 10/07/26 Received supplemental materials - 10/13/26 Town of Brookhaven SEQRA Lead Agency and classified the Project as a Type I Action - 10/21/26 Scheduled Public Hearing - 11/18/26 Public Hearing - 01/22/27 Current Decision Deadline
OWNER/APPLICANT:	Poly-Jaz Realty LLC, Newbridge Jaz LLC and Mid Isle LC c/o Breslin Realty Represented by Charles Voorhis, Nelson Pope & Voorhis LLC
SITE LOCATION:	North side of Middle Country Road (NY 25) across from Artist Lake, west of Wading River Hollow Road, east of Yaphank Middle Island Road Middle Island, Town of Brookhaven
SCTM NUMBER(S):	200-379-1-3.1, -5.1 & -12
PROJECT SITE AREA:	74.25 acres Lot 3.1 is 48.6 acres; Lot 5.1 is 18 acres; Lot 12 is 7.6 acres
ZONING DISTRICT:	1995 Zoning: D-1 Residence, A-1 Residence, J-2 Business Current Zoning: A-1 Residence, J-2 Business
SEQRA:	Type I Action

EXISTING CONDITIONS

The 74.25 acre Project Site is located on the north side of Middle Country Road across from Artist Lake, west of Wading River Hollow Road, east of Yaphank Middle Island Road, in the hamlet of Middle Island, Town of Brookhaven in the Compatible Growth Area (CGA) of the Central Pine Barrens. The site contains three parcels, two of which were previously developed with a big box store, which was demolished in 2016, and asphalt parking lot. The third parcel is wooded with natural pine barrens vegetation. Asphalt and demolition site are centralized in the southern portion of the site. The northern portion of the site is natural pine barrens vegetation. A town-regulated recharge basin about 0.9 acres in size is on the southeastern portion of the site.

The site is currently cleared to a limit of 34%, or about 25 acres. The remaining 66%, contains 48.5 acres of natural pine barrens vegetation and 0.9 acres of town-regulated freshwater wetland. See Exhibit A for an aerial and Exhibit B for photographs of the Project Site.

To the immediate east of the Project Site is Woodville Road, west is Currans Road, and south is Middle Country Road which separates the site from Artist Lake. To the north are single family residences and Town of Brookhaven's Middle Island Dog Park that is accessed via the Project Site. There is a mix of commercial and residential development ranging from A Residence 5 to J Business 5 zoning surrounding the Project Site.

SITE HISTORY

The Project Site was part of a former DRS Application for Artist Lake Plaza, which received an approval on July 20, 2011 for a change of zone to J Business 2 and commercial development on the same three parcels. The project consisted of commercial development encompassing 379,411 square feet, 2,021 parking spaces, three active recreational ballfields and related infrastructure including restrooms and bleacher seating. Based on the 1995 zoning, the allowable clearing limit permitted 66.76% (49.56 acres) of the Property to be cleared. The adopted resolution approved clearing to 60.4% (44.83 acres) and retaining 39.6% (29.41 acres) of existing natural open space. No hardship waiver relieving the project from Plan Standards and Guidelines were associated. See Exhibit C for the Artist Lake Plaza Adopted Resolution.

The Commission provided multiple extensions for the applicant to adhere to the conditions of the approval, mainly the filing of a conservation easement on 29.41 acres of existing natural vegetation and the filing of a covenant for the parcels compassing the project site. On September 18, 2013, the Commission adopted a resolution to provide an extension for the applicant to submit the easement and covenant to the Commission for review by December 18, 2013.

On May 6, 2016, the Commission received notice that the approved DRS, Artist Lake Plaza, was not proceeding. No legal documents, conservation easements and/or covenants were executed and/or recorded in connection with the approved project.

On July 18, 2024, the Town of Brookhaven received an application related to the current project, The Meadows at Artist Lake. The Town coordinated SEQRA Lead Agency with the Commission and classified the Project in its current form as a Type I Action on October 13, 2026.

APPLICANT REQUEST

The Applicant requests a Development of Regional Significance (DRS) approval for a change of zone from A-1 Residence and J-2 Business to Planned Development District (PDD) and to increase the clearing on the Project Site from 34% (25 acres) to 61% (45.5 acres) for mixed-use development and the retention of 39% (28.8 acres) of open space. The 45.5 acres subject to clearing is comprised of an estimated 25 acres of previously developed land and 20 acres of natural pine barrens vegetation.

The residential use of the project includes six three-story buildings containing 295 multi-family residential units on the southwest portion of the site. Of the 295 units, 50% will be age-restricted, 10% will be workforce housing and 10% will be affordable housing. Amenities include an 8,050 square foot clubhouse, pool, outdoor recreational spaces, walking trails and 673 parking stalls.

The commercial use of the project includes a 104,000 square foot retail store, one 6,925 square foot building containing a restaurant (4,465 square feet) and drive-thru (2,460 square feet), one 5,153 square foot building containing a second restaurant (3,063 square feet) and drive-thru (2,100 square feet), and 665 parking stalls. Proposed commercial development is located within the central and southern portions of the site. A 5,000 square foot pump house/maintenance facility, 1,000 square

foot civic space and an on-site sewage treatment plant are proposed on the eastern portion of the site.

Based on the 1995 zoning and the 2012 Plan, the Vegetation clearance limit standard (5.3.3.6.1) permits 66.76% (49.56 acres) of the Property to be cleared. The project proposes to clear to 61% (45.5 acres) and retain 39% (28.8 acres) of existing natural open space. No relief from Plan Standards and Guidelines are requested. The Standards and Guidelines of the 2012 Plan apply to the Project for the reasons set forth below.

See Exhibit D for the Existing Conditions/Demolition Plan (C-201), Overall Site Plan (C-301), and Landscape Plan (L-101) prepared by Bohler Engineering and dated September 4, 2026.

CENTRAL PINE BARRENS STATUS

The proposed project constitutes "development" pursuant to ECL § 57-0107(13)(b) and (c):

> 13. "Development" shall mean the performance of any building activity or mining operation, the making of any material change in the use or intensity of use of any structure or land and the creation or termination of rights of access or riparian rights. Without limitation, the following activities or uses shall be taken for the purposes of this article to involve development as defined in this subdivision:
>
> (b) a material increase in the intensity of use of land or environmental impacts as a result thereof;
>
> (c) commencement of mining, excavation or material alteration of grade or vegetation on a parcel of land excluding environmental restoration activities;

The Applicant applied for a Change of Zone to the Town of Brookhaven on July 18, 2024, and the Municipal Code Ratification for Conformance with the Central Pine Barrens Comprehensive Land Use Plan Amendments Final Resolution that was adopted on August 21, 2024 states:

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

The proposed project also constitutes a DRS pursuant to Chapter 4 Section 4.5.5.1(4) of the 2012 Central Pine Barrens Comprehensive Land Use Plan:

> 4. A development project resulting in a traffic impact which would reduce service by two (2) levels below existing conditions or to a level of service of D or below.

The Traffic Study prepared by Nelson & Pope dated August 2026 identifies at least two signalized intersections where the existing level of service is reduced to D or below under 2029 Build Volumes and/or Mitigation 2029 Build Volumes. Therefore, the project meets the Plan DRS definition. Middle Country Road (NY-25) at Yaphank Middle Island Road/Rocky Point Road (CR-21) and Middle Country Road (NY-25) at Picasso Way are the two most impacted signalized intersections. Exhibit E includes Tables 9, 11 and 13, showing Levels of Service Summary at AM Peak, PM Peak and Saturday Midday Peak hours at signalized intersections.

Pursuant to Section 57-0123(2)(a), the Commission will review the DRS project for conformance with the standards and guidelines outlined in Chapter 5 of the Plan and pursuant to the goals and objectives of the Act as the same existed in the 2012 Plan. If the project does not conform, a Compatible Growth Area Hardship Waiver is required.

The submitted DRS application with review of Standards and Guidelines is provided in Exhibit F.

SEQRA AND OTHER REQUIRED PERMITS AND APPROVALS

- SEQRA: Project classified as Type I Action. The Town of Brookhaven coordinated review and the Commission deferred lead agency on October 21, 2026.
- New York State Department of Environmental Conservation (NYSDEC)
- New York State Department of Transportation (NYSDOT)
- Suffolk County Department of Health Services (SCDHS)
- Town of Brookhaven

SITE DESCRIPTION

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

Existing Conditions and Land Use On-Site: The Project Site contains three vacant parcels; 200-379-1-5.1 was previously developed with a big box store which was demolished in 2016. 200-379-1-3.1 was previously developed with asphalt parking lot to the south and undeveloped pine barrens vegetation to the north. 200-379-1-12 is wooded with natural pine barrens vegetation. Thirty Four (34%) of the Project Site is cleared (25 acres). The remaining 66%, is 48.5 acres of natural pine barrens vegetation and 0.9 acres of town-regulated freshwater wetland. One entrance to the site is currently used as access to Town of Brookhaven's Middle Island Dog Park, SCTM number 200-347-3-13.2.

Vegetation: The pine barrens forest habitat on site is in the northern, eastern and western portions of the site. Pitch pine-oak forest occupies 48.5 acres (66%) of the project site.

Rare, Endangered, & Threatened Species and Species of Concern: According to the application, no rare, threatened, or endangered plants were observed on site. However, the site lies within the vicinity of 3 high-quality occurrences of rare community types, 12 rare, threatened or endangered plants, 2 endangered animal species and 1 species of special concern. The plants have been documented within either 0.25 miles south of the site at Artist Lake or within 0.25 miles north of the site at Currans Pond South. The endangered tiger salamander and northern long-eared bat have been documented within 1,000 feet and 1.5 miles, respectively, of the site. The coastal barrens buckmoth, a state species of special concern, has been documented within 0.25 miles north of the site in Rocky Point Pine Barrens. See Exhibit G for NYSDEC's May 14, 2026 response with additional details on the New York Natural Heritage Program.

Wetlands: Within the Project Site is a recharge basin about 0.9 acres in size listed as a town-regulated freshwater wetland. Adjacent to the Project Site to the south across Middle Country Road is Artist Lake, a NYSDEC-regulated freshwater wetland (ID: MD-1). Across Currans Road about 630' northwest of the site is a NYSDEC-regulated freshwater pond (ID: MD-12).

Hydrology: The site is in Groundwater Management Zone III. According to the USGS Long Island Depth to Water and Hydrologic Conditions Viewer, the average depth to water on the site ranges from 15 to 40 feet. The nearest SCWA wellfield is Bailey Road located approximately 0.4 miles west of the site and is not within the groundwater contribution area of this wellfield.

Topography/Elevation: Most of the site, 93.4% (69.38 acres), contains slopes from 0 to 10%. Approximately 3.6% (2.65 acres) of the site contains slopes from 10-15%. An estimated 3% (2.22 acres) of the site contains slopes greater than 15%.

Soils: According to the USDA Natural Resources Conservation Service, eight soil types were identified on site. Cut and fill land, gently sloping and haven loam, 0-2% slope comprised the majority of the site at 44% and 33%, respectively. Additional soils include Riverhead sandy loam, Haven soils, and Plymouth loamy coarse sand. Soil sample results indicated low concentrations of pesticides, volatile organic compounds and metals that did not exceed NYSDEC guidelines.

Cultural/Archeological: In 2009, Tracker-Archaeology Services, Inc. conducted a Phase IA study and determined the site was within an area that had an above average potential for recovery of prehistoric and historic sites on any intact soil. The Phase IB survey included 488 shovel tests and no prehistoric, historic artifacts or archaeological features were encountered. A letter from the New York State Historic Preservation Office (SHPO) dated June 1, 2026 states "it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

Scenic Resources: Artist Lake, immediately south of and visible from the site, is a designated Scenic Resource, as per Chapter 8, Volume 2 of the Central Pine Barrens Comprehensive Land Use Plan, which states:

> *"8.5.27 Artist Lake immediately south of Middle Country Road in Middle Island*
>
> *Artist Lake has a mostly developed shoreline (contemporary structures), with residential units on the east and south, and Middle Country road along the northerly side. Some undeveloped property along the west side, and a town-run public access point along the roadway, provide some scenic visual respite from the commercial land use pattern along that portion of Middle Country Road."*

SURROUNDING LAND USE AND ZONING

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

Most of the Study Area is comprised of land within the Compatible Growth, though the southwestern edge of Rocky Point Pine Barrens State Forest is in the Core Preservation Area. Middle Country Road (NY-25) runs east to west, bisecting the lower third of the Study Area. The southern boundary extends to Artist Lake and Picasso Way. The northern boundary cuts through state land near Coventry Way. Currans Road runs north to south, bisecting the western third of the Study Area. The western boundary extends to Flicker Drive and the eastern boundary extends to Beach Plum Lane.

Land uses within the Study Area include low-, medium- and high-density residential, vacant, commercial, institutional, and recreation and open space. The predominant land use in the Study Area is residential. Commercial uses border the frontage of Middle Country Road to the east and

west. A mix of town-, state-, and county-owned open space are distributed throughout the north and south sides of the Study Area.

The Study Area is primarily zoned residential with A Residence 1, A Residence 5, A Residence 10, Multifamily, and B Residence 1 present. To the east and west of the site along Middle Country Road are parcels zoned J Business 2 and J Business 5.

Within 200 feet of the Project Site are three lots totaling 28 acres of privately owned vacant property that was the subject of a development application referred to the Commission called Giaquinto at Middle Island in February 2025. The project proposed a change of zone to Planned Retirement Community for the development of a 220-unit residential complex with amenities, recharge basin, connection to the proposed STP at the Meadows at Artist Lake, restoration of about 8.7 acres of pine barrens habitat and redemption of`19.80 Pine Barrens Credits. As of this writing, the Commission has not received additional materials for the Giaquinto project.

PRIOR COMMISSION APPLICATIONS

Applications near the Study Area include:

- 8/16/2017 – R.N. Middle Island (7-Eleven Middle Island) (SCTM # 200-378-2-37.2 and 200-403-1-2.1 and 2.3). CGA Hardship Application approved for Change of zone to develop a gas station and convenience store on a 1.54 acre project site about 0.5 mi from the Project Site.

- 7/20/2011 - Artist Lake Plaza (SCTM # 200-379-1-3.1, 5.1, 12) DRS Application approved for commercial uses comprising 379,411 square feet, recreational ball fields and facilities, open space and associated infrastructure on the same 74.24 acre Project Site.

- 1/16/2013 - Longwood Public Library (SCTM # 200-402-1-23.1, 24.9; 200-403-1-3, 4, 17, 18). CGA Hardship Application approved for a 13,756 square foot expansion to an existing 31,550 square foot Library building, modifications to the stormwater drainage system, and other site improvements on a 7.89 acre project site less than 0.5 mi from the Project Site.

- 5/18/2005 - Longwood Public Library (SCTM # 200-402-1-24.9 and 200-403-1-3, 4). CGA Hardship Application approved for parking lot expansion and drainage improvements on a 4.5 acre project site less than 0.5 mi from the Project Site.

- 1/25/1995 – Harry Rausch, Jr (SCTM # 200-346-4-4). Site plan deemed in compliance with Interim Goals and Standards for the expansion of an existing building for office and storage use on a 0.5 acre lot less than 0.5 mi from the Project Site.

Applications of comparable size and scope that are outside the Study Area and the Commission treatment of them include:

- 10/19/2011 – The Meadows at Yaphank (SCTM # 200-552-1-1.3, 3; 200-584-2-1.3). DRS Application approved for Planned Development District for commercial uses comprising 1,032,500 square feet including retail, restaurant, office/flex space, and 850 residential units on a 333 acre project site.
    - No relief from standards and guidelines was associated with the project, as it conformed with the Plan.

  - This differs from the proposed project because the Yaphank project is larger in scale. The findings amended December 21, 2011 required the applicant to redeem five Pine Barrens Credits, allowed for a minimum of 118 acres (35%) of natural vegetation to be protected and a maximum of 215 acres (65%) to be cleared.

- 5/21/2008– Tall Grass Properties and TGC Operating Company (SCTM #: 200-104-2-14.3, 14.4, 15.1, 16.1, 21.3; 200-126-2-1.5, 2; 200-127-1-3;). DRS Application denied for a Planned Development District for 352 residences and amenities, 125,000 square foot commercial space, STP, and golf course reconfiguration on a 320 acre project site.
  - Relief from two standards, S 5.3.3.6.2 Unfragmented open space and S 5.3.3.6.3 Fertilizer-dependent vegetation limit, and one guideline, G 5.3.3.11.1 Cultural resource consideration, was also associated with this project.
  - The Commission found the applicant did not demonstrate that there are no reasonable alternatives available which would conform with the Plan and would cause a substantial impairment of the resources of the Central Pine Barrens.
  - This differs from the proposed project because Tall Grass proposed more residences and amenities, and a golf course component. There was also a CGA Hardship as it did not conform to several Plan standards and guidelines.

COMPREHENSIVE LAND USE PLAN STANDARDS AND GUIDELINES

As a development activity that achieves DRS status, the project must conform to the Standards and Guidelines in Chapter 5 of the Comprehensive Land Use Plan (the Plan). Below is a staff review of the 2012 Plan Standards and Guidelines, as Brookhaven Town received a related application on July 18, 2024 and the 2012 Plan was still in effect at the time the application was received. For the applicant's review, see Exhibit F.

Standards		Explanation and Document Page Reference (attach additional sheets if necessary)
S 5.3.3.1.1	**Suffolk County Sanitary Code Article 6 compliance**	The project involves the construction of an on-site sewage treatment plant (STP). The proposed uses are estimated to generate a sanitary wastewater flow rate of 60,645 gallons per day (gpd), which is nearly triple the as of right flow of 22,272 gpd for the site. An excess of 38,373 gpd of flow is proposed. It is strongly suggested to redeem Pine Barrens Credits to offset the impacts of density resulting from this project. The project requires SCDHS approval for conformance with this standard.
S 5.3.3.1.2	**Sewage treatment plant (STP) discharge**	Due to the location of the project site within the CGA, STP discharge outside of the CPB boundary may not be practical. The project requires SCDHS or NYSDEC approval for conformance with this standard.
G 5.3.3.1.3	**Nitrate-nitrogen goal of 2.5 mg/l**	Based on the results of the SONIR computer model submitted, the project is expected to generate an overall nitrogen concentration in recharge of 2.44 mg/l and conforms with this guideline.
S 5.3.3.2.1	**Suffolk County Sanitary Code Articles 7 & 12 compliance**	Not applicable to the project.
S 5.3.3.3.1	**Significant discharges and public supply well locations**	The nearest public water supply well is Bailey Road Wellfield, approximately 1,100 feet west of the Project Site. It is not within the zone of contribution for the well site and conforms with this standard.
G 5.3.3.3.2	**Private well protection**	Not applicable to the project.
S 5.3.3.4.1	**Nondisturbance buffers**	There are no tidal wetlands within the project site, though a town-regulated freshwater wetland (0.9 acre recharge basin) is present on the southeast corner. An STP with leaching field and room for expansion is proposed east of the basin. State-regulated freshwater wetlands are separated by Currans Rd. to the west (MD-12) and Middle Country Rd. to the south (MD-1). Impacts to Artist Lake (MD-1) involve “the potential for direct overland flow of stormwater… and the quality of recharge occurring on the subject site due to groundwater flow toward the lake.” The project requires town and state approval for conformance with this standard.
S 5.3.3.4.2	**Buffer delineations, covenants and conservation easements**	Natural vegetation to be retained is demonstrated on Overall Site Plan, C-301. The recharge basin on the site will be retained in its current configuration for stormwater management and requires town approval. The project site is within the 100’ buffer of Artist Lake (MD-1) and requires state approval. The project requires town and state approval for conformance with this standard.

S 5.3.3.4.3	**Wild, Scenic and Recreational Rivers Act compliance**	Not applicable to the project.
G 5.3.3.4.4	**Additional nondisturbance buffers**	The project is subject to town and state freshwater wetlands regulations and requires approval for conformance with this standard.
S 5.3.3.5.1	**Stormwater recharge**	All stormwater generated on the site will be recharged on site through an improved drainage system including leaching galleys, pools, and existing recharge basis, subject to Town approval. Preserved areas and native landscaping will support on-site stormwater recharge capacity.
G 5.3.3.5.2	**Natural recharge and drainage**	The existing recharge basin will be used in the stormwater drainage system in combination with 28.83 acres of open space.
G 5.3.3.5.3	**Ponds**	Not applicable to the project.
G 5.3.3.5.4	**Natural topography in lieu of recharge basins**	The majority of the site is flat as mentioned in the Site Description section above, therefore natural topography in lieu of recharge basin usage is not feasible. A recharge basin will be utilized in the residential portion of the site to the west. The existing recharge basin to the east will be used in the stormwater drainage system in combination with native vegetation and 28.83 acres of open space.
G 5.3.3.5.5	**Soil erosion and stormwater runoff control during construction**	The project is subject to the SPDES General Permit from Construction Activity requirements and requires approval for conformance with this standard.
S 5.3.3.6.1	**Vegetation clearance limits**	The clearance limit based on 1995 zoning is 66.76% (49.56 acres). The Project Site is presently cleared to 34% (25 acres). An additional 20.5 acres of native vegetation will be cleared. The total amount proposed to be cleared, including existing and proposed clearance, is 61% (45.5 acres). This falls below the limit and conforms with this standard. However, it is currently unclear if the town-owned park parcel to the north is included in the Project Site and clearance calculations. If development on the parcel is planned in association with the Project, it must be included in the Project Site. Please submit areas of already cleared and existing natural vegetation for the town-owned park parcel to be included in the clearing calculations.

S 5.3.3.6.2	**Unfragmented open space**	Residential and commercial development is concentrated in the southern half of the Project Site and 28.83 acres of unfragmented open space is in the northern half of the site. Open space is adjacent to 9.5 acres of town-owned parkland, Middle Island Dog Park, to the east and nearly 6,000 acres of state-owned parkland, Rocky Point Pine Barrens State Forest, to the northwest separated by Currans Rd. in the Core Preservation Area. The project conforms with this standard.
S 5.3.3.6.3	**Fertilizer-dependent vegetation limit**	The Applicant proposes fertilizer-dependent landscaping totaling 9.44% (7.01 acres) of the Project Site. This falls below the 15% limit (11.14 acres) and conforms with this standard.
S 5.3.3.6.4	**Native Plantings**	Non-fertilizer dependent native species will be utilized in landscaping totaling 13.53% (10.05 acres) of the Project Site. Species consistent with those listed in Figure 5-2 of the Plan will be used as demonstrated in Landscape Plan, L-101. It is suggested to incorporate native trees along the roadfront to maintain character in the CGA, including on the Middle Country Road frontage to buffer the residential community and to screen queuing aisles for drive-thru restaurants. Native trees could also be added for shade in the residential park meadow. Native evergreens can replace planned arborvitae.
S 5.3.3.7.1	**Special species and ecological communities**	The site lies within the vicinity of 3 rare community types, 12 rare, threatened or endangered plants, 2 endangered animal species and 1 species of special concern as noted in the Site Description section above. Clearing in Suffolk County may only occur from December 1 through February 28 of a given year. Coordination with NYSDEC is required for conformance with this standard.
G 5.3.3.8.1	**Clearing envelopes**	Not applicable to the project.
G 5.3.3.8.2	**Stabilization and erosion control**	About 6.5% of the Site has slopes of 10% or more and is centralized in the southern portion of the site where former commercial development was demolished and in the recharge basin. The project includes regrading areas of proposed development, and the utilization of retaining walls, pavement and landscaping as stabilization measures. Consider utilizing planted slopes where possible in lieu of retaining walls.
G 5.3.3.8.3	**Slope analyses**	The application contains slope analysis, Slope Banding Exhibit prepared by Bohler and dated September 8, 2026, and conforms with this guideline.

G 5.3.3.8.4	**Erosion and sediment control plans**	The application contains soil erosion and sediment control plans, C-801 through C-813, dated September 4, 2026, and conforms with this guideline.
G 5.3.3.8.5	**Placement of roadways**	The project includes regrading areas of proposed development resulting in roadways and driveways no greater in slope than 10%, conforming with this guideline.
G 5.3.3.8.6	**Retaining walls and control structures**	The project includes regrading areas of proposed development resulting in roadways and driveways no greater in slope than 10% and the utilization of retaining walls, pavement and landscaping as stabilization measures. Consider utilizing planted slopes where possible in lieu of retaining walls.
S 5.3.3.9.1	**Receiving entity for open space dedications**	The application notes 28.83 acres of unfragmented pine barrens forest will be preserved via conservation easement. Please specify the entity to which dedicated open space will be transferred for conformance with this standard.
G 5.3.3.9.2	**Clustering**	The proposed layout is designed to cluster development to the southern portion of the site and retain open space to the north that is adjacent to state parkland in the Core Preservation Area. The project conforms with this guideline.
G 5.3.3.9.3	**Protection of dedicated open space**	The guideline requests the 28.83 acres of open space to be protected in a conservation easement (CE) specify proper restrictions on its use for future management. Please specify development and active recreational restrictions in the CE for conformance with this standard.
G 5.3.3.10.1	**Agriculture and horticulture best management practices**	Not applicable to the project.
G 5.3.3.11.1	**Cultural resource consideration**	As noted in the Site Description section above, the site is within an area with an above average potential for recovery of prehistoric and historic sites on any intact soil. A 2009 Phase IB survey included 488 shovel tests and no prehistoric, historic artifacts or archaeological features were encountered. A letter from SHPO dated June 1, 2026 states "…no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project." The project conforms with this guideline.
G 5.3.3.11.2	**Inclusion of cultural resources in applications**	The application acknowledges Artist Lake as a Scenic Resource listed in Chapter 8, Volume 2 of the Plan and includes site design that compliments the resource, conforming with this guideline.

G 5.3.3.11.3	**Protection of scenic and recreational resources**	The Project Site is visible from Middle Country Road and Artist Lake (Scenic Resource 8.5.27). Please submit a signage plan and consider utilizing elements that maintain the character of the CGA including a monument sign, muted earth toned colors, materials, design and lighting. Aesthetic improvements utilizing native species along the site's frontage are proposed and suggestions to strengthen this design element are noted in S 5.3.3.6.4.
G 5.3.3.11.4	**Roadside design and management**	The site's current roadside vegetation is overgrown with invasive species. The existing vehicle access points along Middle Country Road will be utilized. Project design improves community character and suggestions to strengthen this design element are noted in S 5.3.3.6.4 and G 5.3.3.11.3.
S 5.3.3.12.1	**Commercial and industrial compliance with Suffolk County Sanitary Code**	The project requires SCDHS approval for conformance with this standard.

PROJECT SITE CLEARING DATA

Under the 2012 Plan, up to 66.7% of the Project Site can be cleared of vegetation (49.5 acres). Currently, 34% (25 acres) is cleared. The proposed activity would clear an additional 20.5 acres of native vegetation and increase the amount of cleared area to 61% (45.5 acres), totaling 5% (4 acres) under the limit.

Presently the Project Site contains 65% (48.5 acres) of open space. The Project decreases the amount of open space to 39% (28.8 acres).

It is currently unclear if the town-owned park parcel to the north (SCTM number 200-347-3-13.2) is included in the Project Site and clearance calculations. If development on the parcel is planned in association with the Project, it must be included in the Project Site and clearing data.

Project Site	**%**	**Area (acres)**
Project Site area	100 %	74.25
Existing cleared area	34%	25
Existing natural area	66%	48.5
Proposed area to be cleared	27%	20.5
Total proposed clearing (existing + proposed)	61%	45.5
Clearing limit	66.7%	49.5
Area to remain natural	39%	28.8

PINE BARRENS CREDITS

The Project estimated to generate a sanitary wastewater flow rate of 60,645 gallons per day (gpd), which is nearly triple the as of right flow of 22,272 gpd for the site. An excess of 38,373 gpd of flow is proposed.

Proposed increases in density on a project site (e.g., Planned Development Districts (PDDs)), shall be required to utilize and redeem pine barrens credits or transfer of development rights (TDRs) for such requests to increase density and/or intensity for all land uses (residential, commercial, industrial, etc.). Section 6.4.2 of the Plan speaks to the Town of Brookhaven Pine Barrens Credit Program which names PDDs as an innovative strategy for the redemption of Pine Barrens Credits.

The Commission decision record regarding The Meadows at Yaphank DRS Application approved a zone change to PDD for residential and commercial development with protected open space. An excess of 178,339 gpd of flow was estimated to be generated. The project was nearly four times larger in scale, with equivalent excess sanitary flow estimated to be generated and the approval required the applicant to redeem five Pine Barrens Credits.

It is strongly suggested to redeem Pine Barrens Credits to offset the impacts of density resulting from this project.

DISCUSSION ITEMS

1. The traffic study prepared by the Applicant is dated August 2026. Has the impact on traffic during the months where school is in session been explored? Collect traffic counts in fall or spring periods in AM and PM peak periods and compare to projected traffic in the project build out and to evaluate and mitigate construction traffic impacts. Will additional reduction in level of service be anticipated during the school year?

2. How does the 9.5 acre town-owned parcel to the north of the Project Site (SCTM # 200-347-3-13.2) and related improvements fit into the Project? If development on the parcel is planned in association with the Project, it must be included in the Project Site. Please submit areas of already cleared and existing natural vegetation for the town-owned park parcel to be included in the clearing calculations.

3. Landscaping. Consider incorporating additional native trees such as oaks and pines in the Landscaping Plan along the roadfront and replace arborvitae with native shrubs such as bayberry and inkberry. Consider a plan to salvage and transplant native plant material removed during construction phases and sequence the removal of vegetation for reuse in landscaping the project in buffers areas, for screening, shade, in parking lot islands, etc. Large specimen trees should be flagged and remain in place where possible.

4. Slopes. Identify areas of steep slope disturbance and where steep slopes will be created. Utilize planted slopes where possible in lieu of hard structure retaining walls. The cut and fill plan lists an excess of 42,575 cy of cut. Please identify where this material will be disposed.

5. Signage. Submit a signage plan. Consider a monument sign to minimize excess signage and utilize signage that maintains the character of the CGA including muted earth toned colors, materials, design and lighting.

6. Credits. Although not mandatory, it is strongly suggested that the Project redeem Pine Barrens Credits as mitigation for potential adverse environmental impacts of the increase in land use density and intensity, including the excess wastewater flow of 38,373 gpd. The Credit Program promotes development that is compact, efficient and orderly and is

designed to protect the quality and quantity of surface water and groundwater and the long term integrity of the pine barrens ecosystem.

7. Dedicated open space. The application notes 28.83 acres of unfragmented pine barrens forest will be preserved via conservation easement. The guideline requests the open space to be protected in a conservation easement specify proper restrictions on its use for future management. Please specify the entity to which dedicated open space will be transferred with development and active recreational restrictions in the CE.

8. Submit a phased construction plan.

9. The Commission will consider any additional documentation submitted in support of this Application and reserves the right to keep the hearing record open to receive and review any additional information for the public record.

HEARING EXHIBITS

A. Aerial of the Project Site

B. Photographs of the Project Site

C. Adopted Resolution on the Artist Lake Plaza Development of Regional Significance Application, dated 7/20/11

D. Existing Conditions/Demolition Plan (C-201), Overall Site Plan, (C-301), and Landscape Plan (L-101), prepared by Bohler Engineering, dated 9/4/26

E. August 2026 Traffic Study Levels of Service Summary Tables 9, 11 & 13

F. DRS Application including Standards and Guidelines Review

G. NYSDEC Natural Heritage Program Response, dated 5/14/26

H. Study Area

Central Pine Barrens Commission Public Hearing
Wednesday, November 18, 2026
Riverhead Town Hall

The Meadows at Artist Lake
Development of Regional Significance Application
Middle Island, Town of Brookhaven
SCTM Numbers 200-379-1-3.1, -5.1 & -12

List of Staff Exhibits

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B. Photographs of the Project Site

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H. Study Area

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
https://pb.state.ny.us/

The Meadows at Artist Lake (SCTM: 200-379-1-3.1, 5.1, & 12)



10/15/2026, 11:09:53 AM

1:6,222

0 220 440 880 ft

0 65 130 260 m

Street Labels

Pine Barren CGA

Tax Parcels

2023

Red: Red

Green: Green

Blue: Blue

BAILEY

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

Peter A. Scully
Chair

Mark Lesko
Member

Steve A. Levy
Member

Anna E. Throne-Holst
Member

Sean M. Walter
Member

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

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

Adopted Resolution on the Artist Lake Plaza
Development of Regional Significance Application

East of Currans Road, North of NYS Route 25,
Hamlet of Middle Island, Town of Brookhaven, New York
Suffolk County Tax Map #s: 200-379-1-3.1, 5.1, and 12

Central Pine Barrens Commission Meeting of July 20, 2011
SCWA Building, Coram, New York

Commission members present:
Mr. Scully (for New York State),
Ms. Lansdale (for Suffolk County),
Mr. Lesko (for Brookhaven Town),
Mr. McCormick (for Riverhead Town),
Mr. Shea (for Southampton Town).

Whereas, Breslin Realty Associates LLC, Colin Realty Co., LP, and Poly Jaz Realty LLC, (the "Applicant") by their consultant Nelson, Pope & Voorhis, submitted a Compatible Growth Area Development of Regional Significance application for Artist Lake Plaza, (the "Project") to the Commission on February 26, 2010, and

Whereas, the Project is located on a 74.4 acre parcel of land on Route 25 in Middle Island (the "Project Site"), and

Whereas, the 50.48 acres of the Project Site are currently zoned A-1 Residence and 16.19 acres of the Project Site are zoned J-2 Business, and

Whereas, the Project involves a request for a change of zone from A-1 Residence to J Business 2 on a total of 32.89 acres with the rezoning to comprised of 23.51 acres of SCTM #: 200-379-1-3.1; 1.81 acres of SCTM #: 200-379-1-5.1, and 7.57 acres of SCTM #: 200-379-1-12, and

Whereas, the Project will result in 49.08 acres of land zoned J Business 2 and 25.16 acres of land zoned A Residence 1, and

Whereas, the Applicant also proposes to construct a commercial development encompassing 379,411 square feet, 2,021 parking spaces, three active recreational ballfields and related infrastructure including restrooms and bleacher seating, as more fully described in the Commission's SEQRA Findings Statement and Decision dated July 20, 2011, and

Whereas, the Project is a Development of Regional Significance as set forth in the Central Pine Barrens Comprehensive Land Use Plan (the "CLUP") because the Project exceeds the DRS threshold for 300,000 square feet of commercial uses, and

Whereas, as a DRS, the Commission is required to review the Project to determine whether it complies with the Standards and Guidelines contained in the CLUP, and

Whereas, the Commission held two public hearings on the Application, and

Whereas, the Applicant submitted a Groundwater Monitoring Report on March 2, 2011, and

Whereas, the Commission has granted multiple extensions of the decision deadline at the request of the Applicant, and the current deadline coincides with the July 20, 2011 Commission meeting, and

Whereas, the Commission has considered all information submitted by the Applicant for this Project and testimony received, and

Whereas, the Project complies with the Standards and the one applicable Guideline of the CLUP, and

Whereas, the Commission, as an involved agency under SEQRA §617.11(c), has prepared the attached Findings Statement and Decision to satisfy its requirements as an Involved Agency under the New York State Environmental Quality Review Act, and

Whereas, the Commission's Findings Statement and Decision details the Project's procedural history and environmental review performed by the Town of Brookhaven, including the Town's conditional approval of the Project dated June 14, 2011, and the Commission's review of the Project, now therefore be it

Resolved that the Commission adopts and issues the attached Findings Statement and Decision, and be it further

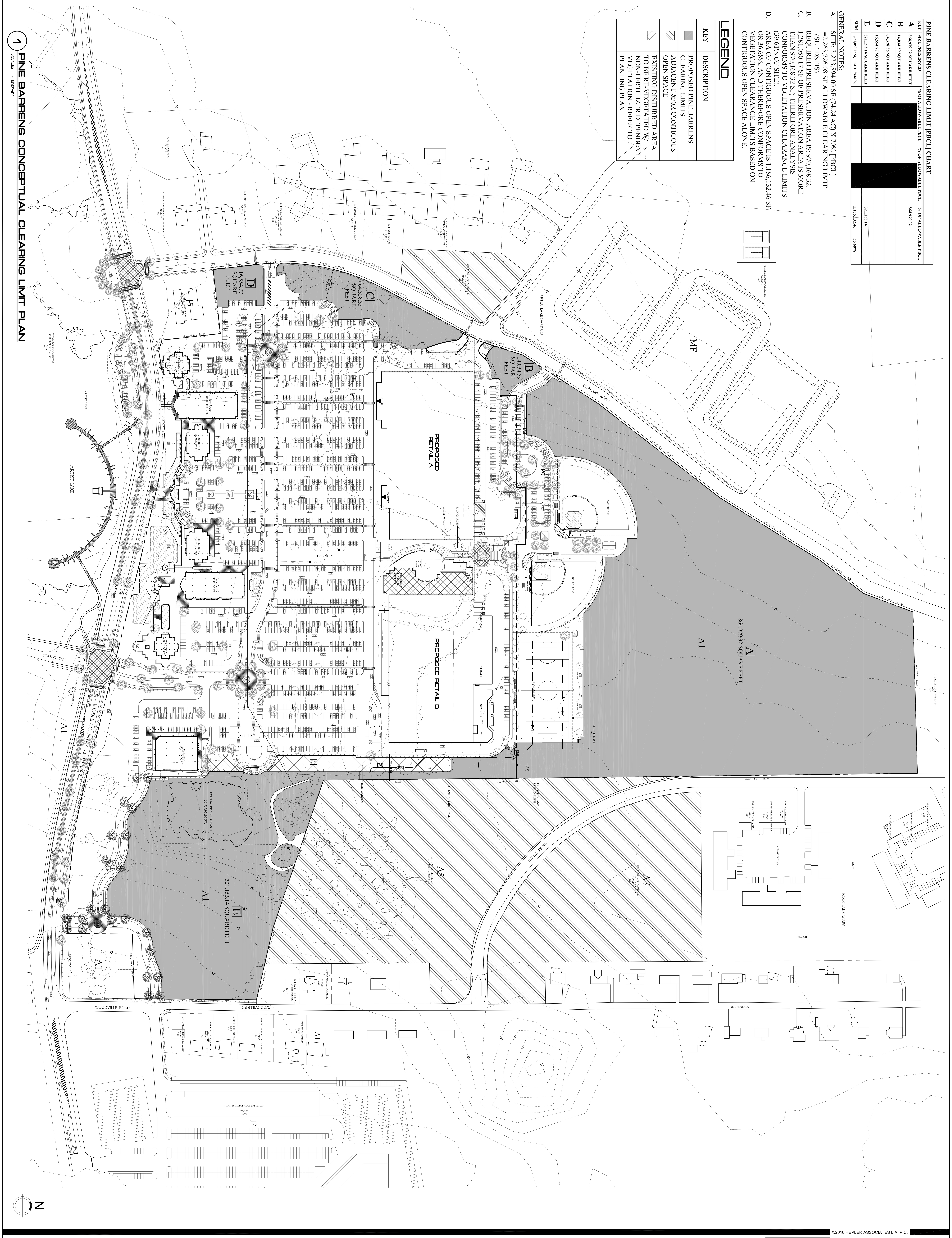
Resolved, the Commission finds that Project complies with the CLUP Standards and Guidelines for the reasons set forth in the Findings Statement, and be it further

Resolved, that the conditions contained in the Findings statement are incorporated herein, and be it further

Resolved, the Project is approved, subject to the conditions incorporated herein by reference and the Findings Statement and Decision.

Motion by: Mr. Lesko
Second by: Mr. McCormick

Vote:
Yes: 5
No: 0
Abstain: 0



PINE BARRENS CLEARING LIMIT [PBCL] CHART

KEY	SIZE PRESERVED	% OF ALLOWABLE PBCL	% OF ALLOWABLE PBCL	% OF ALLOWABLE PBCL
A	864,979.32 SQUARE FEET	[redacted]	[redacted]	864,979.32
B	14,034.59 SQUARE FEET			
C	64,328.35 SQUARE FEET			
D	16,554.77 SQUARE FEET			
E	321,153.14 SQUARE FEET			321,153.14
SUM	1,281,050.17 SQ. FEET [39.61%]			1,186,132.46 36.68%

GENERAL NOTES:

A. SITE: 3,233,894.00 SF (74.24 AC) X 70% [PBCL] =2,263,726.08 SF ALLOWABLE CLEARING LIMIT (SEE DSEIS)

B. REQUIRED PRESERVATION AREA IS: 970,168.32.

C. 1,281,050.17 SF OF PRESERVATION AREA IS MORE THAN 970,168.32 SF; THEREFORE ANALYSIS CONFORMS TO VEGETATION CLEARANCE LIMITS (39.61% OF SITE).

D. AREA OF CONTIGUOUS OPEN SPACE IS 1,186,132.46 SF OR 36.68%; AND THEREFORE CONFORMS TO VEGETATION CLEARANCE LIMITS BASED ON CONTIGUOUS OPEN SPACE ALONE.

LEGEND

KEY	DESCRIPTION
(solid grey)	PROPOSED PINE BARRENS CLEARING LIMITS
(hatched)	ADJACENT &/0R CONTIGOUS OPEN SPACE
(cross-hatched)	EXISTING DISTURBED AREA TO BE RE-VEGETATED W/ NON-FERTILIZER DEPENDENT VEGETATION - REFER TO PLANTING PLAN

A004.3 CONCEPTUAL PINE BARRENS CLEARING LIMIT PLAN

Scale: AS SHOWN | Date: 10/27/09
Project: 05-01-01
Client File Number: 34.05P

NYSDEC / ACOE / NYDOT
APPLICATION No. 00

Issue/Revision:
1. GENERAL 11.16.2009
2. GENERAL 12.04.2009
3. ALT. C.L. PER TOB-PLEM COMISSION 12.07.2009
4. ALT-2. C.L. PER TOB-PLEM COMISSION 12.08.2009
5. ALT-2. C.L. PER TOB-PLEM COMISSION 12.15.2009
6. REV. PBCL @ BLDG. 7&8 + FIELD ACCESS 12.18.2009
7. REV. PBCL @ BLDG. 7&8 + DOG PARK ACCESS 01.06.2010
8. GENERAL 12.21.2009
9. GENERAL PER OWNER 01.08.2010
10. REVISION AS PER NP&V 01.14.2010

TOWN OF BROOKHAVEN
SUFFOLK COUNTY
NEW YORK

BRESLIN REALTY ASSOCIATES LLC
& COLIN REALTY CO., L.P.

ARTIST LAKE PLAZA MASTER PLAN
CHANGE OF ZONE DOCUMENTS
TOWN OF BROOKHAVEN
MIDDLE ISLAND, SUFFOLK COUNTY, NY
SCTM No.: 0200-379-01-5.1 & P/O 3.1 & 12

Dana Jay Hepler, RLA
NY Lic. # 00871-1
NJ Lic. # As00543
MA Lic. # LA 871
PA Lic. # 906-R

HEPLER ASSOCIATES
LANDSCAPE ARCHITECTS & PLANNERS, PC
94 TYRCONNELL AVE. MASSAPEQUA PARK, NEW YORK 11762
(516) 797-4300 • FAX (516) 797-3433

ARCHITECTURE
PLANNING
URBAN DESIGN
SITE ENGINEERING
LANDSCAPE ARCHITECTURE
WATERFRONT DEVELOPMENT
ENVIRONMENTAL ANALYSIS
GRAPHIC DESIGN

SEAL:

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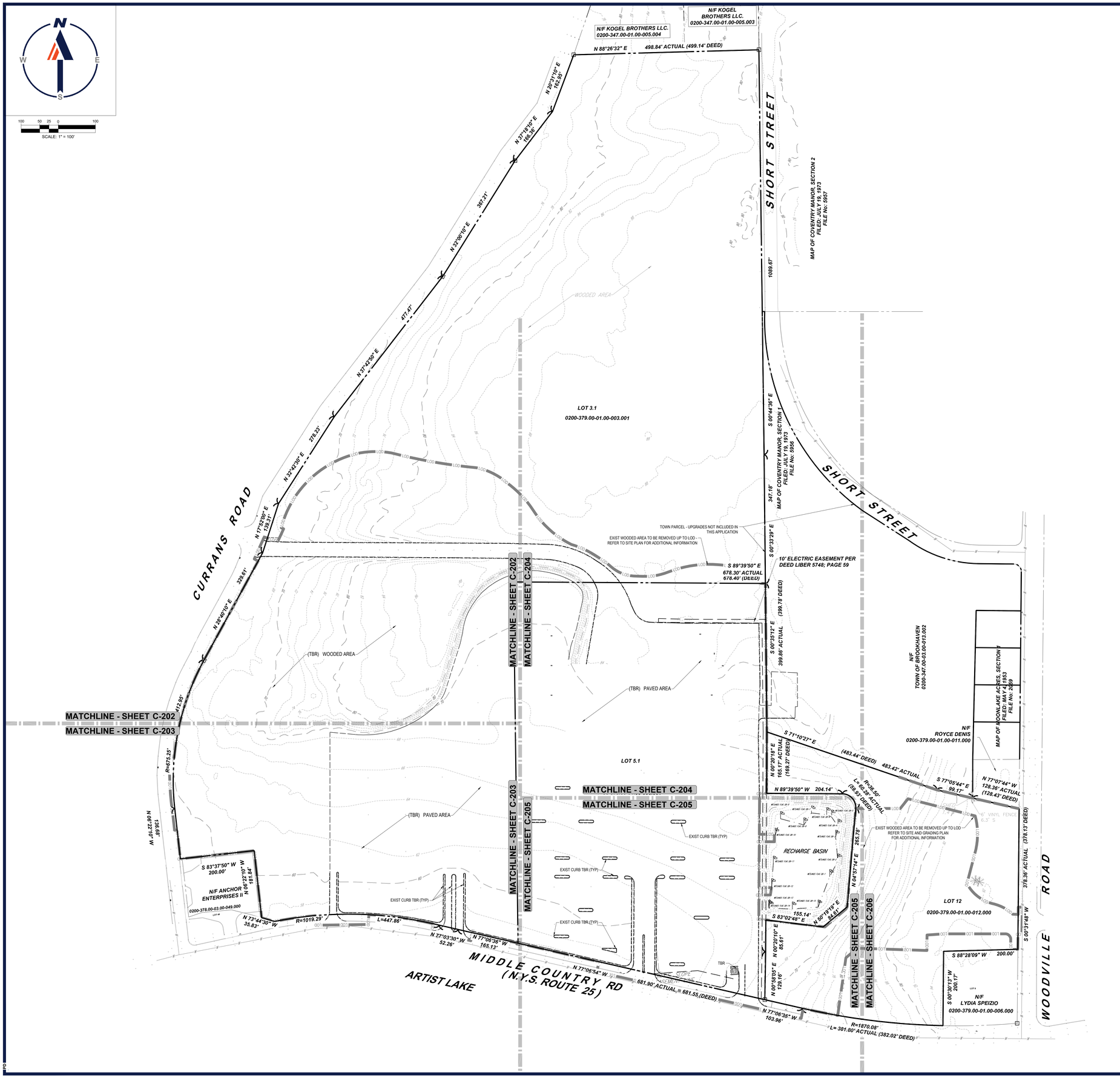



ZONING MAP
SCALE: 1" = 1,000'
SOURCE: TOWN OF BROOKHAVEN GIS

DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

BOHLER
DAVID E. STEIN, LANDSCAPE ARCHITECTURE, P.C. DBA BOHLER, LANDSCAPE ARCHITECTURE, D.P.C.
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 391-2300
www.BohlerEngineering.com
SITE CIVIL AND CONSULTING ENGINEERING, LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABILITY, PLANNING & DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	04/28/2025	REVISED DRIVE-THRU BUILDING	JS / RM/DK
2	05/01/2025	REVISED PER CLIENT COMMENTS	JS / RM/DK
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PROJECT No.:	NYA230448.01-10A
DRAWN BY:	JS / TP / PD
CHECKED BY:	RM / DK
DATE:	04/09/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

FOR

THE MEADOWS AT ARTIST LAKE

PROPOSED MIXED USED DEVELOPMENT COMMERCIAL REDEVELOPMENT DISTRICT (CRD)

MIDDLE COUNTRY ROAD (NYS RT 25) AND WOODVILLE ROAD
TOWN OF BROOKHAVEN
MIDDLE ISLAND, NY 11953
DIST: 200 | SEC: 379
BLK: 01 | LOTS: 3.1, 5.1 & 12

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SHEET TITLE:

EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

C-201

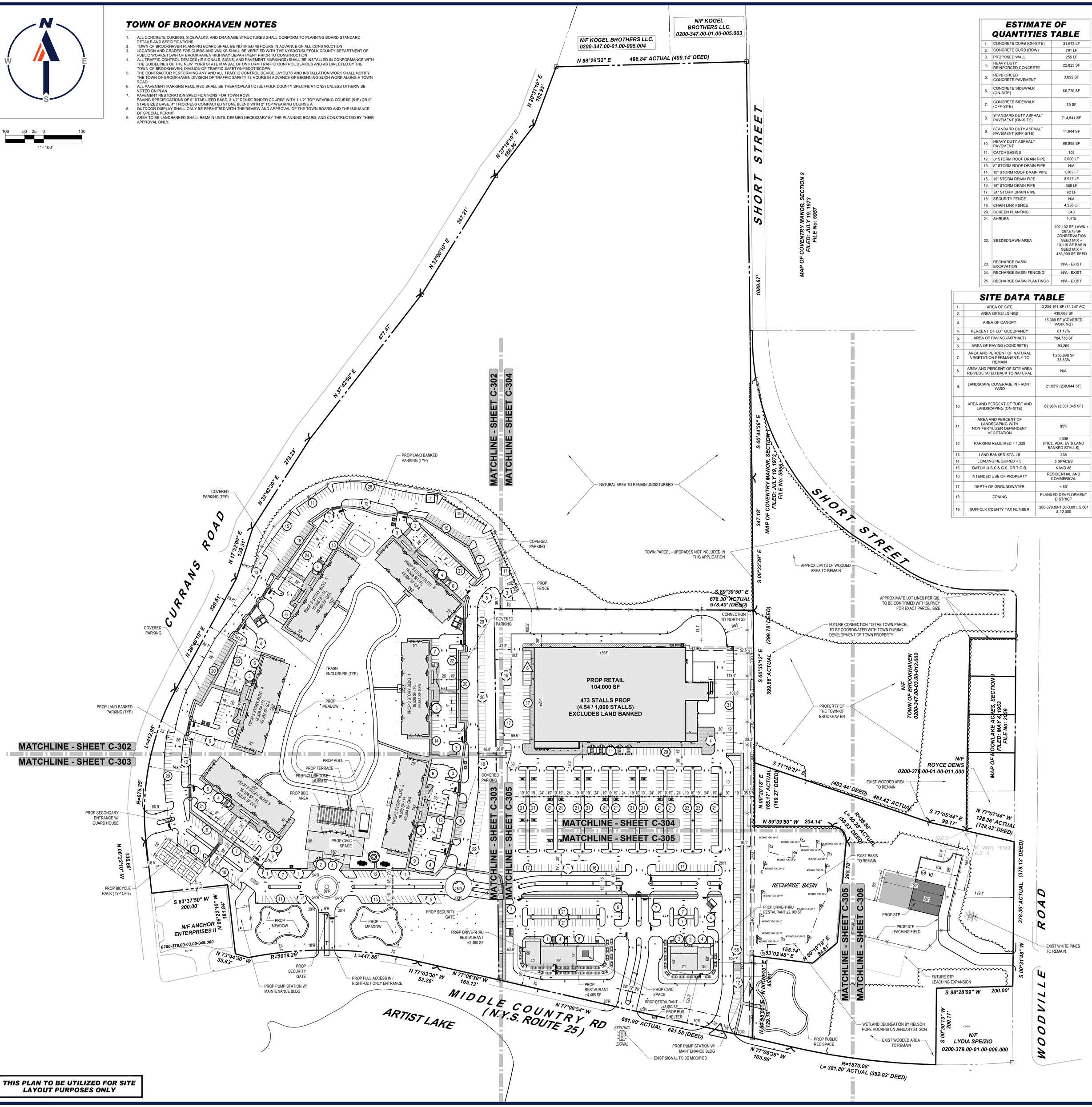
REVISION 10 - 09/04/2026

Sep 11, 2025
P:\NYD2023\NYA230448.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-SITE-NYA230448.01-10A.——LAYOUT C-201 EXDM
PD

TOWN OF BROOKHAVEN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
2. TOWN OF BROOKHAVEN PLANNING BOARD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION
3. LOCATION AND GRADES FOR CURBS AND WALKS SHALL BE VERIFIED WITH THE NYSDOT/SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS/TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION
4. ALL TRAFFIC CONTROL DEVICES (IE SIGNALS, SIGNS, AND PAVEMENT MARKINGS) SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY/NYSDOT/SCDPW
5. THE CONTRACTOR PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICE LAYOUTS AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD
6. ALL PAVEMENT MARKING REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN
7. PAVEMENT RESTORATION SPECIFICATIONS FOR TOWN ROW:
   PAVING SPECIFICATIONS OF 6" STABILIZED BASE, 3 1/2" DENSE BINDER COURSE WITH 1 1/2" TOP WEARING COURSE (51F) OR 6" STABILIZED BASE, 4" THICKNESS COMPACTED STONE BLEND WITH 2" TOP WEARING COURSE A
8. OUTDOOR DISPLAY SHALL ONLY BE PERMITTED WITH THE REVIEW AND APPROVAL OF THE TOWN BOARD AND THE ISSUANCE OF SPECIAL PERMIT
9. AREA TO BE LANDBANKED SHALL REMAIN UNTIL DEEMED NECESSARY BY THE PLANNING BOARD, AND CONSTRUCTED BY THEIR APPROVAL ONLY.

100 50 25 0 100
1"= 100'



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

ESTIMATE OF QUANTITIES TABLE

1.	CONCRETE CURB (ON-SITE)	31,672 LF
2.	CONCRETE CURB (ROW)	791 LF
3.	PROPOSED WALL	255 LF
4.	HEAVY DUTY REINFORCED CONCRETE	22,825 SF
5.	REINFORCED CONCRETE PAVEMENT	3,655 SF
6.	CONCRETE SIDEWALK (ON-SITE)	66,770 SF
7.	CONCRETE SIDEWALK (OFF-SITE)	75 SF
8.	STANDARD DUTY ASPHALT PAVEMENT (ON-SITE)	714,841 SF
9.	STANDARD DUTY ASPHALT PAVEMENT (OFF-SITE)	11,944 SF
10	HEAVY DUTY ASPHALT PAVEMENT	69,895 SF
11.	CATCH BASINS	103
12.	6" STORM ROOF DRAIN PIPE	2,000 LF
13.	8" STORM ROOF DRAIN PIPE	N/A
14.	10" STORM ROOF DRAIN PIPE	1,362 LF
15.	15" STORM DRAIN PIPE	8,917 LF
16.	18" STORM DRAIN PIPE	568 LF
17.	24" STORM DRAIN PIPE	92 LF
18.	SECURITY FENCE	N/A
19.	CHAIN LINK FENCE	4,238 LF
20.	SCREEN PLANTING	348
21.	SHRUBS	1,415
22.	SEEDED/LAWN AREA	202,102 SF LAWN + 267,879 SF CONSERVATION SEED MIX + 13,110 SF BASIN SEED MIX = 483,090 SF SEED
23.	RECHARGE BASIN EXCAVATION	N/A - EXIST
24.	RECHARGE BASIN FENCING	N/A - EXIST
25.	RECHARGE BASIN PLANTINGS	N/A - EXIST

SITE DATA TABLE

1.	AREA OF SITE	3,234,191 SF (74.247 AC)
2.	AREA OF BUILDINGS	438,668 SF
3.	AREA OF CANOPY	15,389 SF (COVERED PARKING)
4.	PERCENT OF LOT OCCUPANCY	61.17%
5.	AREA OF PAVING (ASPHALT)	784,736 SF
6.	AREA OF PAVING (CONCRETE)	93,250
7.	AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	1,255,688 SF 38.83%
8.	AREA AND PERCENT OF SITE AREA RE-VEGETATED BACK TO NATURAL	N/A
9.	LANDSCAPE COVERAGE IN FRONT YARD	21.03% (238,044 SF)
10.	AREA AND PERCENT OF TURF AND LANDSCAPING (ON-SITE)	62.98% (2,037,045 SF)
11.	AREA AND PERCENT OF LANDSCAPING WITH NON-FERTILIZER DEPENDENT VEGETATION	85%
12.	PARKING REQUIRED = 1,338	1,338 (INCL. ADA, EV & LAND BANKED STALLS)
13.	LAND BANKED STALLS	238
14.	LOADING REQUIRED = 5	5 SPACES
15.	DATUM U.S.C.& G.S. OR T.O.B.	NAVD 88
16.	INTENDED USE OF PROPERTY	RESIDENTIAL AND COMMERICAL
17.	DEPTH OF GROUNDWATER	< 50'
18.	ZONING	PLANNED DEVELOPMENT DISTRICT
19.	SUFFOLK COUNTY TAX NUMBER	200-379.00-1.00-3.001, 5.001 & 12.000



ZONING MAP

SCALE: 1" = 1,000'
SOURCE: TOWN OF BROOKHAVEN GIS

ZONING TABLE

EXIST ZONE: A RESIDENCE 1 & J BUSINESS 2
PROP ZONE: PDD - PLANNED DEVELOPMENT DISTRICT
USE: PROP RESIDENTIAL, COMMERCIAL CENTER, CLUBHOUSE, RESTAURANT, RESTAURANT W/ DRIVE-THRU & RECREATIONAL AREAS (ALL PERMITTED USES WITHIN MF, CRO AND J BUSINESS 5 PER §85-740.A (1) (5) & (9))

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA	§ 85-742 A (1)	3 ACRES	3,234,191 SF (74.247 AC)
	§ 85-742 A (2)	THERE SHALL BE NO MIN LOT AREA REQUIREMENTS FOR USES, UNITS OR LOTS CREATED INTERNALLY WITHIN THE PDD	
MIN WIDTH OF LOT	§ 85-742 B (1)	100'	498.84'
	§ 85-742 B (2)	THERE SHALL BE NO MIN LOT WIDTH REQUIREMENTS FOR USES, UNITS OR LOTS CREATED INTERNALLY WITHIN THE PDD	
MAX SITE CLEARANCE (NATIVE PLANTINGS RECOMMENDED)	§ 85 ATT 6 MIXED USE	65% (2,102,224 SF)	61.17% (1,978,503 SF) (INCL. EXIST BASIN)
MIN FRONT YARD SETBACK	§ 85-742 C	25'	56' (RESTAURANT)
			60.9' (GUARD HOUSE)
MIN SIDE AND REAR YARD SETBACK	§ 85-742 D	50'	100.5' (REAR - RETAIL)
			63.9' (SIDE - RESTAURANT)
MAX PERMITTED HEIGHT	§ 85-742 E	50' OR 3 ‖ STORIES	50' - COMPLIES (REFER TO ARCH PLANS)
MAX PERMITTED FAR	§ 85-742 F	60% (1,940,514.6 SF)	13.56% (438,668 SF (INCL STP, GUARD HOUSE AND MAINTENANCE BLDGS))
MIN BUFFER TO RESIDENTIAL USES ADJACENT TO PDD	§ 85-742 G & § 85-843	RESIDENTIAL AND NONRESIDENTIAL PDD USES SHALL PROVIDE A BUFFER TO RESIDENTIAL USES THAT ARE ADJACENT TO THE PDD IN ACCORDANCE WITH THE BUFFER PROVISIONS PROVIDED FOR IN THE LAND DEVELOPMENT STANDARDS OF THIS CHAPTER = MIN 25' NATURAL BUFFER AREAS WHICH DO NOT MAINTAIN A DENSITY AND QUALITY OF PLANTINGS EQUAL TO A SINGLE ROW OF EVERGREEN PLANTINGS 7' HIGH AND 5' ON CENTER, SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS IN ORDER TO MEET MIN BUFFER REQUIREMENTS	29.3' TO TOWN OWNED PARCEL
CIVIC SPACE AND RECREATIONAL REQUIREMENTS (INCLUDING SQUARES, PRIVATE PLAZAS, GREENS, AND PUBLIC PARKS)	§ 85-742 H (1)	A MIN 2 SF CIVIC SPACE PER RESIDENTIAL UNIT SHALL BE PROVIDED IN THE AREAS BETWEEN THE MAIN STREET AND THE MIXED-USE BUILDING FACADES OR AS PLAZAS OR COURTYARDS ADJACENT TO THE BUILDINGS (295 UNITS X 2 SF = 590 SF)	COMPLIES - SEE SITE PLAN
	§ 85-742 H (2)	CIVIC SPACE REQUIREMENTS ARE IN ADDITION TO THE RECREATIONAL REQUIREMENTS REQUIRED HEREIN	COMPLIES
MIN BUFFER TO ALL RD FRONTAGES	§ 85-843 A4	15' MIN. ALONG ALL STREET FRONTAGES	18.5' (RES. COURT)
MIN BUFFER TO ALL RD FRONTAGES (COMMERCIAL CENTER)	§ 85-843 A (6C)	50'	26' *
MIN STREET TREES	§ 85-843 A5	TO BE 30' ON CENTER, WITH A 4" CALIPER 2,470.71' 30'= 83 TREES (CURRANS RD.) 1,868.7' 30'= 63 TREES (MIDDLE COUNTRY RD.) 378.36' 30'= 13 TREES (WOODVILLE ROAD)	COMPLIES
MIN LANDSCAPE COVERAGE	§ 85-843 A (6a)	35% WITH A MAJOR RESTAURANT (1,133,967 SF)	62.98% (2,037,045 SF)
MIN FRONT YARD LANDSCAPING	§ 85-843 A (2)	50% OF REQUIRED LANDSCAPE COVERAGE (565,984 SF)	21.03% (238,044 SF) *
SUPPLEMENTAL STANDARDS - LANDSCAPE BUFFER TO RESIDENTIAL	§ 85-843 B (2C)	MIN PERIMETER BUFFER AREA OF 75' ADJACENT TO ANY RESIDENTIAL USE OR ZONE IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER, INDUSTRIAL USE OCCUPYING A SITE OF 5 AC OR MORE OR OUTDOOR RECREATIONAL USE	29.3' TO TOWN OWNED PARCEL *
			* COMPLIES THROUGH PDD MASTER PLAN, SUBJECT TO TOWN BOARD APPROVAL

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN STALL SIZE	§ 85-854 B	9' X 19'	9' X 19'
MIN AISLE WIDTH	§ 85-854 E	TBD BY THE PLANNING BOARD	24' & 26' (TWO-WAY) 15' (ONE-WAY)
PARKING LOCATION	§ 85-855 A	NO PART OF ANY REQUIRED FRONT YARD (25'), SHALL BE USED FOR THE PARKING OF MOTOR VEHICLES OR FOR LOADING AND UNLOADING OPERATIONS	25'
PARKING AREA LANDSCAPING	§ 85-843 A8	MIN. 400 SF OF LANDSCAPING PER 25 STALLS IS REQUIRED FOR PARKING LOTS WITH 50 SPACES OR MORE = 1,200 SF / PARKING AREA	COMPLIES
PARALLEL PARKING ROWS LANDSCAPING	§ 85-843 A8	MIN. 10' LANDSCAPE STRIP BETWEEN & MIN. 20' WITH PEDESTRIAN WALKWAY	COMPLIES
PARALLEL PARKING LANDSCAPE STRIP TREES	§ 85-843 A8	MIN. 30' ON CENTER IN LANDSCAPE STRIPS WITH A MIN. 4" CALIPER	COMPLIES
LOADING REQUIREMENTS	§ 85-850 A	5 (100,000-125,000 SF) NON-RESIDENTIAL USES	SERVICE AREA FOR LOADING AT RETAIL (3 DOCKS + REAR LOADING)
MIN LOADING SIZE	N/A	TBD BY THE PLANNING BOARD	24' X 60' AREA
MIN NUMBER OF STALLS	§ 85-852	RESIDENTIAL = 673 STALLS	673 STALLS INCL 148 LAND BANKED, AND 23 ADA (RESIDENTIAL)
		COMMERCIAL CENTER = 665	665 STALLS INCL 90 LAND BANKED & 17 ADA (NON-RESIDENTIAL)
EV PARKING	§ 85-852	5% OF RESIDENTIAL PARKING = 34	34 EV INCL 3 ADA EV STALLS
MIN QUEUE	§ 85-852	DRIVE-THROUGH MAJOR RESTAURANT : 12 PER WINDOW	13

RESIDENTIAL
MULTIFAMILY DWELLING = 2 PER DWELLING UNIT
(EACH PARKING SPACE FOR ALL RESIDENTIAL USES, OTHER THAN SINGLE-FAMILY RESIDENTIAL, MUST BE ACCESSIBLE AT ALL TIMES AND 5% OF ALL PARKING STALLS SHALL BE EQUIPPED WITH AN ELECTRIC CHARGING STATION)
ASSEMBLY AND SOCIAL RECREATION WITHOUT FIXED SEATS = 1 STALL PER 100 SF
RECREATION/AMUSEMENT = 1 PER 5,000 SF OF LAND

REQUIRED FOR RESIDENTIAL :
295 UNITS X 2 STALLS = 590 STALLS
COURTS = 7,200 SF / 5,000 SF = 1.44 = 2 STALLS
CLUBHOUSE: 8,050 SF / 100 SF = 81 STALLS

TOTAL REQUIRED 673 STALLS

TOTAL PROPOSED FOR RESIDENTIAL : 673 STALLS (INCL. 23 ADA STALLS, 148 LAND BANKED & 34 EV STALLS (INCL 3 EV ADA))

NON-RESIDENTIAL COMMERCIAL CENTER / LARGE COMMERCIAL RETAIL: 1 STALL PER 175 SF

REQUIRED:
RETAIL: 104,000 SF / 175 SF = 595 STALLS
RESTAURANT MAJOR : 2,460 SF + 2,100 SF = 4,560 SF / 175 SF = 27 STALLS
RESTAURANT: 4,465 SF + 3,053 SF = 7,518 SF / 175 SF = 43 STALLS
TOTAL REQUIRED = 665 STALLS REQUIRED COMMERCIAL CENTER

TOTAL PROPOSED FOR NON-RESIDENTIAL = 665 STALLS (INCL. 17 ADA STALLS, AND 90 LAND BANKED STALLS)

PINE BARRENS REQUIREMENTS

ITEM	LOT	LOT SIZE	PERMITTED	PROPOSED
A-1 - 53% MAX CLEARING	5.1 (BASIN)	78,829 SF (1.81 AC)	53% (41,779 SF)	100% (78,829 SF) (EXIST TO REMAIN)
	12 (STP AREA)	329,973 SF (7.57 AC)	53% (174,886 SF)	55.10% (181,814 SF)
J-2 - 65% MAX CLEARING	5.1	705,354 SF (16.19 AC)	65% (458,480 SF)	100% (705,354 SF) (EXIST TO REMAIN)
D-1 - 70% MAX CLEARING	3.1	2,120,035 SF (48.67 AC)	70% (1,484,025 SF)	47.76% (1,012,506 SF)
TOTAL	(OUR LOT)	3,234,191 SF (74.247 AC)	66.76% (2,159,146 SF)	61.17% (1,978,503 SF)

PINE BARRENS REQUIREMENTS - LOT 13.2 (TOWN LOT)

ITEM	LOT	LOT SIZE	PERMITTED	PROPOSED
A-1 - 53% MAX CLEARING	(LOT 13.2 (TOWN OF BROOKHAVEN))	418,889 SF (9.61 AC)	53% (222,011 SF)	48.64% 203,774 SF

ITEM	LOT	TOTAL LANDSCAPING	PERMITTED	PROPOSED
PINE BARRENS CGA - FERTILIZER DEPENDENT VEGETATION	(OUR LOT) TOTAL LANDSCAPING	2,037,045 SF (781,357 SF PROP LANDSCAPING IN ADDITION TO EXIST WOODED AREAS)	15% (306,556 SF)	15% = (305,556 SF MAX ANTICIPATED)
	(LOT 13.2 (TOWN OF BROOKHAVEN))	334,000 SF (118,975 SF PROP LANDSCAPING IN ADDITION TO EXIST WOODED AREAS)	15% (50,113 SF)	NOT TO EXCEED 15%
	TOTAL FERTILIZER DEPENDENT VEGETATION COMBINED			15% ANTICIPATED

ZONING PERCENTAGES

ZONE / USE	SQUARE FOOTAGE	PERCENTAGE
MF	1,107,529 SF (INCL. CLUB HOUSE)	34.24%
J5	870,974 SF (INCL. EXIST BASIN, RESTAURANTS, RETAIL, CIVIC SPACE AND STP)	26.93%
UNDISTURBED	1,255,688 SF	38.83%
TOTAL	3,234,191 SF (74.247 AC)	100%

BOHLER
ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING, DPC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
www.BohlerEngineering.com

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REVISIONS

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3	07/01/2025	REVISED PER CLIENT COMMENTS	JS, DK
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5	12/04/2025	REVISED PER BIGGER BUFFER	TP, DK
6	01/30/2026	CHANGE OF ZONE	TP, RM/DK
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10	09/04/2026	REVISED PER TOWN COMMENTS	TP/PD, RM/DK

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PROJECT NO.: NYA230448.01-10A
DRAWN BY: JS / TP / PD
CHECKED BY: RM / DK
DATE: 04/08/2026
CAD I.D.: P-CIVIL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

FOR

THE MEADOWS AT ARTIST LAKE

PROPOSED MIXED USED DEVELOPMENT COMMERCIAL REDEVELOPMENT DISTRICT (CRD)

MIDDLE COUNTRY ROAD (NYS RT 25) AND WOODVILLE ROAD
TOWN OF BROOKHAVEN
MIDDLE ISLAND, NY 11953
DIST: 200 | SEC: 379
BLK: 01 | LOTS: 3.1, 5.1 & 12

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SHEET TITLE:

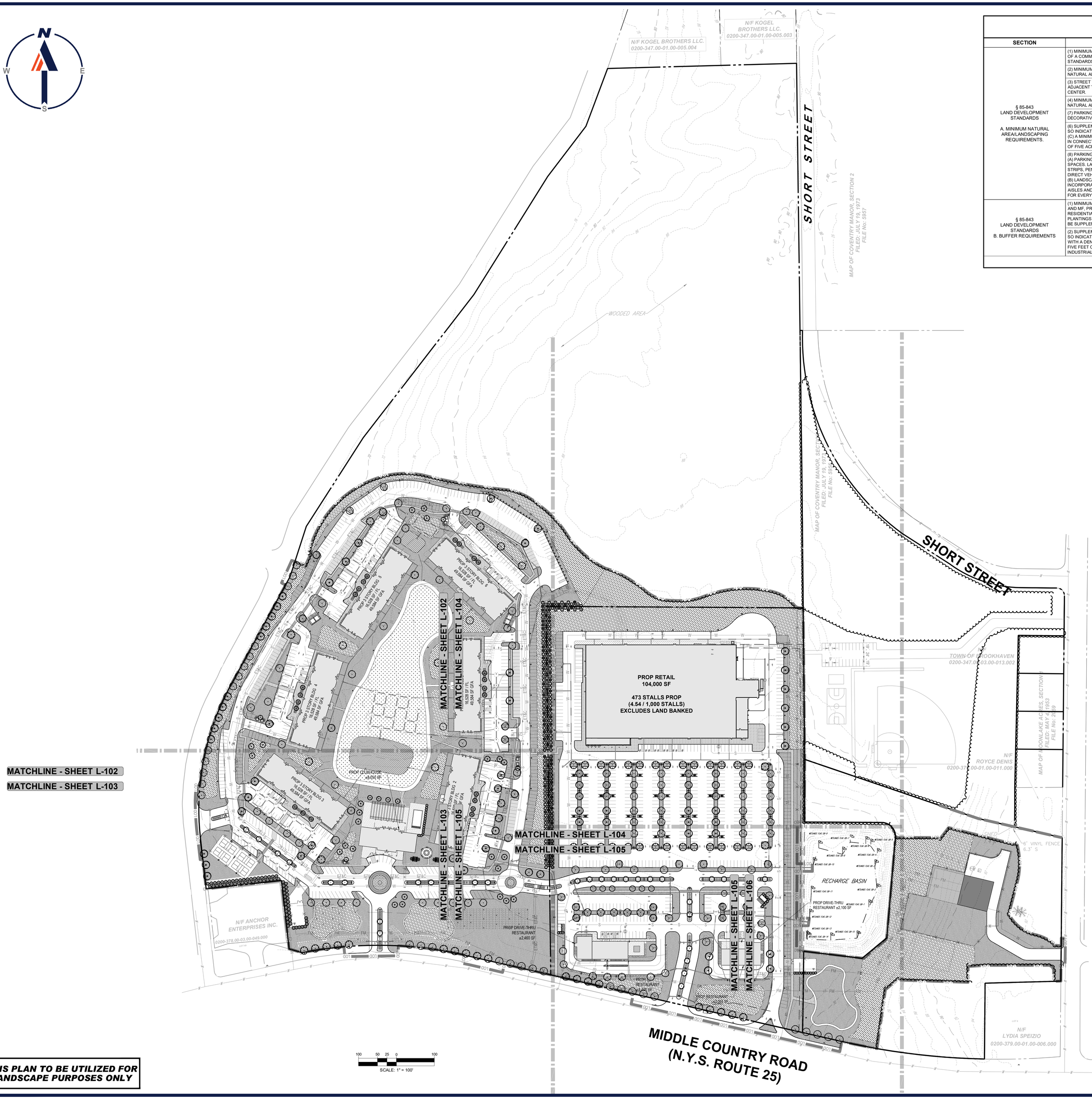
OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 10 - 09/04/2026

Sep 11, 2025
P:\NYD\2023\NYA230448.01\CAD\DRAWING\PLAN SET\SITE\CIVIL SITE PLANS\P-CIVIL-SITE-NYA230448.01-10A_-_LAYOUT - C-301 CIVIL SITE
PD



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

TOWN OF BROOKHAVEN, NEW YORK
LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENT	PROPOSED
§ 85-843 LAND DEVELOPMENT STANDARDS A. MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS.	(1) MINIMUM NATURAL AREA/LANDSCAPING PERCENT. EXCEPT AS OTHERWISE PROVIDED HEREIN, A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES.	PROVIDED.
	(2) MINIMUM NATURAL AREA/LANDSCAPING IN FRONT YARD. A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD.	21.03% (238,044 SF)
	(3) STREET TREES. STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTAGES IN ACCORDANCE WITH TOWN STANDARDS IN AN AMOUNT EQUAL TO 30 FEET ON CENTER.	PROVIDED.
	(4) MINIMUM NATURAL AREA/LANDSCAPING ALONG STREET FRONTAGE. A MINIMUM OF 15 FEET OF LANDSCAPED OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL STREET FRONTAGES.	PROVIDED.
	(7) PARKING AREA SCREENING. ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	PROVIDED.
	(6) SUPPLEMENTAL STANDARDS. THE FOLLOWING SUPPLEMENTARY STANDARDS SHALL BE REQUIRED FOR THE USES SO INDICATED: (C) A MINIMUM OF 50 FEET OF LANDSCAPING OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL ROAD FRONTAGES IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF FIVE ACRES OR MORE.	26'
	(8) PARKING AREA LANDSCAPING. (A) PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SQUARE FEET OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS. (B) LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10 FEET IN WIDTH. WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF FOUR INCHES AT A MINIMUM OF ONE TREE FOR EVERY 30 FEET, IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS.	PROVIDED.
§ 85-843 LAND DEVELOPMENT STANDARDS B. BUFFER REQUIREMENTS	(1) MINIMUM REQUIREMENT. EXCEPT AS OTHERWISE PROVIDED HEREIN, ALL COMMERCIAL USES, PLACES OF WORSHIP AND MF, PRC, AND PRCHC USES SHALL MAINTAIN A MINIMUM PERIMETER BUFFER AREA OF 25 FEET ADJACENT TO ANY RESIDENTIAL USE OR ZONE. NATURAL BUFFER AREAS, WHICH DO NOT MAINTAIN A DENSITY AND QUALITY OF PLANTINGS EQUAL TO A SINGLE ROW OF EVERGREEN PLANTINGS SEVEN FEET HIGH AND FIVE FEET ON CENTER, SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS IN ORDER TO MEET MINIMUM BUFFER REQUIREMENTS.	PROVIDED.
	(2) SUPPLEMENTAL STANDARDS. THE FOLLOWING SUPPLEMENTARY STANDARDS SHALL BE REQUIRED FOR THE USES SO INDICATED: (C) A MINIMUM PERIMETER BUFFER AREA OF 75 FEET ADJACENT TO ANY RESIDENTIAL USE OR ZONE, WITH A DENSITY AND QUALITY OF PLANTINGS EQUAL TO FIVE ROWS OF EVERGREEN PLANTINGS SEVEN FEET HIGH AND FIVE FEET ON CENTER, SHALL BE REQUIRED IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER, INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE OR OUTDOOR RECREATIONAL USE.	29.3' TO TOWN OWNED PARCEL
		WAIVER REQUIRED

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AROG	61	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
BC	24	BETULA NIGRA 'CULLY'	HERITAGE® RIVER BIRCH	2.5" CAL.	B&B
GTIS	54	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" CAL.	B&B
LS	43	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5" CAL.	B&B
NS	32	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B
PAM	63	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION!™ LONDON PLANE TREE	2.5" CAL.	B&B
TCG	20	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B
EVERGREEN TREES					
JV	96	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6-8'	B&B
PR	73	PINUS RIGIDA	PITCH PINE	6-8'	B&B
TOG	142	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8'	B&B
TT	37	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6-8'	B&B
ORNAMENTAL TREES					
AC	27	AMELANCHIER CANADENSIS	MULTI-STEM SHADBLOW SERVICEBERRY	8-10'	B&B
CW	4	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	8-10'	B&B
CC	9	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	8-10'	B&B
PXO	32	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	8-10'	B&B

GROUND COVER KEY

HATCH	DESCRIPTION	AREA
	PROP GRASS AREA	202,102 SF
	PROP MEADOW PLANTINGS (BY OTHERS)	69,792 SF
	PROP BASIN SEED MIX	13,110 SF
	PROP CONSERVATION SEED MIX	267,878 SF

BOHLER
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone
(631) 738-1200
www.BohlerEngineering.com

SITE CIVIL AND CONSULTING ENGINEERING, LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, PLANNING & DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES & MORE.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	04/28/2025	REVISED DRIVE-THRU BUILDING	JS RM/DK
2	05/01/2025	REVISED PER CLIENT COMMENTS	JS RM/DK
3	07/01/2025	REVISED PER CLIENT COMMENTS	JS DK
4	10/27/2025	REVISED PER CLIENT COMMENTS	TP DK
5	12/04/2025	REVISED PER BIGGER BUFFER	TP DK
6	01/30/2026	CHANGE OF ZONE	TP RM/DK
7	05/01/2026	REVISED PER TOWN COMMENTS	TP DK
8	06/08/2026	REVISED PER TOWN COMMENTS	TP RM/DK
9	08/01/2026	REVISED PER TOWN COMMENTS	TP / PD RM
10	09/04/2026	REVISED PER TOWN COMMENTS	TP/PD RM/DK

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PROJECT No.:	NYA230448.01-10A
DRAWN BY:	JS / TP / PD
CHECKED BY:	RM / DK
DATE:	04/09/2025
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

THE MEADOWS AT ARTIST LAKE

PROPOSED MIXED USED DEVELOPMENT COMMERCIAL REDEVELOPMENT DISTRICT (CRD)

MIDDLE COUNTRY ROAD (NYS RT 25) AND WOODVILLE ROAD
TOWN OF BROOKHAVEN
MIDDLE ISLAND, NY 11953
DIST: 200 | SEC: 379
BLK: 01 | LOTS: 3.1, 5.1 & 12

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 10 - 09/04/2026

Sep 09, 2026
I:\BOHLER\PROJECTS\NY\2023\NYA230448.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LSCP-NYA230448.01-10A-----3-LAYOUT-L-101 OVRL LSCP

TRAFFIC IMPACT STUDY

The Meadows at Artist Lake

SCTM: 0200-379.00-01.00-003.001, 005.001 & 012.000

Middle Island, Town of Brookhaven
Suffolk County, NY

August 2026

N+P Job No.089130

NELSON+POPE
engineers • architects • surveyors

Table 9: Level of Service Summary – AM Peak Hour Signalized Intersection

Signalized Intersections			2029 No-Build Volumes		2029 Build Volumes		Mitigation 2029 Build Volumes	
Location	**Approach**	**Movement**	**Delay** Sec/Veh	**LOS**	**Delay** Sec/Veh	**LOS**	**Delay** Sec/Veh	**LOS**
Middle Country Road, NY-25 at Yaphank Middle Country Island Road/Rocky Point Road (CR-21)	EB	L	31.0	C	34.0	C	22.4	C
		TR	42.6	D	54.0	D	42.9	D
	WB	L	348.7	F	441.2	F	159.9	F
		TR	43.0	D	46.4	D	32.8	C
	NB	L	85.7	F	85.7	F	161.7	F
		T	34.7	C	35.6	D	41.7	D
		R	3.7	A	3.6	A	3.4	A
	SB	L	18.8	B	19.2	B	24.7	C
		TR	111.2	F	111.2	F	208.9	F
Intersection			81.3	F	92.9	F	84.4	F
Middle Country Road, NY-25 at Currans Road	EB	L	4.9	A	5.6	A	-	-
		T	8.6	A	10.0	B	-	-
	WB	TR	12.9	B	15.9	B	-	-
	SB	L	62.9	E	65.3	E	-	-
		R	11.7	B	10.6	B	-	-
Intersection			18.3	B	19.8	B		
Middle Country Road, NY-25 at Picasso Way/Site Driveway	EB	L	0.0	A	5.9	A	-	-
		TR	16.6	B	14.1	B	-	-
	WB	L	3.9	A	3.6	A	-	-
		T	8.9	A	17.6	B	-	-
		R	0.0	A	0.0	A	-	-
	NB	L	46.6	D	50.6	D	-	-
		R	1.2	A	1.2	A	-	-
	SB	L	0.0	A	35.2	D	-	-
		TR	0.0	A	0.5	A	-	-
Intersection			14.5	B	16.8	B		
Middle Country Road, NY-25 at Strathmore Commons Shopping Mall	EB	L	3.4	A	3.5	A	-	-
		T	7.7	A	8.7	A	-	-
	WB	T	12.9	B	15.1	B	-	-
		R	2.7	A	3.1	A	-	-
	SB	L	35.0	C	35.0	C	-	-
		R	7.0	A	7.0	A	-	-
Intersection			10.8	B	12.2	B		

Table 11: Level of Service Summary – PM Peak Hour Signalized Intersection

Signalized Intersections			2029 No-Build Volumes		2029 Build Volumes		Mitigation 2029 Build Volumes	
Location	**Approach**	**Movement**	**Delay** Sec/Veh	**LOS**	**Delay** Sec/Veh	**LOS**	**Delay** Sec/Veh	**LOS**
Middle Country Road, NY-25 at Yaphank Middle Country Island Road/Rocky Point Road (CR-21)	EB	L	65.1	E	87.9	F	38.0	D
		TR	33.9	C	36.2	D	43.1	D
	WB	L	89.1	F	168.3	F	61.9	E
		TR	33.3	C	34.7	C	38.1	D
	NB	L	38.6	D	39.7	D	47.8	D
		T	61.5	E	71.7	E	62.2	E
		R	8.0	A	8.0	A	8.6	A
	SB	L	30.7	C	34.0	C	37.1	D
		TR	80.9	F	79.7	E	79.8	E
Intersection			46.3	D	53.7	D	47.3	D
Middle Country Road, NY-25 at Currans Road	EB	L	11.8	B	24.0	C	-	-
		T	9.4	A	11.1	B	-	-
	WB	TR	20.4	C	29.7	C	-	-
	SB	L	53.8	D	54.4	D	-	-
		R	11.5	B	11.2	B	-	-
Intersection			19.8	B	24.9	C		
Middle Country Road, NY-25 at Picasso Way/Site Driveway	EB	L	8.0	A	34.1	C	-	-
		TR	21.3	C	18.3	B	-	-
	WB	L	4.7	A	4.3	A	-	-
		T	11.5	B	32.6	C	-	-
		R	0.0	A	0.0	A	-	-
	NB	L	38.3	D	41.4	D	-	-
		R	0.9	A	0.8	A	-	-
	SB	L	0.0	A	42.4	D	-	-
		TR	0.0	A	1.1	A	-	-
Intersection			16.4	B	25.8	C		
Middle Country Road, NY-25 at Strathmore Commons Shopping Mall	EB	L	7.3	A	7.3	A	-	-
		T	9.1	A	10.1	B	-	-
	WB	T	35.4	D	50.8	D	-	-
		R	4.1	A	4.5	A	-	-
	SB	L	39.9	D	39.9	D	-	-
		R	6.2	A	8.3	A	-	-
Intersection			22.9	C	30.3	C		

Table 13: Level of Service Summary – Saturday Midday Peak Hour Signalized Intersection

Signalized Intersections			2029 No-Build Volumes		2029 Build Volumes		Mitigation 2029 Build Volumes	
Location	**Approach**	**Movement**	**Delay** Sec/Veh	**LOS**	**Delay** Sec/Veh	**LOS**	**Delay** Sec/Veh	**LOS**
Middle Country Road, NY-25 at Yaphank Middle Country Island Road/Rocky Point Road (CR-21)	EB	L	23.8	C	27.5	C	25.0	C
		TR	29.3	C	31.9	C	41.3	D
	WB	L	33.1	C	71.1	E	38.8	D
		TR	29.5	C	31.5	C	35.3	D
	NB	L	42.5	D	43.2	D	46.7	D
		T	47.5	D	52.3	D	48.0	D
		R	5.1	A	5.1	A	5.9	A
	SB	L	25.3	C	27.1	C	26.5	C
		TR	110.3	F	107.1	F	76.8	E
Intersection			42.1	D	44.4	D	41.9	D
Middle Country Road, NY-25 at Currans Road	EB	L	5.6	A	7.3	A	-	-
		T	7.0	A	8.8	A	-	-
	WB	TR	8.3	A	10.8	B	-	-
	SB	L	38.9	D	39.3	D	-	-
		R	11.4	B	11.0	B	-	-
Intersection			10.1	B	11.7	B		
Middle Country Road, NY-25 at Picasso Way/Site Driveway	EB	L	0.0	A	16.8	B	-	-
		TR	14.0	B	14.1	B	-	-
	WB	L	3.6	A	4.4	A	-	-
		T	7.3	A	24.7	C	-	-
		R	0.0	A	0.1	A	-	-
	NB	L	40.6	D	38.8	D	-	-
		R	1.5	A	1.3	A	-	-
	SB	L	0.0	A	39.8	D	-	-
		TR	0.0	A	1.3	A	-	-
Intersection			11.7	B	19.6	B		
Middle Country Road, NY-25 at Strathmore Commons Shopping Mall	EB	L	5.8	A	6.6	A	-	-
		T	7.7	A	8.8	A	-	-
	WB	T	17.4	B	21.6	C	-	-
		R	2.7	A	3.0	A	-	-
	SB	L	40.8	D	40.8	D	-	-
		R	4.5	A	4.5	A	-	-
Intersection			14.5	B	16.3	B		

DEVELOPMENT OF REGIONAL SIGNIFICANCE (DRS) APPLICATION

THE MEADOWS AT ARTIST LAKE

Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Middle Island, Town of Brookhaven,
Suffolk County, New York

NPV No. 98039

Prepared for Submission to:
Central Pine Barrens Joint Planning &
Policy Commission (CPBJPPC)
624 Old Riverhead Road
Westhampton Beach, New York 11978

Prepared by:

NELSON POPE VOORHIS
environmental • land use • planning

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

September 2026

DEVELOPMENT OF REGIONAL SIGNIFICANCE (DRS) APPLICATION

THE MEADOWS AT ARTIST LAKE

Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Middle Island, Town of Brookhaven
Suffolk County, New York

Applicant:

Poly-Jaz Realty LLC, Newbridge Jaz LLC and Mid Isle LLC
c/o Breslin Realty
500 Old Country Road, Suite 200
Garden City, NY 11530
Contact: David Orwasher
516-741-7400

For Submission to:

Central Pine Barrens Joint Planning &
Policy Commission (CPBJPPC)
624 Old Riverhead Road
Westhampton Beach, New York 11978
Contact: Julie Hargrave, Interim Executive Director
631-218-1192

Prepared by:

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

(Engineering)
Bohler Engineering
275 Broadhollow Road, Suite 110
Melville, New York 11747
Contact: Dale Koch, PE
(631) 738-1200
dkoch@bohlereng.com

September 2026

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NPV

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COVERSHEET

TABLE OF CONTENTS

TRANSMITTAL LETTER

PROJECT DATA SHEET

STANDARDS AND GUIDELINES FOR LAND USE

ATTACHMENTS

A **Existing Conditions Surveys and Conceptual Site Plans**
Topographic Survey, prepared by N+P, dated 7/22/2026
Site Development Plans, prepared by Bohler Engineering, dated 9/4/2026
Cover Sheet, Sheet C-101
General Notes and Legend, Sheet C-102
Existing Conditions/Demolition Plans, Sheets C-201 through C-206
Site Plans, Sheets C-301 through C-306
Grading Plans, Sheets C-401 through C-406
Drainage Plans, Sheet C-501 through C-506
Utility Plans, Sheets C-507 through C-512
Soil Erosion and Sediment Control Plans, Sheets C-801 through C-813
Construction Details, Sheets C-901 through C-904
Cut/Fill Earthwork Plans, Sheet E-100
Landscape Plans and Details, Sheets L-101 and L-107
Lighting Plan and Details, Sheets L-201 and L-207
Meadow Landscape Plan and Layout Plan, prepared by NPV, dated 9/8/2026

B **Expanded Environmental Assessment Form (EEAF)**, NPV, September 2026 *(main text and figures only)*

C **SONIR (Simulation Of Nitrogen In Recharge) Information**, prepared by NPV, dated 9/2/2026
C-1 SONIR Model User's Guide
C-2 SONIR Spreadsheet for Existing Condition/No Action Alternative
C-3 SONIR Spreadsheet for Proposed Action

D **Adopted Resolution on the Artist Lake Plaza Development of Regional Significance Application**, prepared by CPBJPPC, dated 7/25/2011

E **Correspondence from Natural Heritage Program**, dated 5/14/2026

F **Slope Banding Exhibit**, prepared by Bohler Engineering, dated 9/8/2026

G **Phase I Archeological Investigation**, prepared by Tracker Archaeology, dated November 2009

TRANSMITTAL LETTER

DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION
TRANSMITTAL LETTER

Dear Commissioners:

Please accept this package as an application for development review of the project known as
The Meadows at Artist Lake

submitted on 9/23/2026 (Date) by Kenneth Breslin (Applicant's Name)

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in Section 57-0107 of the New York State Environmental Conservation Law. I realize that this proposal is a **Development of Regional Significance** and must meet the **Standards and Guidelines for Land Use** as per the Central Pine Barrens Comprehensive Land Use Plan including the Final Generic Environmental Impact Statement filed June 12, 1995.

I believe that this project meets all of the standards and guidelines, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing consistency with the standards and guidelines. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and guidelines thoroughly and that my application may be considered incomplete if an explanation is not provided for each of the items described therein and listed below.

In addition to the information noted above, the following requisite material has also been included in this packet: *(please check those items that are included)*

☑ A copy of any and all approvals that have been received to date

☑ Three copies of the final approved map or site plan including any required conditions or revisions.

☑ Copies of other maps or data that document and support the information presented in the attached forms.

☑ Forms pursuant to the State Environmental Quality Review Act or findings statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)

N/A ☐ A copy of the Suffolk County Planning Commission determination (if applicable) regarding this application.

N/A ☐ Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.

I understand that public hearing will be scheduled for this project once my application has been deemed complete.

Kenneth Breslin Digitally signed by Kenneth Breslin Date: 2026.09.23 17:09:11 -04'00'

(Applicant's Signature)

Kenneth Breslin

(Applicant's Name Printed)

I authorize the following individual to act as my agent throughout the review process for this application. Please contact them with all information pertaining to this matter.

Agent's Name, Address and Phone Number:

Charles J. Voorhis, CEP, AICP, Principal

Nelson, Pope & Voorhis, LLC

70 Maxess Road

Melville, New York 11747

(Agent's Signature)

PROJECT DATA SHEET

DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION
PROJECT DATA SHEET

Applicant Information	
Name	David Orwasher, Breslin Realty
Address	500 Old Country Road, Suite 200, Garden City, NY 11530
Phone/Fax	(516) 741-7400 (phone)
Agent's Name	Charles J. Voorhis, CEP, AICP; Principal
Address	Nelson Pope Voorhis, 70 Maxess Road, Melville, NY 11747
Phone/Fax	(631) 427-5665/(631) 427-5620
Project Information	
Project Name	The Meadows at Artist Lake
Tax Map Number(s)	District 0200; Section 379; Block 1; Lots 3.1, 5.1 & 12
Street Location	Northeast of the intersection of Middle Country Road (NYS Route 25) and Currans Road
Hamlet & Town	Middle Island, Brookhaven
Total Project Site Area	74.25± acres
Existing Land Use	Pavement and disturbed areas associated with a former K-Mart development in the southern portion of the subject property. The northern portion of the subject property consists of undeveloped, wooded land, and the southeastern portion of the subject property includes a recharge basin. A 0.87±-acre water body in this basin is a Town-designated wetland. See existing conditions survey (**Attachment A**).
Present Zoning	The majority of the Subject Property is currently within the Town of Brookhaven's A-1 Residence zoning district, with the former K-Mart development site within the J-2 Business zoning district.
Project Description	The Proposed Action seeks to change the zoning of the site to the Planned Development District (PDD). As illustrated in the attached site plan drawings (**Attachment A**), the proposed development involves six three-story buildings in the southwestern portion of the subject property to include a total of 295 multi-family residential units, including 30 studio units, 90 one-bedroom units, and 175 two-bedroom units. 10 percent of the units will be included as workforce housing and 10 percent of the units will be included as affordable housing, in accordance with Chapter 85 of the Town Code. 50 percent of the units (148 units) will be age-restricted. Additionally, the proposed development includes: • an 8,050-square-foot (SF) clubhouse with a pool as a resident amenity in the south-central portion of the residential area • a 104,000-SF retail store in the central portion of the subject property east of the residential development • a 6,925-SF building containing a ±4,465-SF restaurant and a ±2,460-SF drive-thru restaurant in the southwest portion of the commercial area • a 5,153-SF building containing a ±3,053-SF restaurant and a ±2,100-SF drive-thru restaurant in the southeast portion of the commercial area

	• a 5,000-SF pump house/maintenance facility south of the recharge basin, and a pump station within a maintenance building in the southwest corner of the subject property • 1,000 SF of civic space in the southeast portion of the subject property, south of the recharge basin • an on-site Sewage Treatment Plant (STP) in the eastern portion of the subject property. Commercial space and associated parking is provided in the south-central portion of the overall subject property, while multi-family residential space is situated in the southwest portion of the subject property. Additional accessory areas include amenity areas, four tennis courts, central open space/meadows with boardwalk and walking trails, a recharge basin/retention pond, and parking and driveway areas. The remaining 28.8± acres of the subject property would remain undeveloped, wooded land, primarily in the northern portion of the subject property with additional wooded areas to remain in the southeastern portion of the subject property. The layout of the proposed mixed use multi-family development would provide attractive landscaping and meadow areas along Middle Country Road (NYS Route 25) and Currans Road, and would be adequately screened from adjacent residential uses. Access to the commercial areas would include a divided main access drive with planted median in the southeastern portion of the subject property along Middle Country Road (NYS Route 25), which includes an existing traffic signal. An additional right-in/right-out access driveway to the commercial space will be provided in the southeastern corner of the commercial area, where the existing dog park entrance exists. A bus shelter is proposed east of the main commercial access driveway, along Middle Country Road. The main access to the residential areas of the subject property would be via a full access in/right-out only access point with security gate in the southwest portion of the subject property along Middle Country Road, which leads to a two-way loop with a fountain entrance feature, and access to all of the residential buildings. A secondary entrance to the residential buildings would be provided along the western side of the proposed development, along Currans Road with a guard house. Access to the residential buildings would also be provided from the commercial area in the southeastern corner of the residential area, with a security gate leading to an additional two-way traffic circle. The proposed project would contain 1,338 parking stalls including 238 land banked stalls, whereas 1,338 stalls are required. 40 of the proposed stalls would be ADA-compliant, and 34 stalls of the proposed stalls would be designated for electric vehicles (EV).

	The STP is provided in the southeastern portion of the subject property for treatment of sanitary wastewater from the proposed project. Potable water is proposed to be supplied to the project by the Suffolk County Water Authority (SCWA). Stormwater would be contained and infiltrated on-site via an on-site recharge basin in the eastern portion of the subject property as well as green infrastructure and leaching pools per Town requirements. The existing access to the Town-owned park north of the subject property will be removed under the Proposed Action; however, recreational improvements on the Town-owned land will be funded by the Applicant and conducted at a future date, subject to mutual approval between the Town and the Applicant. The site is in the Central Pine Barrens Compatible Growth Area (CGA) and the development is of a size that is defined as a Development of Regional Significance (DRS) and therefore requires conformance with the Standards and Guidelines of the Central Pine Barrens Comprehensive Land Use Plan (CLUP). The proposal constitutes development pursuant to New York State Environmental Conservation Law (ECL) §57-0107(13). Based on the project design, a total of ±45.52 acres of the site (61.2%) will be subject to clearing and grading operations for the proposed project. This would ensure retention of 28.83 acres or 38.8% of the site in existing natural vegetation. Comparison of the proposed project clearing to the allowable clearing based on the zoning that applied in 1993-95 (66.8% maximum), and/or the allowable clearing for a mixed-use project (65% maximum) finds that the project conforms to both of these clearing limits.
Permit Information *(please note which permits or plans are required and why, if they have been received and as of what date)*	
SEQRA	In Progress: Expanded EAF (see **Attachment B**), prepared by Nelson Pope Voorhis, dated September 2026
Town Permits	Change of Zone – Town Board Chapter 81 Wetlands – Town Board Site Plan – Planning Board Wetland & Waterways Permit (Chapter 81) – Town PELM Building Permits – Building Department Site Plan Review – Town Fire Marshal
Project Plans Enclosed	(**Attachment A**)
NYSDEC	State Pollutant Discharge Elimination System (SPDS) General Construction Permit, Article 24 (slope stabilization within 100 feet of Artist Lake)
SCDHS	Wastewater Disposal & Water Supply permits
SCPC	NYS General Municipal Law Section 239 review/approval
Other	Roadwork Permit – NYSDOT Electrical Service Connection – PSEGLI Water Supply - SCWA DRS – CPBJPPC NYS Highway Law 136 & NYS General Municipal Law 239f review – SCDPW

STANDARDS AND GUIDELINES FOR LAND USE

STANDARDS AND GUIDELINES FOR LAND USE – CENTRAL PINE BARRENS COMPREHENSIVE LAND USE PLAN (CLUP)

THE MEADOWS AT ARTIST LAKE
MIDDLE ISLAND, TOWN OF BROOKHAVEN

Standard (S)/Guideline (G)			Explanation and Document Page Reference
5.3.3.1 Sanitary Waste, Nitrate-Nitrogen and Other Chemicals of Concern			
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	All development proposals subject to Article 6 of the Suffolk County Sanitary Code shall meet all applicable requirements of the Suffolk County Department of Health Services. Projects which require variances from the provisions of Article 6 shall meet all requirements of the Suffolk County Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.	The proposed action site is located in the Central Pine Barrens Compatible Growth Area (CGA) and Suffolk County Department of Health Services (SCDHS) Groundwater Management Zone III (GMZ III). Under GMZ III standards, the project is permitted to use conventional onsite septic systems when the total density load of the land use is ≤22,014 gpd based on 300 gpd/acre, based on the proposed 74.25-acre property (minus the 0.87 wetland area). The total combined sanitary load from the proposed project for The Meadows at Artist Lake development is 60,645 gallons per day. This indicates that the proposed sanitary flow is above the allowable flow for the site and, as a result, a sewage treatment plant (STP) is provided in the southeastern portion of the subject property for treatment of sanitary wastewater from the proposed project. The Proposed Action conforms with SCDHS Article 6 and will be subject to SCDHS review and approval. The wastewater treatment engineering report has been prepared for submission to SCDHS whose review will be ongoing.
S 5.3.3.1.2	Sewage treatment plant discharge	Where deemed practical by the County or State, sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens. Treatment systems that are approved by the New York State Department of Environmental Conservation or the Suffolk County Department of Health Services may be used in lieu of a sewage treatment plant.	The entirety of the subject property is situated within the CGA; therefore, location of the proposed STP outside of the CGA is not feasible or practical. SCDHS has conducted a preliminary review and determined that location of the STP in the easternmost portion of the Subject Property is optimum for protection of surface and ground water. The proposed STP will be designed, sited and installed in conformance with all applicable SCDHS requirements, thereby assuring that the STP will meet discharge limitations thus avoiding impact to underlying groundwater quality. The STP will achieve a superior level of treatment including nitrogen removal. Engineering review by SCDHS will ensure proper siting, design and treatment to avoid water resource impacts.
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 compliance	All projects must comply with the provisions of Articles 7 and 12 of the Suffolk County Sanitary Code, including any provisions for variances or waivers if needed, and all applicable state laws and regulations in order to ensure that all necessary water resource and wastewater management infrastructure shall be in place prior to, or as part of, the commencement of construction.	These regulations concern water pollution control (Article 7) and storage of hazardous or toxic materials associated with industrial use (Article 12). The proposed action involves a change of zone and site plan approval for a mixed-use multi-family development including 295 residential units, a 104,000-square-foot (SF) retail store, and four restaurant units among other amenities and accessory features. The proposed development does not involve the use or storage of any bulk petroleum products or hazardous materials. The proposed project is consistent with Suffolk County Sanitary Code (SCSC) Article 7 in that it will not store or use hazardous or toxic materials in excess of the quantities allowed. As the proposed project is not an industrial operation and tank or drum storage is not necessary, SCSC Article 12 is not applicable. It is acknowledged that the proposed project will include the use, storage and handling of various chemicals (e.g., possible cleaning agents for commercial use, possible lawn maintenance products if not contracted from an off-site service, etc.). However, the project will provide for proper enclosed facilities for these substances, as well as procedures for their application by trained and certified personnel, in conformance with pertinent County and State regulations and professional standards. The proposed action site is not within any public Water Supply Sensitive Area which is defined by Article 7 as "areas in close proximity to existing or identified future public water supply wellfields" with "close proximity" defined as "within 1,500 feet upgradient or 500 feet downgradient of public water supply wells screened in the Upper glacial aquifer." There are two community supply wells located over 2,000 feet west of the subject property; however, no other community supply wells were identified within 1,500 feet of the subject property. Therefore, the subject property is not within a public Water Supply Sensitive Area. Of note, three domestic supply wells were identified within close proximity up-gradient of the subject property: • Well ID# S138901, located immediately north of the subject property • Well ID# S138682, located approximately 300 feet north of the subject property • Well ID# S123916, located approximately 600 feet north of the subject property Additionally, two domestic supply wells were identified within close proximity down-gradient of the subject property, which are surrounded by Artist Lake • Well ID# S134459, located approximately 950 feet southwest of the subject property • Well ID# S126808, located approximately 1,050 feet southwest of the subject property Based on the location of these domestic supply wells, they are not expected to be impacted by the Proposed Action, as the proposed STP is situated over 2,000 feet from any of the domestic supply wells.

S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	All commercial and industrial development applications shall comply with the provisions of the Suffolk County Sanitary Code as applied by the Suffolk County Department of Health Services, and all other applicable federal, state or local laws. Development projects which require variances from the provisions of the Suffolk County Sanitary Code shall meet all requirements of the Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.	The proposed action will comply with applicable requirements of Suffolk County Sanitary Code Articles 6, 7, and 12. Applicable SCDHS approvals will be obtained through the required application process.
G 5.3.3.1.5	Nitrate-nitrogen	A more protective goal of two and one half (2.5) ppm may be achieved for new projects through an average residential density of one (1) unit per two (2) acres (or its non-residential equivalent), through clustering, or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands.	The Proposed Action will include an on-site STP situated in the eastern portion of the subject property with advanced nitrogen removal capabilities. As determined by a SONIR analysis (**Attachment C**), the nitrogen concentration in recharge associated with the proposed development will be 2.44 mg/l. Overall, the Proposed Action involves the preservation of 28.83 acres of pine barrens. 17.07 acres of the subject property will be landscaped, with only 7.01 acres to be fertilizer-dependent (9.4% of the site). Native plants in the remainder of the 10.05 acres of landscaping will require no applications of fertilizer except during initial installation. The preservation of native vegetation will also assist in reducing stormwater runoff and improving stormwater recharge on the property, which will help to further reduce nitrogen that may be contained in onsite stormwater runoff.
5.3.3.3 Wellhead and Groundwater Protection			
S 5.3.3.3.1	Significant discharges and public supply well locations	The location of nearby public supply wells shall be considered in all applications involving significant discharges to groundwater, as required under the New York State Environmental Conservation Law Article 17.	This standard restricts activities that could degrade the public water supply within a 200-foot radius of a public supply well. The location of existing public and domestic supply wells are well outside the 200-foot protection zone of the site. The proposed action was further assessed relative to Article 7 Water Supply Sensitive Areas as noted above pursuant to Guideline S 5.3.3.1.5 above.
G 5.3.3.3.2	Private well protection	The Suffolk County Department of Health Services' guidelines for private wells should be used for wellhead protection.	The Proposed Action will receive public water supply from the Suffolk County Water Authority (SCWA), so no on-site water supply well is needed. The proposed STP is located in the easternmost portion of the subject property, as far as possible from private domestic supply wells, as noted in Guideline S 5.3.3.1.5 above. The proposed project is not expected to include the presence, use, generation, or disposal of toxic or hazardous materials, so SCSC Articles 7 or 12 permitting will not be necessary. Sanitary wastewater will be treated and recharged via an on-site STP that is designed, reviewed, approved, and operated under the jurisdiction of the County. The surrounding area is served by public water from the SCWA. As a result, no impact to private wells from the recharge associated with the proposed project would occur.
5.3.3.4 Wetlands and Surface Waters			
S 5.3.3.4.1	Nondisturbance buffers	Development proposals for sites containing or abutting freshwater or tidal wetlands or surface waters must be separated by a nondisturbance buffer area that is no less than that required by the New York State Tidal Wetland, Freshwater Wetland, or Wild, Scenic and Recreational Rivers Act or local ordinance. The Commission reserves the right to require a stricter and larger nondisturbance buffer for development projects not subject to municipal review. Distances shall be measured horizontally from the wetland edge as mapped by the New York State Department of Environmental Conservation, field delineation or local ordinance. Projects which require variances or exceptions from these state laws, local ordinances and associated regulations, shall meet all requirements imposed in a permit by the New York State Department of Environmental Conservation or a municipality in order to be deemed to have met the requirements of this standard.	The proposed action site is not located near a tidal wetland. The subject site contains an existing recharge basin, which typically contains standing water and also receives runoff via two stormwater headwalls that discharge to the recharge basin. The basin is a man-made/modified wetlands that has historically been used for stormwater management in connection with the impervious surfaces of the prior commercial use of the Subject Property. The recharge basin is a Town-regulated wetland and the Town of Brookhaven requires a permit for activities within 150 feet of Town-designated wetlands under Chapter 81 of the Town Code. The recharge basin is man-made and characteristic of an "artificial" wetland which has a jurisdiction area of 25 feet. The nearest NYSDEC-regulated surface water bodies to the subject property consist of Artist Lake which is located immediately south of the subject property and a NYSDEC pond with known tiger salamander activity (MD-12), located approximately 630 feet northwest of the subject property. The salamander pond is separated from the subject property by an existing roadway and other vacant land, and thereby further decreases the potential for impacts to the pond from the proposed project. Further, the entire north part of the Subject Property will remain natural and provides suitable tiger salamander habitat, where the south part of the property was previously developed for commercial use and is not suitable habitat for the species. Proposed development will occur primarily within existing disturbed areas. Some improvements will be within wetland jurisdiction areas of the Town of Brookhaven under Chapter 81 of the Town Code (within 150 feet of the on-site recharge basin and Artist Lake) and the New York State Department of Environmental Conservation (NYSDEC) (for slope stabilization within 100 feet of Artist Lake). Potential impacts to Artist Lake involve the potential for direct overland flow of stormwater to Artist Lake, as well as the quality of recharge occurring on the subject site due to groundwater flow toward the lake. The applicant will obtain all necessary permits with the Town and the NYSDEC prior to commencing disturbance within any wetland buffer areas.

S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	Buffer areas shall be delineated on the site plan, and covenants and/or conservation easements, pursuant to the New York State Environmental Conservation Law and local ordinances, shall be imposed to protect these areas as deemed necessary.	The man-made recharge basin will be retained in its current configuration, and will continue to be used for recharge of stormwater in keeping with its design and historic purpose. The site plan shows retention of existing vegetation encircling this recharge feature, which will remain as depicted on the site plan. The wetlands associated with Artist Lake are located across NYS Route 25 from the Subject Property. As a result, a permit will be needed for improvements as shown on the site plan; however, it is not expected that any special buffers will be needed on the subject site given the intervening NYS highway and the distance of site improvements from Artist Lake. The freshwater wetland habitat and buffers will be delineated, staked, and protected in accordance with the proposed site plan prior to the commencement of construction. Clearing limits will be clearly delineated and inspected prior to clearing to protect wetland habitat and the remaining natural area. The wetland habitat and buffer areas will be inspected before and after construction, and protective measures will be installed as necessary to ensure no impact to the areas delineated for preservation.
S 5.3.3.4.3	Wild, Scenic & Recreational Rivers Act compliance	Development shall conform to the provisions of the New York State Wild, Scenic and Recreational Rivers Act, where applicable. Projects which require variances or exceptions under the New York State Wild, Scenic and Recreational Rivers Act shall meet all requirements imposed by the New York State Department of Environmental Conservation in order to be deemed to have met the requirements of this standard.	N/A; the project site is not located within or adjacent to any WSRR boundary. This Standard does not apply.
G 5.3.3.4.4	Additional nondisturbance buffers	Stricter nondisturbance buffer areas may be established for wetlands as appropriate.	As noted above, the subject site contains an existing recharge basin, which typically contains standing water and also receives runoff via two stormwater headwalls that discharge to the recharge basin. The basin is a man-made/modified wetlands that has historically been used for stormwater management in connection with the impervious surfaces of the prior commercial use of the Subject Property. The recharge basin is a Town-regulated wetland and the Town of Brookhaven requires a permit for activities within 150 feet of Town-designated wetlands (25-feet for artificial wetlands) under Chapter 81 of the Town Code. No impacts to this resource are expected. Given these conditions, stricter nondisturbance buffers are not necessary.
5.3.3.5 Stormwater Runoff			
S 5.3.3.5.1	Stormwater recharge	Development projects must provide that all stormwater runoff originating from development on the property is recharged on site unless surplus capacity exists in an off site drainage system.	This standard requires that adequate drainage capacity be provided for retention and recharge of stormwater runoff generated on-site. All stormwater runoff generated on developed project surfaces will be captured on-site and recharged into the ground through an on-site drainage system (see attached plan). In conformance with Town of Brookhaven requirements, all stormwater runoff generated by impervious surfaces will be retained on-site, and will be recharged to groundwater or subject to bio-filtration or capture in the on-site recharge basin (see **Overall Drainage Plan**, **Sheet C-501** in **Attachment A**). The Town will be responsible for the review and approval of the drainage design, to be conducted during site plan review. The proposed drainage system will include a network of leaching galleys, leaching pools, and the existing recharge basin, which will collect runoff from an eight-inch-plus storm and provide pretreatment as practical using rain gardens. The total combined capacity of the drainage system will be 777,718 cubic feet (CF) where a minimum of 712,635 CF is required. The proposed project also proposes very minimal maintained landscaping (approximately 9.4% of the project site). The preserved areas and native vegetation areas will contribute to improved stormwater recharge in these areas. No runoff from developed surfaces will be allowed to exit the site, based on the stringent retention and design standards. The project's drainage system is subject to the review and approval of the Town engineering and planning staff. The proposed project will involve the disturbance of over one acre of the subject property; therefore, the project is subject to the requirements of the SPDES General Permit for Construction Activity and a detailed Stormwater Pollution Prevention Plan (SWPPP) will be prepared, if required.
S 5.3.3.5.2	Natural recharge and drainage	Natural recharge areas and/or drainage system designs that cause minimal disturbance of native vegetation should be employed, where practical, in lieu of recharge basins or ponds that would require removal of significant areas of native vegetation.	Natural recharge is not possible given site topography and the intent to retain the north part of the site as natural open space. The existing manmade recharge basin in the eastern portion of the subject property has historically been used for stormwater management and will be used in the proposed stormwater drainage system. Other recharge features will be incorporated into the development areas of the site as proposed in the drainage plan described above.
S 5.3.3.5.3	Ponds	Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes.	N/A: the proposed action will not include construction of a pond.

S 5.3.3.5.4	Natural topography in lieu of recharge basins	The use of natural swales and depressions should be permitted and encouraged instead of excavated recharge basins, whenever feasible.	The existing manmade recharge basin in the eastern portion of the subject property has historically been used for stormwater management and will be used in the proposed stormwater drainage system. The proposed project will also provide pretreatment or green infrastructure as practical in accordance with the drainage plan.
S 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	During construction, the standards and guidelines promulgated by the New York State Department of Environmental Conservation pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, should be adhered to.	An erosion & sediment control plan has been prepared for the proposed project (**Attachment A**) to ensure that impacts from soil erosion during and/or after the construction period do not occur. Additionally, if applicable, a SPDES GP 0-25-001 permit will be obtained prior to the onset of construction of the proposed project, and the project will comply with its requirements. The project will be subject to Town drainage requirements, engineering review, implementation of erosion control measures during construction, and measures to ensure that off-site sediment transport does not occur. The site is relatively flat and existing topography is not expected to result in off-site sedimentation.
5.3.3.6 Coordinated Design for Open Space, Habitat and Soil Protection			
S 5.3.3.6.1	Vegetation Clearance Limits	The clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities. Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1. These percentages shall be taken over the total site and shall include, but not be limited to, roads, building sites, drainage structures and landbanked parking. The clearance standard that would be applied to a development project site if developed under the existing residential zoning category may be applied if the proposal involves multi-family units, attached housing, clustering or modified lot designs. Site plans, surveys and subdivision maps shall be delineated with a clearing limit line and calculations for clearing to demonstrate compliance with this standard. To the extent that a portion of a development project site includes Core property, and for the purpose of calculating the clearance limits, the site shall be construed to be the combined Core and CGA portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan.	The proposed project will comply with the current Vegetation Clearance Limits outlined below in Standard 5.3.3.6.1. It is important to note that the Meadows at Artist Lake application was submitted prior to July 19, 2024, and is therefore subject to clearing restrictions under the prior CLUP which allowed 65 percent clearing on commercial parcels. Also of importance, is that the Subject Property received a prior Central Pine Barrens Commission approval for two (2) large box retail stores and improvements on the south part of the site near Middle Country Road and Artist Lake, as well as recreational fields north of the commercial use. The configuration of the proposed project optimizes retention of contiguous open space as compared to the prior approved plan, and a comparable amount of clearing below the allowable 66.76%. The prior Central Pine Barrens approval is included as **Attachment D**. See attached site plans (**Attachment A**) demonstrating conformance with the Vegetation Clearance Limits, and Standard 5.3.3.6.1.2 below regarding split-zoned project sites.
S 5.3.3.6.1.2	Vegetation clearance limits – Split zoned project sites	Development project sites which consist of parcel(s) that are split among two or more zoning categories shall have a total clearing allowance for the entire site which is the sum of the individual clearances for each separately zoned portion of the site.	The subject parcel was zoned A-1 Residence, J-2 Business, and D-1 Residence in 1995 when the CPB CLUP was adopted. In conformance with the allowable site clearance standards listed in Figure 5-1 of the CLUP: • Portion of Lot 5.1 (Basin) and Lot 12 (STP area) – a maximum of 53% clearance is permitted for the 9.38-acre portion of the subject property zoned A-1 Residence (41,779 SF) • Portion of Lot 5.1 – a maximum of 65% clearance is permitted for the 16.19-acre portion of the subject property zoned J-2 Residence (458,480 SF) • Lot 3.1 – a maximum of 70% clearance is permitted for the 48.67 acres of the subject property zoned D-1 Residence (1,484,025 SF) Based on the above, the total maximum permitted clearance is 2,159,146 SF (approximately 66.76% of the subject property). The proposed project proposes 1,978,503 SF of cleared area (61.17%). Therefore, the proposed project represents a 5.5% reduction in allowable clearing on the subject property. Further, the proposed action prioritizes development in disturbed or previously disturbed areas of the subject property in order to maintain natural, unfragmented areas in the northern portion of the subject property. As noted above, this current plan is an improvement over the prior approved DRS involving commercial use.
S 5.3.3.6.1.5	CGA Hardship Requirement	Persons seeking relief from clearing requirements on development project sites must file a CGA hardship application.	The proposed action does not require the filing of a CGA hardship application for relief from the clearing requirements. As noted above, the proposed project will comply with the vegetation clearance limits for split-zoned project sites.

S 5.3.3.6.2	Open space standard requirement, unfragmented open space and habitat	Development project sites must meet at a minimum the percentages of open space specified in Figure 5-1 regardless of existing physical site conditions. Applicants must prioritize first the use of existing cleared areas for development on a project site prior to clearing areas of natural vegetation. Site plans, surveys and subdivision maps must delineate the open space boundary lines and include the calculation of open space areas to demonstrate conformance with this standard. Applicants must identify the receiving entity to which dedicated open space will be transferred as required by Standard 5.3.3.6.5. Project sites that do not have sufficient existing natural areas to meet the open space requirement specified in Figure 5-1 due prior development or use, will be required to revegetate areas to satisfy this standard. This will include sites that do not meet the open space requirement due to pre-existing clearing or disturbance, formalized landscaped and turf areas and/or impervious surfaces.	This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and off-site property. The proposed action seeks to preserve the existing wooded areas primarily in the northern portion of the subject property, which is contiguous to a large unfragmented track of wooded areas northwest of the subject property within the Core Preservation Area. Areas of proposed clearance/development are located primarily in areas that are currently disturbed in the existing condition, or were historically disturbed. As noted, the configuration of the proposed project optimizes retention of contiguous open space as compared to the prior approved plan, and also has less clearing of vegetation. The Vegetation Clearance Limits in the CPB CLUP favor the placement of development in existing cleared areas in order to retain natural vegetation. This design strategy is implemented for the Applicant's plan, so that spatial efficiency of the proposed development acknowledges the restrictive nature of allowable clearing (including the site which has already been cleared), whilst also emphasizing the need to create greater parcels of contiguous natural open space and wooded areas. By adhering to the proposed plans and these guidelines, and ensuring the preservation of the northern wooded area, the proposed action will result in a healthier, more contiguous pine barrens ecosystem.
S 5.3.3.6.3	Fertilizer dependent vegetation limit	No more than 15% of an entire development project site shall be established in fertilizer-dependent vegetation including formalized turf areas. Generally, nonnative species require fertilization therefore, planting of such nonnative species shall be limited to the maximum extent practicable. Development designs shall be in conformance with Standard 5.3.3.6.4 Native plantings.	No more than 15% of a project site shall be established in fertilizer-dependent vegetation. As the project site is a total of approximately 74.25 acres in size, up to approximately 11.14 acres of landscaping that requires fertilization may be planted on this site. The proposed project includes 7.01 acres of landscaping that requires fertilization (approximately 9.4 percent of the project site). This represents a significant reduction in allowable maintained landscaping on-site. The majority of vegetation on-site will be native (approximately 10.05 acres in native landscaping that is not fertilizer dependent, and 28.83 acres in preserved wooded areas). Therefore, no more than 15% of the project site will be established in fertilizer-dependent vegetation under the proposed action. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the Pine Barrens Plan are being used as part of the final site plan landscape design plans. Typical landscape trees that are native to the area will be used for streetscapes and natural vegetation are being retained wherever possible (see **Landscape Plan**, **Sheet L-101** in **Attachment A**)
S 5.3.3.6.4	Native Plantings	Development designs shall incorporate the species listed as "recommended" in Figure 5-2 "Planting Recommendations." Landscaping and restoration plans shall strive to use Long Island native genotypes, unless the plants are not available. A more extensive list of acceptable and unacceptable plants is available from the Commission office.	Where pine barrens species are used in a landscape function, species listed in Figure 5-2 of the CPB CLUP will be used. See response to Policy S 5.3.3.6.3 above.
S 5.3.3.6.5	Receiving entity and protection for open space areas	The use, maintenance and management of open space shall be considered when protecting open space areas. The project applicant must specify the entity to which the open space will be dedicated. The protection of the open space shall be guaranteed by dedicating the open space to a government entity, private not for profit, land conservation management organization, homeowner's association or similar entity through the transfer of title or a permanent conservation easement or covenant recorded with the Suffolk County Clerk, or similar mechanism to ensure open space protection.	-The project includes the preservation of ±28.83 acres of pine barrens. The preserved area in the northern portion of the subject property will be protected by a conservation easement.

5.3.3.7 Protection and Conservation of Species and Communities			
S 5.3.3.7.1	Special Species and Ecological Communities	Where a significant impact is proposed upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened, endangered or of special concern, or upon natural communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3, or on any federally listed endangered or threatened species, appropriate mitigation measures as determined by the appropriate state, county or local government agency shall be taken to protect these species.	The NYHP identified the presence of three ecological communities, three (3) rare plant species, five (5) threatened plants species, four (4) endangered plant species, two (2) endangered animal species, and one (1) special concern animal species (**Attachment E**). None of these species were identified on the subject site. As the species that have potential for occurring on site are primarily wetland species, no impacts are associated with the proposed development as the existing recharge basin located on site will be preserved and therefore will retain the habitat which these species would utilize, if present. NYSDEC regulates the loss of suitable habitat within 1000' of known tiger salamander breeding ponds in order to ensure the protection of the species. As illustrated on the **Overall Site Plan** (**Attachment A**) no clearing will occur within 1000' of the known tiger salamander breeding pond located offsite to the northwest. As such, no potential "take" of tiger salamanders or impact to their essential habitat will occur. site investigations found that the pitch pine-oak heath woodland on to the north of the previously developed area to be consistent with suitable roost and foraging habitat for the NLEB. Development has been carefully planned to protect the higher quality habitats onsite, and to situate development in existing cleared and/or previously disturbed areas to the maximum extent practicable. In total, 28.8 acres (59%) of the Pitch-Pine Oak community onsite will be preserved. This habitat is contiguous and located along the northernmost portions of the project site where the highest quality habitat occurs. Per NYSDEC recommendations, all clearing will occur within the winter inactive season, December 1 through February 28 of any given year, when the species is not anticipated to be active within the landscape. Additionally, as the proposed project will result in a change in land use of over 10 acres of potentially suitable habitat, the applicant will consult with the NYSDEC prior to any clearing activities to ensure no impacts to the endangered bat species will occur. The coastal barrens buckmoth is not expected to utilize the property due to the lack of density of scrub oak of appropriate height preferred by buckmoth for breeding. As such, no impacts are anticipated with regards to this species. All plant species reported by the NYNHP have been recorded directly in the vicinity of Artist Lake and/or Currans Pond, the coastal plain ponds located offsite. Apart from narrow-leaved pinweed, narrow-leaved bush clover and veined thoroughwort, the species noted are wetland species occurring within or immediately adjacent to coastal plain ponds. While none of these species were observed during site inspections, potentially suitable habitat may occur within the recharge basin. Under the proposed action, no clearing or grading is proposed within the recharge basin, and as such no impact to species potentially occurring within this area is anticipated to occur. Upland specie identified by NYNHP, Narrow-leaved pinweed, narrow-leaved bush clover and veined thoroughwort, were not found onsite during site investigatiosn conducted by NPV staff. As such, no impacts to these species anticipated from the proposed project. The project site is not located within the Rocky Point Pine barrens or the high-quality occurrence of pitch pine-oak heath woodland reported by the NYNHP. As discussed above, development has been carefully planned to protect the higher quality habitats onsite, and in total, 28.8 acres of the Pitch-Pine Oak community onsite will be preserved. This habitat is contiguous and located along the northernmost portions of the project site where the highest quality habitat occurs. No coastal plain ponds or coastal plain pond shores occur onsite. As such, no impacts to rare, threatened or endangered plant species or significant natural communities are anticipated from the proposed project.
S 5.3.3.7.2	Bird Conservation and Protection	Development projects shall incorporate bird friendly structures, design and site planning elements to reduce bird strikes and mortality to the greatest extent feasible. Seek guidance provided in the American Bird Conservancy et al publication "Bird Friendly Building Design," available from their website.	The proposed project involves residential construction and small commercial uses and does not involve large buildings or glass structures. Development is situated in the south part of the site which is primarily disturbed, leaving the north part of the site as natural open space and habitat for avian species. The central meadow may attract birds and this feature provides a large habitat area for meadow species. Birds that may visit the development portion of the site are expected to be backyard friendly species adapted to residential/commercial settings and able to avoid strikes and hazards.
5.3.3.8 Soils			
G 5.3.3.8.1	Clearing envelopes	Clearing envelopes should be placed upon lots within a subdivision so as to maximize the placement of those envelopes on slopes less than ten percent (10%).	N/A as proposed project does not involve a subdivision.
G 5.3.3.8.2	Stabilization and erosion control	Construction of structures on slopes greater than ten percent (10%) may be approved if technical review shows that stabilization measures, erosion control practices and structures are implemented to mitigate	Approximately 6.5% of the overall site includes slopes greater than 10%. There is an existing area of steep slopes present in the central proposed development area. Regrading will be conducted. Retaining walls will be used to assist with grade transitions in this area. Resultant development areas will be permanently stabilized and slopes are not anticipated to exceed 1:3. Additionally, graded areas will be either developed with buildings and pavement or will be revegetated with groundcover and landscape species; no bare soil surfaces will remain.

<table>
<tr><td></td><td></td><td>negative environmental impacts and no alternative location exists on the project site.</td><td>In accordance with the NYSDEC Phase II SPDES Program, coverage under the General Permit for Stormwater Discharges from Construction Activities (NYSDEC Permit No. GP-25-001) will be obtained prior to the initiation of construction activities. Prior to filing for coverage under the General Permit, the NYSDEC requires that a SWPPP be prepared for the parcel, including a detailed erosion and sediment control plan, to manage stormwater generated on-site during construction activities, and for post-construction stormwater management. A SWPPP will be prepared to ensure compliance with water quality and quantity requirements pursuant to Technical Guidance and GP-25-001 and Town of Brookhaven Chapter 86 requirements.</td></tr>
<tr><td>G 5.3.3.8.3</td><td>Slope analyses</td><td>Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas.</td><td>A slope analysis is provided in Attachment F. Overall, most of the property (93.4%) has a slope of less than 10%. Slopes greater than 10% primarily occur in areas of the site occupied by the ridgeline located within the central portion of the property as well as the sidewalls of the recharge basin. The site will be graded to reduce slopes in areas of proposed development including some small areas of moderate to steep slopes.

ON-SITE SLOPE PERCENTAGES
<table><tr><th>Slope Percentage Range</th><th>Percent of Property</th><th>Area of Property (Acres)</th></tr><tr><td>0-9.99</td><td>93.44</td><td>69.38</td></tr><tr><td>10-14.99</td><td>3.57</td><td>2.65</td></tr><tr><td>>15</td><td>2.99</td><td>2.22</td></tr></table></td></tr>
<tr><td>G 5.3.3.8.4</td><td>Erosion and sediment control plans</td><td>Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes.</td><td>As the proposed project involves the disturbance of greater than one acre, if required, a SWPPP will be developed for the subject property to ensure compliance with NYSDEC GP-0-25-001 and Town of Brookhaven Chapter 86 requirements, which will include erosion and sediment control plans. Areas of steep slopes will be considered in the preparation of these plans.</td></tr>
<tr><td>G. 5.3.3.85</td><td>Placement of roadways</td><td>Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills.</td><td>Regrading of the subject property will ensure no roads or driveways include slopes greater than 10%.</td></tr>
<tr><td>G 5.3.3.8.6</td><td>Retaining walls and control structures</td><td>Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%).</td><td>Regrading of the subject property will ensure no roads or driveways include slopes greater than 10%.</td></tr>
<tr><td colspan="4">5.3.3.9 Dark Sky Compliance</td></tr>
<tr><td>S 5.3.3.9.1</td><td>Light Pollution Prevention</td><td>This standard applies only to projects which are not subject to local municipal review and approval. The candlepower distribution from lighting fixtures and installations shall be cut off at all angles beyond those required to restrict direct illumination to the specific area or surface being illuminated. Development shall utilize full cutoff lighting that directs all light downward and eliminates spill light and direct upward light. Fixtures must be noted on the proposed site plan as dark-sky compliant fixtures. Existing exterior fixtures on a development project site shall be retrofitted accordingly.</td><td>This standard does not apply, as the project is subject to local municipal review and approval associated with the Change of Zone application. Compliance with current lighting requirements will be achieved through site plan review by the Town of Brookhaven. Such requirements include cutoff lighting, dark-sky compliance and no luminaires beyond the property line. Lighting will only be used for safety and security and will comply with Town requirements. See Overall Lighting Plan, Sheet L-201 in Attachment A.</td></tr>
<tr><td colspan="4">5.3.3.11 Scenic, Historic and Cultural Resources</td></tr>
<tr><td>S 5.3.3.11.1</td><td>Tall structures and scenic resources</td><td>This standard applies to projects not subject to local municipal review. A development project subject to this standard must not exceed the height definition for tall structures in Chapter 4, Section 4.3.11. This standard requires, in part, the adaptive use and reuse of existing tall structures rather than the construction and placement of new ones when and where feasible and appropriate.</td><td>This standard does not apply, as the project is subject to local municipal review and approval associated with the Change of Zone application. Noe of the proposed buildings will be taller than 50 feet in height.</td></tr>
<tr><td>G 5.3.3.11.2</td><td>Cultural resource consideration</td><td>Development proposals should account for, review, and provide protection measures for:
1. Established recreational and educational trails and trail corridors, including but not limited to those trail corridors inventoried elsewhere in this Plan.</td><td>The proposed action will not impact any trails, recreation sites, scenic resources, sites of historic or cultural significance, or sensitive archaeological areas, as there are no such resources on-site or immediately adjacent to the subject property. The majority of areas to be disturbed under the proposed action have been previously disturbed. A Phase IB survey involved the excavation of 488 shovel tests across the project area. No prehistoric or historic artifacts or features were encountered. No further archeological work was recommended (Attachment G).</td></tr>
</table>

		2. Active recreation sites, including existing sites and those proposed as part of a development. 3. Scenic corridors, roads, vistas and viewpoints as documented in Volume 2 of this Plan, and which are listed in Figure 5-2, which may be amended from time to time, in Volume I of this Plan and may be located in Critical Resource Areas, and along the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway. 4. Sites of historical or cultural significance, including historic districts, sites on the State or National Registers of Historic Places, and historic structures listed on the State or National Registers of Historic Places, or recognized by local municipal law or statute. 5.Sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum.	Middle Country Road is not identified as a scenic roadway in the Central Pine Barrens per Figure 5-3 in the CLUP; however, Artist Lake was identified as a scenic area. As Artist Lake is identified as a scenic resource within the Central Pie Barrens, the proposed project has been designed in consideration of complementary views to this important natural resource. The development's relationship to Artist Lake will create a unique community and regional destination, providing opportunities for residents and visitors to enjoy views of the lake, retail and restaurant amenities, public recreational facilities, and open space. The proposed project will improve views and pedestrian access to Artist Lake.
G 5.3.3.11.3	Inclusion of cultural resources in applications	Development proposals should note established recreation and educational trails and trail corridors; active recreation sites; scenic corridors, roads, vistas and viewpoints located in Critical Resource Areas and undisturbed portions of the roadsides of the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway; sites on the State or National Register of Historic Places, and historic structures and landmarks recognized by municipal law or statute, or listed on the State or National Registers of Historic Places; and sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum within a five hundred (500) foot radius of the outside perimeter of the project site, including any project parcels which are physically separate from the bulk of the proposed development area.	See above response to G 5.3.3.11.2.
G 5.3.3.11.4	Protection of scenic and recreational resources	Protection measures for scenic and recreational resources should include, but not be limited to, retention of visually shielding natural buffers, replacement of degraded or removed natural visual buffers using native species, use of signs which are in keeping in both style and scale with the community character, and similar measures.	See above response to G 5.3.3.11.2.
G 5.3.3.11.5	Roadside design and management	Undisturbed portions of the roadside should be maintained in a manner that protects the scenic features of these areas. Clearing (including that for aisles, driveways, access and parking) is not precluded within these roadside areas, provided that appropriate buffers are maintained, and that manmade structures meet standards consistent with the character of the area.	The roadside area, primarily along Middle Country Road is currently primarily unmanaged and overgrown invasive vegetation. The character of the area involves primarily commercial development along Middle Country Road, several of which properties do not contain vegetative buffers. The proposed project will utilize existing vehicle access points and will provide attractive landscaped buffering despite the removal of existing vegetation along Middle Country Road. The project's developed area has been located so as to provide for the maximum practicable retention of natural vegetation in the northern portion of the subject property, recognizing that the existing pattern of development along Middle Country Road precludes protection of scenic resources along this commercial corridor. Finally, plantings of landscape species around and within the developed area will add to the buffering effect of natural vegetation, reducing the potential adverse impact on scenic resources and community character. The Proposed Action seeks to comply with the Town Middle Country Road Land Use Plan and Town planning goals as far as configuration and type of development as well as landscaping and attractive features along Middle Country Road.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

May 14, 2026

Lily Fallar
Nelson, Pope & Voorhis, LLC
70 Maxess Rd, Melville, NY, 11747, USA
Melville, NY 11747

Dear Lily:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the following project:

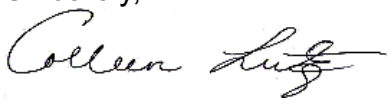
Breslin Middle Island
Suffolk County: Town of Brookhaven

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities that our database indicates occur in the vicinity of the project site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 1 Office, Division of Environmental Permits, at dep.r1@dec.ny.gov or (631) 444-0365.

Sincerely,



New York Natural Heritage Program

The following state-listed animals have been documented in the vicinity of the following project: Breslin Middle Island.

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed.

For more information, including any permit considerations for the project, please contact the NYS DEC Region 1 Office, Division of Environmental Permits, at dep.r1@dec.ny.gov or (631) 444-0365.

The following species have been documented in the vicinity of the project:

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	FEDERAL LISTING	
Tiger Salamander	*Ambystoma tigrinum*	Endangered		9723

The following species has been documented within 1.5 miles of the project site. Individual animals may travel 1.5 miles from documented locations. The main impact of concern is the removal of potential roost trees.

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	FEDERAL LISTING	
Northern Long-eared Bat *non-winter location*	*Myotis septentrionalis*	Endangered	Endangered	14540

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at guides.nynhp.org, and from NYSDEC at www.dec.ny.gov/nature/animals-fish-plants.

The following rare animals, significant natural communities, and rare plants have been documented in the vicinity of the following project: Breslin Middle Island.

We recommend that potential impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine the status of a species at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

The following animal, while not listed by New York State as Endangered or Threatened, is rare in New York and are of conservation concern.

COMMON NAME	*SCIENTIFIC NAME*	*NY STATE LISTING*	*HERITAGE CONSERVATION STATUS*	
Coastal Barrens Buckmoth	*Hemileuca maia ssp. 5*	Special Concern	Imperiled in NYS	6236

Documented within 0.25 mile northwest and northeast of the project site. Rocky Point Pine Barrens, 1985-10-17: The habitat is pitch pine-scrub oak barrens that have been mostly fire suppressed. There are two areas that had high densities: the northern-most patch is open from cutting and the southern-most patch burned in 1980.

The following natural communities are considered significant from a statewide perspective by the NY Natural Heritage Program. Each community is either an example of a community type that is rare in the state, or a high-quality example of a more common community type. By meeting specific, documented criteria, the NY Natural Heritage Program considers these community occurrences to have high ecological and conservation value.

COMMUNITY NAME	*HERITAGE CONSERVATION STATUS*	
Coastal Plain Pond Shore	High-quality Occurrence of Rare Community Type	220

Currans Pond South, north of the project site: This is a small pond with good zonation. There is disturbance by goldfish and by children playing in the muck. The rank is based on notes (not field forms) from Robert Zaremba.

Coastal Plain Pond Shore	High-quality Occurrence of Rare Community Type	3699

Artist Lake, south of the project site: This is not a bad occurrence despite intense development.

Pitch Pine-Oak-Heath Woodland	High-quality Occurrence of Rare Community Type	2215

Rocky Point Pine Barrens, south and north of the project site: This is a large area of 800 acres with moderate disturbance, and low diversity.

The following plants are listed as Endangered or Threatened by New York State, and/or are rare in New York State, and so are a vulnerable natural resource of conservation concern.

COMMON NAME	*SCIENTIFIC NAME*	*NY STATE LISTING*	*HERITAGE CONSERVATION STATUS*	
Black-fruited Spike Rush	*Eleocharis melanocarpa*	Rare	Imperiled in NYS	16889 16893

Documented within 0.25 mile of project site. Artist Lake (south of project site), 1985-06-16 and Currans Pond South (north of project site), 1985-09-06.

Carey's Smartweed	*Persicaria careyi*	Endangered	Critically Imperiled in NYS	8081

Documented within 0.25 mile southwest of the project site. Artist Lake, 2000-08-17: This is a coastal plain pond shore. The plants are at the peaty edge of a pond with some sand. The rest of the pond is highly developed.

Clustered Bluets	*Edrastima uniflora*	Endangered	Critically Imperiled in NYS	4253

Documented within 0.25 mile north of the project site. Currans Pond South, 2005-09-12: This is a small (approximately 1 acre) pine barrens pond. There is some disturbance (boards, etc.).

Hyssop Hedge Nettle	*Stachys hyssopifolia var. hyssopifolia*	Threatened	Imperiled in NYS	9829

Documented within 0.25 mile southwest of the project site. Artist Lake, 2000-08-17: This is a recently disturbed area with unpaved drives and successional woods. The successional woods is composed of young Quercus velutina, Juniperus virginiana, and Prunus serotina. The clear area is a combination of weedy species and pine barrens grassland species.

Narrow-leaved Bush Clover	*Lespedeza angustifolia*	Threatened	Imperiled in NYS	13143

Documented within 0.25 mile southwest of the project site. Artist Lake, 1985-08-06: The plants are in a small grassland area in a successional pine barrens. The area is next to a lake with two thirds of the margin developed with houses.

Narrow-leaved Pinweed	*Lechea tenuifolia*	Threatened	Imperiled in NYS	139 2233

Documented within 0.25 mile southwest of the project site. Artist Lake, 2000-08-17: The plants on a hillside of a pond. About two thirds of the pond margin has houses with some emergent vegetation. The hillside is successional pine barrens. There is also bare soil with lichens and mosses. Northwest of the project site, Development South of Currans, 1985-08-06: The plants are at a roadside through pine barrens in front of the only development along the road. The plants are at the wood's edge along a mowed roadside.

Rose Coreopsis	*Coreopsis rosea*	Rare	Vulnerable in NYS	10333 1423

Documented within 0.25 mile northwest of the project site. Currans Pond South, 2005-07-26: This is a small (about 1 acre) pine barrens pond with a sedge margin even in high-water years. The upper margin is in mucky to sandy substrate.South of the project site, Artist Lake, 2000-08-17: A pond shore or shallow water of a very disturbed pond. Approximately two-thirds of the margin has houses and some emergent vegetation.

Small-flowered Dwarf Bulrush	*Cyperus subsquarrosus*	Endangered	Critically Imperiled in NYS	3757

Documented within 0.25 mile south of the project site. Artist Lake, 2005-09-12: Approximately two-thirds of the lake margin has houses. There is some emergent vegetation. There is a sandy exposed margin in a heavily trampled area. The plants occur on a very sandy beach in a draw down area with very few other species.

Small Swollen Bladderwort	*Utricularia radiata*	Threatened	Imperiled in NYS	8410 8982

Documented within 0.25 mile north of the project site. Currans Pond South, 2000-08-16: This is a small (approximately 1 acre) pine barrens pond with some disturbance (boards, etc.). The plants are in standing water growing with Nymphaea and Eleocharis sp. There is a floating cover of about 20%. The pond is bordered on the east and west by a wall of Smilax and on north by Cephalanthus. A path runs across the north end of the pond. The pond margin has Thelypteris palustris, Sphagnum, Euthamia tenuifolia, Panicum rigidulum, Juncus canadensis, Triadenum, Lycopus sp., Juncus effusus, Aster sp., and Coreopsis rosea. South of the project site, Artist Lake, 2000-08-17: An Atlantic coastal plain pond shore that was shallow open water near the peaty shore of a pond with fluctuating water levels, trash and surrounding development.

Tall Beak Sedge	*Rhynchospora macrostachya*	Rare	Imperiled in NYS	16950

Documented within 0.25 mile southwest of the project site. Artist Lake, 1985-08-06

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	HERITAGE CONSERVATION STATUS	
Three-ribbed Spike Rush	*Eleocharis tricostata*	Endangered	Critically Imperiled in NYS	4525

Documented within 0.25 mile northwest of the project site. Currans Pond South, 2005-07-26: This is a small (about 1 acre) pine barrens pond with an open margin even in high water years and some disturbance.

Veined Thoroughwort	*Eupatorium subvenosum*	Threatened	Imperiled in NYS	10195

Documented within 0.25 mile southwest of the project site. Artist Lake Hillside, 2004-08-04: About two-thirds of the margin of the lake is developed with houses. The hillside is successional pine barrens.

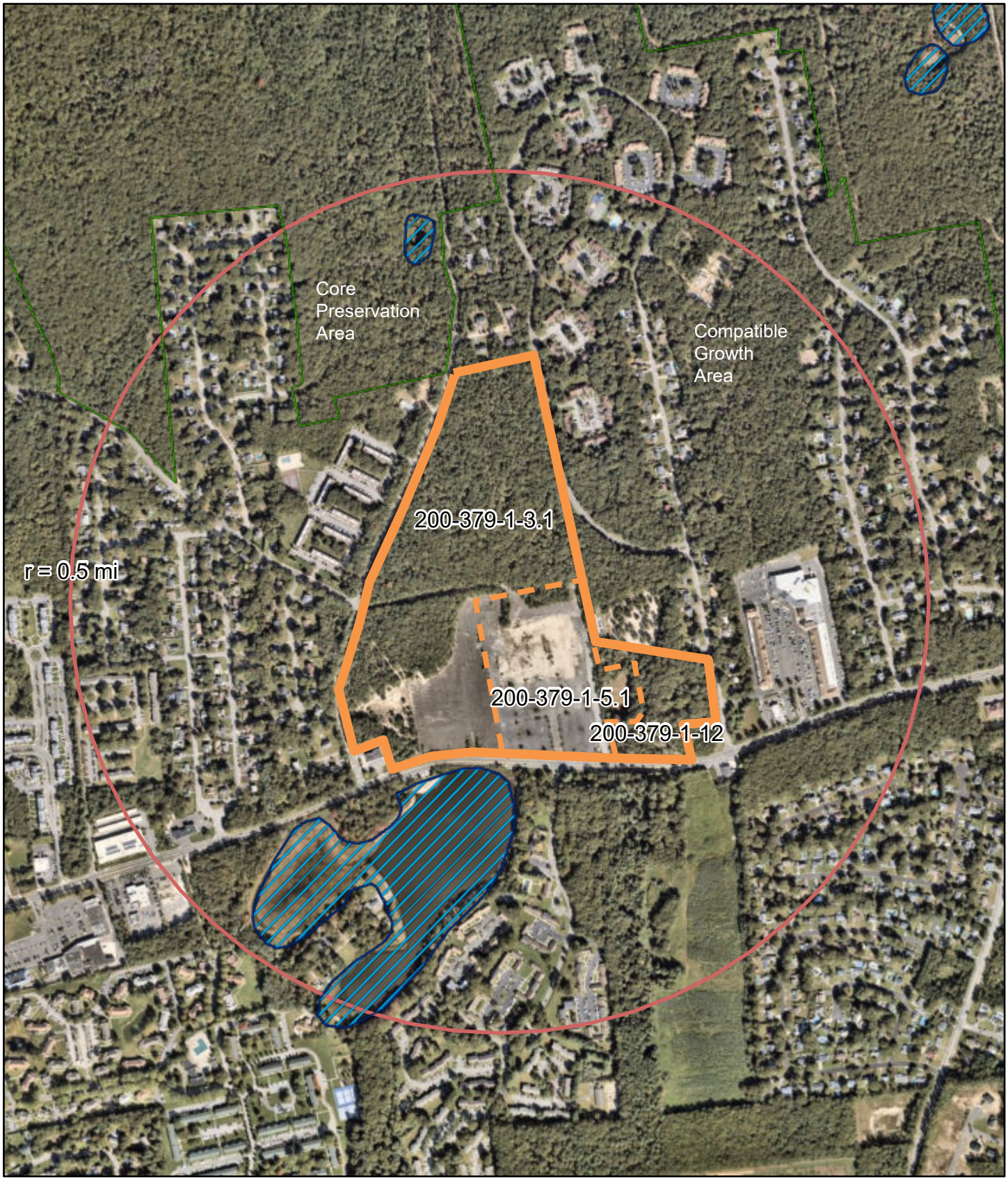
This report only includes records from the NY Natural Heritage database. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database. Reporting form options are available at www.nynhp.org/contribute-data/.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at guides.nynhp.org.

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at guides.nynhp.org. For descriptions of all community types, go to www.nynhp.org/ecological-communities/ for Ecological Communities of New York State.

The Meadows at Artist Lake (SCTM: 200-379-1-3.1, 5.1, & 12)



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Street Labels

Freshwater Wetlands

Pine Barren Core

Pine Barren CGA

Nearmap