CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Central Pine Barrens Commission Meeting Agenda
Wednesday, September 21, 2022 at 2:00 pm
Riverhead Town Hall
200 Howell Avenue
Riverhead, NY 11901

IN PERSON MEETING, NO REMOTE OPTION

1. **Administrative and Public Comment**
   a. Public Comment
   b. Minutes for 8/17/22 review (a*pproval*)

2. **Science and Stewardship**
   a. NYWIMA update: Fall Academy (*Ms. Malangone*)
   b. Education and Outreach Division: *update* (*Ms. Parrott*)
   c. Science and Stewardship Division: *update* (*Ms. Weigand*)

3. **Planning, Land Use and the Pine Barrens Credit Program**
   a. Compliance and Enforcement Division: *update* (*Mr. Carbone and Mr. Huss*)
   b. Land Use Division: *update* (*Ms. Hargrave*)
   c. Credit Program: *update* (*Mr. Tverdyy*)

Compatible Growth Area

   d. Tommasino Compatible Growth Area Hardship Waiver Application / 88 Woodland Avenue, Manorville / 200-558-2-23.3 / proposal to exceed the 35% clearing limit to 45% to construct a 9,600 square foot horse arena on a 2.4 acre project site with an existing single-family residence and barn / *decision deadline 9/21/22* / *draft decision* (*Ms. Hargrave)*
   e. Expressway Drive North Compatible Growth Area Development of Regional Significance and Hardship Waiver Application / LIE North Service Road, west of Sills Road / Yaphank / 200-662-2-5.16 / development of 549,942 square feet of warehouses in three buildings and hardship to impact steep slopes on a 71.45 acre project site / *completeness, schedule public hearing* (*Ms. Hargrave*)
   f. PSEG-LI Request for Determination of Jurisdiction / LIE North Service Road, Yaphank / install 20 new wood utility replace and replace 10 existing wood utility poles that are taller and wider for the Expressway Drive North project / *Determination* (*Ms. Hargrave*)

Core Preservation Area, Compatible Growth Area, Critical Resource Area

   g. Lewis Road Planned Residential Development / East Quogue / 130 residences, 18-hole private golf course, sewage treatment plant, other recreational amenities and infrastructure on a 608 acre project site (*Ms. Hargrave*)
      i. Southampton Town Planning Board Referral Site Plan and Final Subdivision / *draft response*
      ii. Material from the applicant

4. **Public Hearing at 3:00 pm**
   a. 59 Ryerson Avenue Subdivision Compatible Growth Area Hardship Waiver Application / Manorville / 200-461-4-31 & 32 / two-lot substandard subdivision on a 0.8 acre project site in the A Residence 2 Zoning District with an existing single-family residence (*Ms. Hargrave)*

5. **Public Comment**

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

Next Commission Meeting, Wednesday, October 19, 2022 at 2:00 pm
For meeting information visit https://pb.state.ny.us/

Yvette Aguiar
Member

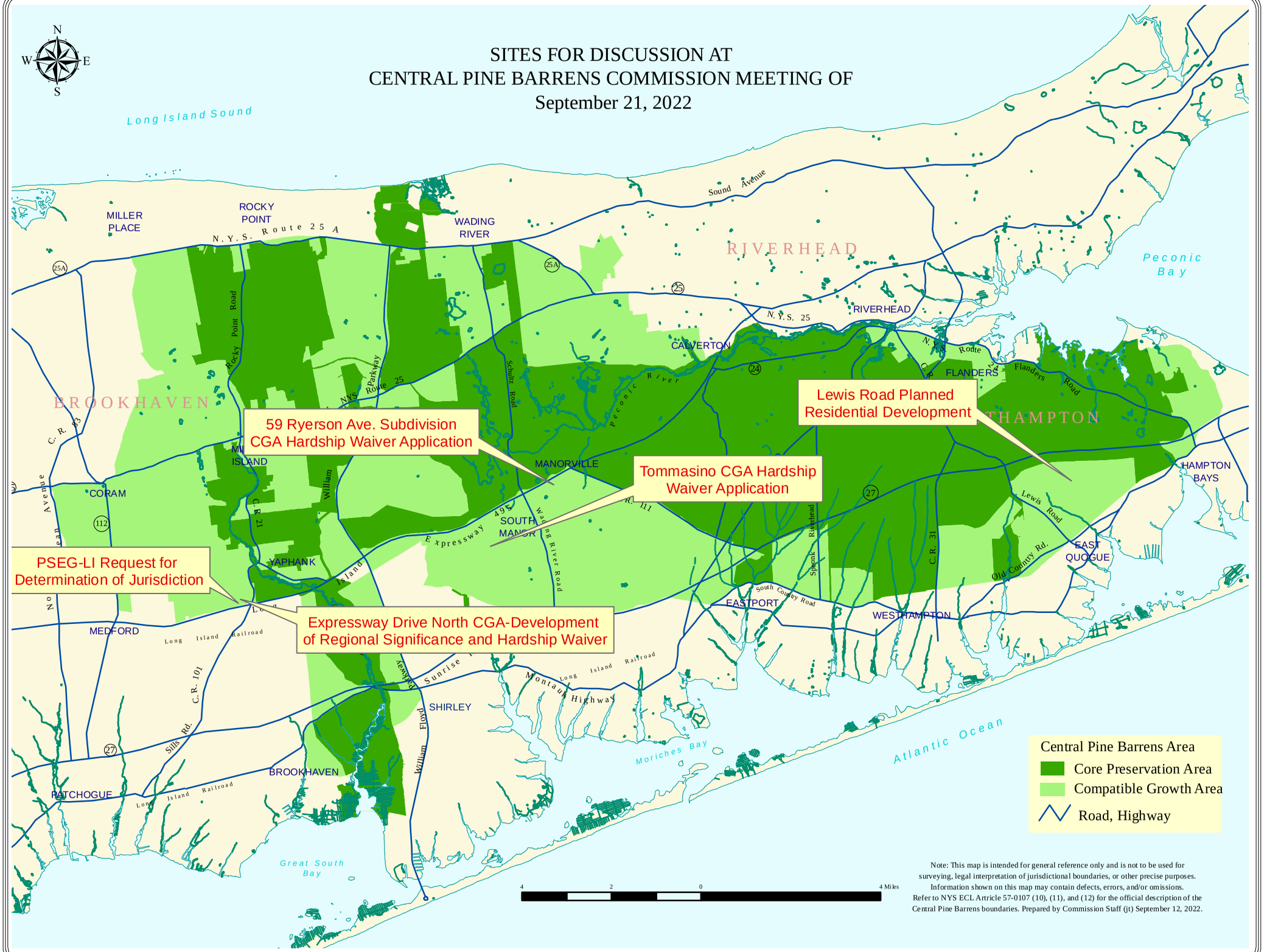
Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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www.pb.state.ny.us


SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
September 21, 2022
59 Ryerson Ave. Subdivision
CGA Hardship Waiver Application
Lewis Road Planned
Residential Development
Tommasino CGA Hardship
Waiver Application
PSEG-LI Request for
Determination of Jurisdiction
Expressway Drive North CGA-Development
of Regional Significance and Hardship Waiver
Central Pine Barrens Area
Core Preservation Area
Compatible Growth Area
Road, Highway
Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions. Refer to NYS ECL Artricle 57-0107 (10), (11), and (12) for the official description of the Central Pine Barrens boundaries. Prepared by Commission Staff (jt) September 12, 2022.
4 2 0 4 Miles
Long Island Sound
Peconic Bay
Atlantic Ocean
Great South Bay
Moriches Bay
BROOKHAVEN
RIVERHEAD
SOUTHAMPTON
MILLER PLACE
ROCKY POINT
WADING RIVER
CALVERTON
FLANDERS
RIVERHEAD
MANORVILLE
MIDDLE ISLAND
CORAM
YAPHANK
SOUTH MANOR
EASTPORT
WESTHAMPTON
EAST QUOGUE
HAMPTON BAYS
MEDFORD
SHIRLEY
BROOKHAVEN
PATCHOGUE
N.Y.S. Route 25A
N.Y.S. 25
Sound Avenue
Rocky Point Road
Schultz Road
Peconic River
Flanders Road
Lewis Road
Old Country Rd.
South Country Road
Riverhead
Speonk
C.R. 31
C.R. 83
C.R. 21
C.R. 111
C.R. 101
Sills Rd.
William Floyd Parkway
Sunrise Highway
Montauk Highway
Long Island Railroad
Expressway
Wading River Road
Island Avenue
Nicolls Road
Parkway
NYS Route 25
N
S
E
W

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Central Pine Barrens Commission Meeting Summary
Wednesday, August 17, 2022 (DRAFT)
Remote Zoom Meeting

2:00 pm

Commission members present: *Mr. Romaine and Ms. Pines (for Brookhaven), Ms. Aguiar and Mr. McCormick (for Riverhead), Mr. Schneiderman, Ms. Scherer and Mr. Shea (for Southampton), Mr. Dale and Mr. Freleng (for Suffolk County), New York State Governor's Representative (not designated).*

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

Ms. Jakobsen led the pledge to the flag and noted that with four Commission members present there is a quorum. Ms. Jakobsen explained that the meeting was a Zoom meeting attending.

1. Administrative and Public Comment

a. *Public Comments*

Summary: No public comments were received.

b. *Minutes for 7/20/22*

Summary: ***The motion was made by Mr. Romaine and seconded by Ms. Aguiar to approve the 07/20/22 meeting minutes. The motion was approved by the four members present.***

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

Compatible Growth Area

a. *Fink's Country Farm CGA Hardship application / 6242 Middle Country Road / Wading River / 60-134-1-1.3 / exceed the 65% clearing limit for agricultural use to 95% on 11.2 acres*

Summary: ***The motion was made by Mr. Romaine and seconded by Ms. Scherer to approve the request from Mr. Rigano dated August 3, 2022 to withdraw the Fink's Country Farm Compatible Growth Area Hardship Waiver application. The motion was approved by the four members present.***

Core Preservation Area

b. *Bide-A-Wee Home Association, Inc. / Westhampton / 900-276-3-5.2 / replace two existing sanitary systems and public acquisition*

Summary: Ms. Hargrave discussed the commission received a proposal to install two new upgraded sanitary systems associated with the Bide-A-Wee facility. The property is approximately 130-140 acres, the town of Southampton is acquiring 111 acres and the remaining area where the Bide-A-Wee facility remains in the compatible growth area. The draft letter states that the proposal to facilitate acquisition of the property by the town does not constitute development.

Mr. Dale requested that we also add the specs of the system, find out the flow and refer to Southampton relative to upgrading various kinds of wastewater treatments. Ms. Scherer responded the proposed design calculations for the project is 2529 gallons per day, the plan does not state the name of the system, which is usually deferred to the health department. The Commission can suggest they use an innovative alternative system. Ms. Scherer reminded the Commission that Bide-A-Wee is transferring 90 acres of open space. Mr. Schneiderman discussed because the Commission has determined that it is non development, we could not attach a condition. He shared there are grant programs available so we can potentially provide some financial assistance if they chose to go the

recommended route, which would not be provided if they were putting in a standard system. The Commission agrees to make a strong recommendation and not a condition to upgrade to an advanced innovative alternative system and advise grant opportunities are available. A discussion ensued.

The motion was made by Mr. Romaine and seconded by Mr. Schneiderman approve sending the draft response letter with the recommended changes for Bide-A-Wee Home Association, Inc. The motion was approved by the four members present.

c. *Suffolk County 2020 Hike and Bike Maser Plan / Bellows Pond Road and CR 51*
Summary: Ms. Hargrave discussed the Commission received information from the consultant working with the County on the master plan for bike paths some of which run through the pine barrens. The conceptual plans of bike paths going through Bellows Pond Road and County Road 51 are in the core preservation area. The draft letter is requesting more information on the potential removal of vegetation on the side of the road and the proposed widening because they have not quantified the amount of disturbance, if there will be any and if, there will be any removal of natural vegetation in the Pine Barrens in the vicinity of the bike paths. The staff has been involved in this project since 2019. This project is in the concept phase but once the bike path plans get solidified, the County will be seeking cost estimates and funding for these plans. The plans should not get too far along without clearly knowing what kind of disturbance if any will occur.

The motion was made by Mr. Romaine and seconded by Mr. Dale to approve sending the draft response letter to Suffolk County Department of Economic Development and Planning. The motion was approved by the four members present.

3. Closed to Advisory Session

The motion was made by Mr. Dale and seconded by Ms. Aguiar to close the public portion of the meeting and to move into an advisory session for the purpose of obtaining legal advice from Commission counsel and we will return to public session. The motion was approved by the four members

Core Preservation Area

d. Lewis Road Planned Residential Development / East Quogue, Town of Southampton / Order of Consent

Summary: The motion was made by Mr. Schneiderman and seconded by Mr. Romaine to approve Ms. Jakobsen as Executive Director to sign and send the Order On Consent after receipt of payment for Violation of Article 57 of the Environmental Conservation Law of the State of New York. The motion was approved by the four members present.

4. *Public Session of the Meeting Adjourned at 3:04pm to move into a public hearing*

5. Public Hearing at 3:00pm

a. *Expressway Drive North Compatible Growth Area-Development of Regional Significance and Hardship Waiver Application / LIE North Service Road, west of Sills Road / Yaphank / 200-662-2-5.16 / development of 549,942 square feet of warehouses in three buildings on 71.45 acres*
Summary:
A stenographic transcript was prepared for each hearing.

The motion was made by Mr. Dale and seconded by Ms. Scherer to approve

suspending the hearing for the Expressway Drive North Compatible Growth Area Development of Regional Significance and Hardship Waiver and suspend it's review because the application is not complete pursuant to 57-0123.2(b). The motion was approved by the four members present.

b. *Finks Country Farm Compatible Growth Area Hardship Waiver / 6242 Middle Country Road, Wading River / 600-134-1-1.3 / exceed the 65% clearing limit for agricultural use to 95% on 11.2 acres*
Summary:
The application was withdrawn.

6. Public Comment

Summary: No public comments were received.

The motion was made by Mr. Romaine and seconded by Mr. Dale to close the public portion of the meeting. The motion was approved by the four members present.

Meeting was adjourned at approximately 3:21 pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for July 20, 2022 (5 pages)
2. Final Commission meeting summary for July 20, 2022 (5 pages)
3. Email regarding Fink's Country Farm April 5, 2022 Compatible Growth Area Hardship Waiver withdrawal dated August 3, 2022 (1 page)
4. Draft response letter from the Commission regarding Bide-A-Wee Home Association, Inc. dated August 17, 2022 (1 page); Letter from Farrell Fritz dated July 27, 2022 (1 page); Letter and map from Suffolk County Health dated February 10, 2022 (3pages)
5. Final response letter from the Commission regarding Bide-A-Wee Home Association, Inc. dated August 17, 2022 (1 page)
6. Draft response letter to Suffolk County Department of Economic Development and Planning for Suffolk County 2020 Hike and Bike Master Plan dated August 17, 2022 (1 page); Maps from Suffolk County dated June 2022 (5 pages)
7. Final response letter to Suffolk County Department of Economic Development and Planning for Suffolk County 2020 Hike and Bike Master Plan dated August 17, 2022 (1 page)
8. Draft Order On Consent (No. CPBJPPC 5-2-21) and schedule A in the matter of Violation of Article 57 of the Environmental Conservation Law of the State of New York by DLV Quogue Owner, LLC and DLV Quogue, LLC Respondents dated August 12, 2022 (8 pages)
9. Final Order On Consent (No. CPBJPPC 5-2-21) and schedule A in the matter of Violation of Article 57 of the Environmental Conservation Law of the State of New York by DLV Quogue Owner, LLC and DLV Quogue, LLC Respondents dated August 12, 2022 (8 pages)
10. Draft Staff Report with exhibits for the public hearing on Expressway Drive North Compatible Growth Area Hardship Waver application and Development of Regional Significance dated August 17, 2022 (55 pages)



2022 October New York Wildfire and Incident Management Academy

The fall 2022 Academy will be holding the following classes October 17th – 28th :

- S-130/190 5 day – Firefighting Training/Intro. To Wildland Fire Behavior
- S-130/190 Field days only – Firefighting Training/Intro. To Wildland Fire Behavior
- S-131 – Firefighter Type 1
- S-211 – Portable Pumps & Water Usage
- S-200 – Initial Attack Incident Commander
- S-212 – Wildfire Chainsaws with Storm Debris Removal
- S-215 – Fire Operations in the Wildland/Urban Interface
- S-219 – Firing Operations
- S-230 – Crew Boss
- S-231 – Engine Boss
- S-236 – Heavy Equipment Boss
- S-359 – Medical Unit Leader
- FI-210 – Wildland Fire Origin & Cause Determination
- UTV – Off-highway Vehicle Basic Driver Course

The fall Academy will be held at Stony Brook Southampton University. The University has once again offered NYWIMA the facility at no charge. A total of 14 classes are scheduled to be held.

Registration opened on July 1st and will close on October 1st (open to late registration thereafter). Currently, there are 62 students registered. The schedule of classes and online registration link can be found on the Academy website at www.nywima.com.

Education and Outreach Division Update
September 2022
Submitted by Melissa Parrott Education and Outreach Coordinator

Education/Outreach:

1. Keynote speaker at Save the Great South Bay, Creeks as Classrooms- August 19th
2. A Day in the Life training, Oregon Middle School- Pat/Med
3. A Day in the Life training, William Floyd HS
4. Pine Barrens Ecology- Eagle Ave. Elementary – Pat/Med
5. New York Offshore Wind Alliance networking event
6. Attending the 2022 GreenNY Forum to help with CPBC sustainability efforts
7. Collaborating with BNL on the SPARK Spectroscopy microplastic project

Events:

Barrens to Bay Summer Camp 2022

- 11th year coordinated by Central Pine Barrens staff in coordination with Wertheim Wildlife Refuge and Friends of Wertheim.
- Back in person, full day since 2019
- June 27 – August 12th – ALL WEEKS BOOKED.
- 120 campers, 3 counselors and 16 Counselors in Training – over 1,020 volunteer hours logged.
- CCE-Tamson Yeh and NYSDEC-Ron Gelardi presented weekly on various LI biodiversity
- Working on a full season compilation video, in the meantime, we have a glimpse of week 1: https://youtu.be/9e1rmt-zP24 - Please watch if you can!






15th Annual Pine Barrens Discovery Day 2022- Saturday, September 17 – October 1st

- We will continue a hybrid program this year due to Wertheim's Covid policies
- A scavenger hunt through 9 Pine Barrens parks. Accumulate the most points by natural history learning and win a ***Pine Barrens Expert*** trophy
- A way to keep it interactive, incorporating STEM learning
- Scavenger hunt attached

FUN HIKES!

Saturday, September 17 – Saturday, October 1st, 2022

The 15th Annual!



Pine Barrens Discovery Day

Although it will be a little different this year, you can still enjoy the Pine Barrens!

Join us for some fun!

Find the natural and wild items, Get the points and Win a TROPHY!!

Great for all ages!

Children must be accompanied by an adult

For Details:
631-218-1177
mparrott@pb.state.ny.us

https://pb.state.ny.us/educational-programs/events
www.facebook.com/pinebarrensdiscoveryday



BE A PINE BARRENS EXPERT!

Visit Parks in the Pine Barrens!

We will give you parks to visit
Download the form HERE (ON FRIDAY!) to find out what you are looking for!

Starting September 17th THROUGH October 1st

You have 2 weeks to submit!





Accumulate as many points as you can!

Send us a video or TikTok of your experiences and finds!

Those with the most points wins a Pine Barrens Expert Trophy!

Extra points for the best video submission!

Submit to messenger on our Facebook or Instagram pages
@Facebook/Central Pine Barrens Joint Planning & Policy Commission
@Instagram/Centralpinebarrenscommission

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Wear protective clothing and mosquito/tick repellent recommended. Stay on trail for extra protection.



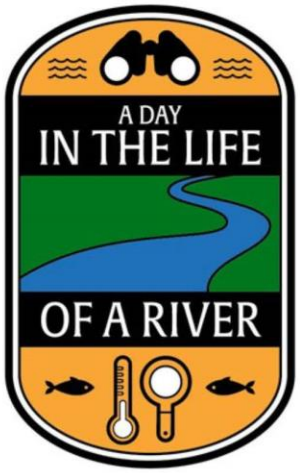


2022 A Day in the Life

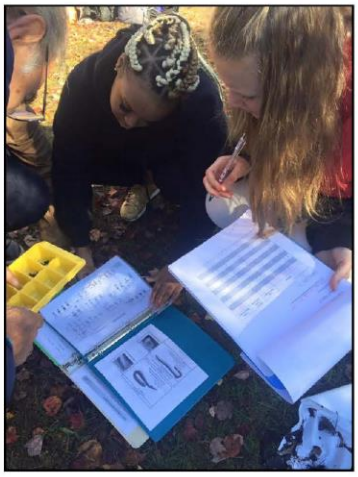
- The Central Pine Barrens Commission, Brookhaven National Lab and the NYS Department of Environmental Conservation's education divisions is preparing for our **10th annual A Day in the Life program, coordinating 11 rivers and ecosystems.**
- We are improving data collection methods by updating the data ourselves in lieu of students. This will allow a better-quality control.
- We are hosting a full teacher training, Saturday September 17th to clarify new protocols and re-train the trainer (teachers and experts).

- Goals of A Day in the Life:

1. Using the Environment as an Integrating Context for Learning- multi-disciplinary
2. Citizen Science- student driven data
3. Creating Environmental Stewards- future decision makers







A Day in the Life



Grades 2-12— A Fun, Experiential science research program!

Using the Environment Integrated Context for Learning- At each location, teams of students use seine nets and lab equipment to investigate aquatic life, biodiversity, water chemistry and quality, tides and weather and other parameters to fit into your STEM curriculum.

Citizen Science- Results for all locations and schools are posted on our "A Day in the Life" Website to be used by the students, land use decision makers, civic groups, and the general public.

Creating Environmental Stewards- Students are our future decision makers; our goal is to give them the inspiration and knowledge to make informed decisions for environmental health.

Brookhaven National Lab

Please contact:

Dr. Aleida Perez, BNL
pereza@bnl.gov

Melissa Parrott, CPBC
mparrott@pb.state.ny.us

Ron Gelardi, NYSDEC
ron.gelardi@dec.ny.gov

2022 DATES

Carmans River~ September 23
Greens Creek~ September 23
Gardiner County Park~ September 23
Massapequa Preserve~ September 30
Fire Island~ September 30
Nissequogue River~ October 7
Carlls River~ October 14
Forge River~ October 14
Peconic Estuary~ October 21
Connetquot River~ October 28
Mill River~ November 4

Science and Stewardship Division Update
September 21, 2022

Prescribed Fire Program:

- *Administration:*
  - We extend our appreciation and thanks to Ron Bagan and Patrick Bouman who finalized their season on the Prescribed Fire Crew at the end of August. Both were very dedicated to the prescribed fire program and stayed on staff through August to assist with program implementation and continued development. Ron was key to rehabbing equipment, coordinating maintenance of UTVs, procuring additional supplies and equipment and organizing and inventorying the equipment cache. Ron also made himself available to aid in mop up activities on local wildfires, one of which occurred on a Sunday, which was key to providing mutual aid staffing and equipment to NYSDEC Forest Rangers as part of this larger interagency prescribed fire program. Pat, a full time NY Fire Department employee, was readily on standby to aid in prescribed fire operations as his schedule availed. His experience on wildfire and knowledge of engines and equipment was an asset to training new crew members on engine operations and hand crews. Both individuals were highly medically qualified which provided a level of safety and response that thankfully was never needed. Their diligence, enthusiasm and dedication to the program and mentoring of new fire fighters is very much appreciated. We hope that these two individuals will once again join us on our spring crew next year.



Robert Panko - Burn Boss (RBX2) Seasonal Prescribed Fire Crew

CPBC 2022 Prescribed Fire Crewmembers

Polly Weigand – Science and Stewardship Manager
Sabrina Cohn – Ecological Field Specialist
Sam Acampora – Ecological Field Specialist

Squad Boss (FFT1)
Erich Horn Jr.

Prescribed Fighters (FFT2)
Taylor Kern - Ron Bagan
Emily Puleo – Patrick Bouman

  - Quarterly reports and vouchers continue to be developed to receive reimbursement of expenses incurred and ensure access to the balance of funds to be used for prescribed fire planning and implementation. Continuity budget development in anticipation of contract expiration have been prime focus to ensure program funding and continuance.

- *Equipment Storage and Purchasing:*



  - Rehabilitation and maintenance of equipment has been a primary focus following active use through spring and summer burn seasons. The UTVs received maintenance and hoses and fold a tanks needing repair were returned to the manufacturer.
  - The organization of the rolling equipment cache continues to be refined. It is outfitted with all components for hose lay system including pumps, fold-a-tanks, hoses, accessories as well as hand tools, back pack blowers, bladder bags, folding back board, chain saw, jerry cans and other necessary equipment. Many thanks to Ron for his vision, design and hand craft of tool racks to organize and secure equipment and tools.
  - The Type 6 Fire Engine, which will ensure standardization of fire engines across the State and meet the needs of the prescribed fire program is in final specification development. The truck chassis is expected to go on the production line in November with engine upfits occurring thereafter. A resolution to approve the upfits for the engine will be presented to the Commission for approval upon receipt of the final quote from the contractor. Storage building needs to continue to be explored for the SCWA Spinney Road GAC Building as a location to store the Type 6 Fire Engine.



- *Education and Outreach:*
  - A presentation on the prescribed fire program and southern pine beetle was given to the Westhampton Rotary as part of outreach on both management activities.
  - Social media posts continue to be issued on prescribed fire and pine barrens ecology.
  - Focus on developing educational campaigns for the billboard trailer slicks are in process as well as the development of lettering and striping for the fire engines.
- *Prescribed Fire Operations:*
  - Of the 25 prescribed burns conducted from March 1st through early July 2022, the Commission Prescribed Fire Squad and other Commission staff participated on a total of 23 prescribed burns, assisting the NYSDEC as lead agency on 15 burns and serving as the lead agency on 8 (7 forest) burns. These interagency operations resulted in the treatment of 315 acres of grassland and 57 acres forests with prescribed fire. There were no injuries or equipment damages other than routine wear and tear.



  - No prescribed fire operations have been conducted in August or yet in September due to the droughty conditions, high heat indices and low fuel moistures. However, Commission aided NYSDEC Forest Protection in mop up of two wildfires by providing staffing and Type 7 UTV mutual aid at Hither Hills State Park and in Yaphank, just south of the Brookhaven Landfill. This support helped advance efficient and rapid post fire mop up and subsequent patrol of the wildfire.
- *Fuels, Weather and Vegetation Monitoring:*





  - A Portable Remote Weather Station provided by Forest Protection was installed and activated in the Dwarf Pine Barrens wellfield to monitor microclimates near Sarnoff Pine Barrens State Forest as prescribed burns are anticipated there this fall.
  - Pre and post fire monitoring has continued in Sarnoff and South of Currans burn units to ensure complete vegetation monitoring in association with the prescribed fire program. With support and training from Ecologist Kathy Schwager of Brookhaven National Lab, composite burn Index monitoring within Rocky Point Pine Barrens State Forest Demonstration Forest 1 was also conducted in support of the US Forest Service monitoring at this location. Pines experiencing significant scorch and bronzing of crowns were to track effects of prescribed fire activity and SPB. These monitoring efforts will reveal the effects of fire on fuel loading and ecosystem health to determine if objectives are being met and adjust management as needed.

Southern Pine Beetle (SPB):

- Statewide SPB Incident Command System continues to be coordinated by NYSDEC's Forest Health Unit. Commission staff has been actively helping with coordinated response, surveying and suppression with DEC, State Parks and Town of Brookhaven. Aerial flights and ground surveying have documented resurgence of SPB with high activity in Southaven County Park, Brookhaven National Lab, Fireman's Memorial Park/Brookhaven State Forest, and Mill Road in Calverton. Spread to Sarnoff and Rocky Point Pine Barrens State Forest has also been documented. Commission and NYSDEC are working with Suffolk County to develop a hold harmless agreement to be able to suppress SPB on County lands.
- The Pitch Pine Regeneration Study funded through the Forest Service's Special Technical Development Program Grant has commenced. Commission has been focused on logistics including helping to secure staff housing, providing data, identifying suitable sites, and coordinating permitted access for UVM Masters Student Kathleen Stutzman. Ecological Field Specialists Ms. Cohn and Ms. Acampora assisted with data collection for this study from July 25th to 28th. This study is key to determining the status of pitch pine regeneration in the Pine Barrens and how management may influence the abundance of this species. Both findings are key to current population trends and advancement of management to counter the impacts of SPB.



- The Division has been participating in North Atlantic Fire Science Exchange SPB meetings as a platform of information sharing on SPB prevention and coordinated response in the northeast. As an outgrowth of these ongoing meetings, the Commission is preparing to host a two-part workshop series in October for land managers, especially those in New England to learn about SPB history and management on Long Island. This workshop is meant to inform future prevention and management efforts in parts areas of the northeast which have not been affected yet by this harmful insect.

Invasive and Nuisance Species Management:

- Spotted Lanternfly, caper spurge, Japanese stilt grass as well as other invasive species continue to be on the forefront of monitoring and management during the field season.
- In collaboration with the Department of Agricultural and Markets, LIISMA and Town of Southampton, the Division continues to monitor two spotted lanternfly traps on Ailanthus trees in areas of high risk of infestation within Westhampton and Hampton Bays Transfer Stations to detect these insects early and contain their spread. Thankfully, no SPL have been detected.
- Throughout the field season, Ms. Cohn and Ms. Acampora have been collecting ticks for the Suffolk County Department of Health Sciences, Arthropod-Borne Disease Laboratory. The purpose of the collection is study emerging invasive tick species and the diseases they may carry.

Stewardship Training:

- Ms. Cohn has been working on obtaining a certificate in Wetland Delineation from Rutgers University's Office of Continuing Professional Education. A Wetland Vegetation course. The first three-course series has been completed and Hydric Soils will be taken on September 14th and 15th.

Encroachment Restoration:

- The Commission continues to provide restoration recommendations and technical assistance to the NYS Attorney General's office regarding a violation in Eastport. A draft Request for Proposal (RFP) is in review to solicit, vet and secure contractors for performing restoration work at existing and future encroachment and violation sites. Invasive species management continues at three encroachment locations.

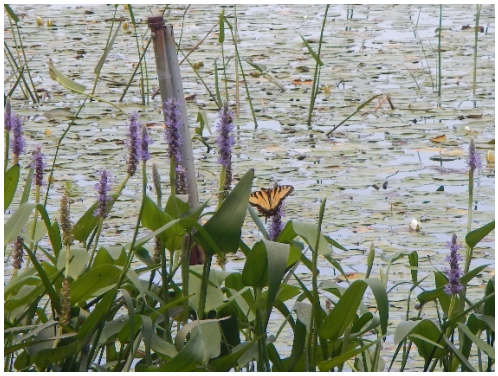
Central Pine Barrens Joint Planning and Policy Commission

Land Use Division Bi-Monthly Update for the Meeting of Wednesday, September 21, 2022

Action	Central Pine Barrens Location		
Municipality	**Town of Brookhaven**	**Town of Riverhead**	**Town of Southampton**
Applications and Requests for Determination of Jurisdiction	• 59 Ryerson Ave Subdivision CGA Hardship waiver application, two lot substandard subdivision on 0.8 acres. Request to postpone hearing. • Expressway Drive North CGA DRS and Hardship Waiver Application, formerly Silver Corporate Park, 3 warehouses 549,942 sf on 71 acres. • PSEG-LI Request to install 20 new poles and 10 replacement poles, Yaphank. • Tommasino CGA Hardship Waiver Application, 200-558-2-23.3. Decision 9/21/22.	Fink's Farm CGA Hardship on 600-134-1-1.3 withdrawn.	---
SEQRA Coordination, referrals, land use inquiries and activities	• Inquiries on properties in Manorville and Yaphank.	---	Lewis Road PRD Assertion • Town Referral: Site Plan and Final Subdivision • Material from applicant
Regional Projects	• USGS-Commission Water Resources Monitoring Program, 2018 through 2022.		
Division Activity and Participation	• Research, review and analyze new Core and CGA hardship waiver applications, SEQRA Coordination, interagency referrals, information requests and inquiries, research and requests for determination of jurisdiction. • Prepare material and responses for Commission review of development project activities and land use related items. Types of projects include commercial/industrial site plans, commercial and residential subdivisions, mixed-use projects, Developments of Regional Significance, Assertions of Jurisdiction, code amendments, zone changes and other land use development activity. • Inspections of project sites for review of applications, compliance with decisions, restoration activities and related land use matters. • FOIL Requests. Research and assist with FOIL requests and litigation on development projects. • Technical support to the Compliance and Enforcement Division on land use matters including property information research on unauthorized development, clearing, encroachments on credit program conservation easements and other incidents. • Policy and Planning Manager assisting the Executive Director with budget, staff and other tasks. • Collaborate and coordinate with other Commission divisions. • SEQRA for the Draft Supplemental GEIS for the Comprehensive Land Use Plan Amendments.		







Pine Barrens Credit Program Report for September 21, 2022:

Activities in the Credit Program (since January 1, 2022) included review of applications for Letters of Interpretation, Conservation Easements, Credit Program and FOIL requests management. Some specific work items include:

- Letters of Interpretation: 14 Letters of Interpretations were issued and six parcels were inspected in the Towns of Brookhaven and Southampton. Staff is following up on past LOIs for interest in the Program.

- Conservation Easements: Review and Monitoring
  - six easements were recently recorded
  - four easements are currently in progress
  - research and review of proposed activities on three easement properties for consistency with easement terms including reserved rights and covenants.

- Pine Barrens Credits
  - Redeemed: 42.16 Credits have been redeemed, 16.67 in the Town of Brookhaven, 9.28 in the Town of Riverhead and 16.21 in the Town of Southampton.
  - Conveyed: 32.54 Credits have been conveyed, 15.64 in the Town of Brookhaven, 9.39 in the Town of Riverhead and 7.51 in the Town of Southampton.
  - The average price is $89,931 per credit.

Easement Protected Lands and Pine Barrens Credits As of September 12, 2022								
	Brookhaven	2022	Riverhead	2022	Southampton	2022	Total	2022
Parcels	515	3	37	-	458	5	1010	8
Acreage	826.71	12.16	516.78	-	876.78	0.96	2220.27	13.12
Average parcel size	1.61	4.05	13.97	-	1.91	0.19	2.20	1.64
Credits generated	545.46	6.97	172.39	-	338.17	6.55	1056.02	13.52
Credits redeemed	417.52	16.67	140.44	9.28	178.66	16.21	736.62	42.16
Credits not redeemed	127.94	-9.70	31.95	-	159.51	-9.66	319.4	-28.64
Credits sold	591.03	15.64	234.29	9.39	282.09	7.51	1107.41	32.54
Total value of PBC transactions through this date	$32,670,919	$1,587,500	$8,921,647	$690,900	$19,178,242	$647,940	$60,770,808	$2,926,340
Average Credits value		$101,503		$73,578		$86,277		$89,931
Credits owned by the Clearinghouse	0.54		-		-		0.54	
# of Inspected CE Parcel	-	41	-	6	-	6	-	53
# of Installed CE Signs	131	8	17	4	89	3	237	15

- Orders on Consent
  - The Ridge Church Order on Consent was executed on January 5, 2022. The three sheds and the stone were removed from the property, native pine barrens seed mix was planted and a split rail fence was installed to protect the site from future disturbance. Easement was recorded on August 10, 2022.
  - Staff monitored revegetated areas at the Peconic River Sportsman's Club on June 24, 2022. Annual report concerning the status of the revegetation is due by September 30, 2022.

- Maps: The maps of DRS',CRAs and Assertions of Jurisdiction parcels, Core and CGA hardships, CGA overcleared and Industrial properties have been created.

SUFFOLK COUNTY COMPTROLLER

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

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

JOHN M. KENNEDY, JR.
COUNTY COMPTROLLER

September 1st, 2022

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

Dear Pine Barrens Credit Clearinghouse
Board of Advisors:

Attached please find our financial report on the Pine Barrens Credit Program for the month of August 2022. Thank you.

Respectfully submitted,

Christina M. Withers

Christina M. Withers, CIA, CPFO
Executive Director of Finance & Taxation

Suffolk County Comptroller's Office
The Pine Barrens Credit Program

Balance as of December 31st, 2021	$2,551,999.78
Additional Deposits	0.00
Interest (see below for details)	1,699.56
Disbursements	0.00
Balance as of August 31st, 2022	**$2,553,699.34**

Interest Earnings & Disbursements
For the Months of January - December 2021

Interest Earnings

Premier MMA - Public Fund

January	216.75	
February	195.79	
March	216.79	
April	202.82	
May	223.82	
June	209.85	
July	202.87	
August	230.87	
September	0.00	
October	0.00	
November	0.00	
December	0.00	
		$1,699.56

Interest Period	APR
01/01/22- 01/31/22	0.1000%
02/01/22- 02/28/22	0.1000%
03/01/22- 03/31/22	0.1000%
04/01/22- 04/30/22	0.1000%
05/01/22- 05/31/22	0.1000%
06/01/22- 06/30/22	0.1000%
07/01/22- 07/31/22	0.1000%
08/01/22- 08/31/22	0.1000%
09/01/22- 09/30/22	0.0000%
10/01/22- 10/31/22	0.0000%
11/01/22- 11/30/22	0.0000%
12/01/22- 12/31/22	0.0000%

Disbursements

None	**$ -**
	$ -

DRAFT

Central Pine Barrens Joint Planning and Policy Commission
September 21, 2022

Draft Decision to Deny
Tommasino Compatible Growth Area Hardship Waiver Application
88 Woodland Avenue, Manorville
Town of Brookhaven, SCTM # 200-558-2-23.3

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

I. The Project and the Project Site

Desiree Tommasino, the Applicant, owns a 2.3 acre property in the Compatible Growth Area of the Central Pine Barrens. The property is located on the west side of Woodland Avenue in Manorville in the Town of Brookhaven. A two-story residence and a 1,300 square foot barn are developed on the property. The property is presently cleared of natural vegetation to a limit of 35%. The Applicant acquired the property in 2021.

On April 5, 2022, Tommasino applied to the Central Pine Barrens Joint Planning and Policy Commission for a Compatible Growth Extraordinary Hardship Exemption. Additional material was submitted on April 12 and June 14. Collectively these materials constitute the Application. The Application is a request to clear an additional 10% (0.24 acre) of the Compatible Growth Area to develop the cleared area with a 120 foot by 80 foot (9,600 square foot) horse arena (the Project).

In 2016, the Brookhaven Town Zoning Board of Appeals approved the Woodland Avenue Land Division. The Project is shown in a hand drawn survey of the site prepared by Kenneth H. Beckman L.S. dated May 5, 2021. The survey refers to natural buffers in the rear yard and a Declaration of Covenants and Restrictions (C&Rs) recorded on the property to limit clearing to a maximum of 35% of the site. After the Project, 45% of the site would be cleared and 55% would remain natural.

II. The Long Island Pine Barrens Protection Act of 1993, the Commission, Development and the Central Pine Barrens Comprehensive Land Use Plan

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

The Commission was created by the Long Island Pine Barrens Protection Act (the "Act") adopted in 1993 and codified in Article 57 of the Environmental Conservation Law (ECL). The Act empowered the Commission to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. The Act defines development to be the "performance of any building activity, . . ., the making of any material change in the use or intensity of use of any . . . land and the creation . . . of rights of access."

The Act further provides that, "[s]ubsequent to the adoption of the land use plan, the provisions of any other law, ordinance, rule or regulation to the

contrary notwithstanding, no application for development within the Central Pine Barrens area shall be approved by . . . the [C]ommission . . . unless such approval or grant conforms to the provisions of such land use plan; provided, however, that the [C]ommission by majority vote is hereby authorized to waive strict compliance with such plan or with any element or standard contained therein."

The Project constitutes development including the increase the intensity of use of land and involves the material alteration of grade or vegetation on a parcel of land, as defined by the Act. The Application requires a demonstration of hardship as defined in the Act.

III. The Application, the Staff Report, the Public Process, Applicant's Testimony and the Supplemental Materials

The Applicant submitted a State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form, a survey dated ___ prepared by _ and narrative for a hardship exemption pursuant to the Act. The Applicant's April 12 submission included a review of the hardship criteria.

The Applicant's email of June 14 confirmed that the site is presently cleared to the maximum limit of 35% and that the survey was not up to date with the current clearing limit and the existing barn on the property. The Applicant was waiting to have the survey updated.

A public hearing on the Application was held on July 20, 2022. At the hearing a Commission Staff Report was introduced into the record. The Commission received sworn testimony from Mr. and Mrs. Tommasino. The Applicant submitted a hand marked up survey prepared by Kenneth H. Beckman L.S last dated May 18, 2016 showing the location of an existing barn, 36 foot by 36 foot (1,296 square feet), that was recently constructed on the property. The Applicant stated a final official survey will be submitted soon after the hearing.

One comment was made from the public that raised concerns of past precedent for horse arenas in the Central Pine Barrens. A stenographic transcript was made of the hearing and provided to the Commission members.

During the Hearing, the Applicant confirmed their awareness of the C&Rs when they purchased the property.

The Applicant desires to clear "a little more" than the C&Rs allow although they understand the purpose and need for the covenants, as stated in response to the Commission's question to that effect. Applicant explained their line of work which is professional equine therapy and received certification in April 2022 in Equine Assisted Growth and Learning Association (EAGALA). The Applicant desires to practice EAGALA utilizing the arena with her horses and a partner, an independent contractor, who is an equine therapist. The arena would be used in lieu of working in a third party barn and instead of incurring the financial cost to rent and use an offsite facility. The Applicant plans to create her own business.

The Applicant and a therapist would utilize the facility to practice their skills with a horse(s). The Applicant would not receive direct payment or a fee from the therapist but as a team the Applicant and therapist, an independent contractor, would trailer horse(s) from the project site to an offsite facility for the business of providing equine therapy services to clients.

On August 3, the Applicant supplemental materials were received from the Applicant including a letter and survey last revised July 14, 2022. The letter reiterates the Applicant's request including clearing 10% of the property, utilizing the property as a residence and for continuing education with the "horse's skills to better serve the community." The letter explains the horses were rescued from kill pens. The Applicant plans to trailer horses out of the existing barn on the property, which is depicted in the July 14 survey.

IV. The Parcel and its Immediate Vicinity, the Study Area

To determine the characteristics in the immediate vicinity of the Applicant's property, the Commission defined a Study Area, which is an area that extends one half mile from the parcel. The Study Area is entirely in the Compatible Growth Area.

The immediate vicinity is characterized by low density developed residential uses in the neighborhood, undeveloped residentially zoned properties, agricultural uses and Sparrow Sand Mine to the east. Woodland Avenue is undeveloped approximately 300 feet south of the project site.

The Project Site has been the subject of subdivisions or land divisions that have resulted in its reconfiguration and the modification, on paper, of lots in the immediate vicinity. The Property, in its current configuration, has been assigned a new tax map number and does not appear in the 1993 tax map or the 2019 tax map.

V. State Environmental Quality Review Act and Other Agency Jurisdictions

The Project is an Unlisted Action pursuant to the SEQRA regulations. The Commission performed a coordinated review of the project as Lead Agency with the other involved agencies including the Town of Brookhaven.

The Town of Brookhaven, in its response dated May 10, 2022, stated no objection to the Commission acting as Lead Agency.

The New York State Office of Parks Recreation and Historic Preservation, by letter dated June 14, stated:

> "Based upon this review, 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."

The New York State Department of Environmental Protection (NYSDEC) Division of Fish and Wildlife, New York Natural Heritage Program, by letter dated June 14, stated:

> "Within 1.5 miles of the project site is a documented non-winter location of Northern long-eared bat (*Myotis septentrionalis*, state and federally listed as Threatened). Additional locations are within 5 miles. The bats may travel five miles or more from documented locations. The main impact of concern for bats is the removal of potential roost trees. A seasonal tree cutting window might be required for such activities at this location as to not result in the "take" of these endangered/threatened species or their habitat within the meaning of Environmental Conservation Law (ECL) §11-535."

On July 19, the NYSDEC responded to the SEQRA Lead Agency coordination and repeated information concerning the occurrence of the Northern Long Eared Bat (NLEB) (*Myotis septentrionalis*), within 1.5 miles of the project location and that Tiger Salamanders (*Ambystoma maculatum*), a species listed as "endangered" by New York State have also been documented in this project's vicinity.

VI. Commission Review of the Application and Findings

Pursuant to the Act, to determine whether an applicant has demonstrated the existence of a hardship, the Commission shall consider, among other things, the criteria set forth in New York State Town Law §267-b and determine whether the Project is consistent with the purposes and provisions of the Act, whether the Project will result in a substantial impairment of the resources of the Central Pine Barrens area and consider the criteria in ECL §57-0123(3)(b).

The Applicant did not demonstrate hardship in the application by addressing the hardship criteria including financial evidence, uniqueness and character and self-created hardship. The Applicant spoke directly to seeking to clear 10% of the property to accommodate a horse arena to practice EAGALA after achieving certification in April 2022, after acquiring the property.

The Applicant did not provide the demonstration related to the hardship request that for each and every permitted use under the zoning regulations for the particular district where the property is located that hardship exists.

The Applicant did not provide financial information related to the hardship request as specified under Town Law §267-b2(b)(1) to demonstrate financial losses or gains from the Project. No financial information related to the proposal including the cost to use an offsite facility use or the financial loss if the project is not approved or other financial data related to the Applicant's profession as it relates to the property and project.

The private residential use and zoning of the property does not permit it to be used commercially. For instance, utilizing the property to host paying clients or using the property to train people who are not residents of the property would constitute business transactions and commercial uses of the Property. The Project is designed to establish a facility for the Applicant to practice their profession. The Applicant has explained that a therapist partner would be present when practice occurs.

The Commission asked the Applicant if the application was disapproved would third party equine services be utilized to achieve the same goal if other arenas in the Town or in the County are available. In her testimony, the Applicant stated presently she works under another facility and after this project is done she would create her own business. She said it "would be a better fit to be able to practice at my house, rather than have to go somewhere else."

In considering the criteria set forth in Town Law §267-b2(b)(2), the Commission finds the applicant has not provided information that the hardship, as it relates to the Project Site, is unique. The Application lacks the required review of other permitted uses and identifying where a hardship exists. Therefore, the Application does not inform the Commission to identify hardship in this matter.

In considering the second waiver criteria, the Commission finds that the hardship is not unique. Clearing restrictions apply to other properties in the immediate vicinity and in other development projects in the CGA. The development of a subdivision was accommodated in the CGA, clustered and compactly designed to protect the resources of the CGA, as per the Act. Covenants to limit clearing and protect areas that remain are applied to development projects in the CGA to achieve the goals of the Act and to conform with the Comprehensive Land Use Plan. Permitting clearing of natural vegetation in an area that was required to remain natural, as per the covenant, contravenes the goals and objectives of the Act and the Plan and sets a precedent for other similar types of applications where an individual property owner proposes to exceed their clearing allowance. Additionally, the Applicant purchased the property knowing a covenant was recorded that restricted clearing on the property. The Applicant proceeded at risk to purchase the property, advance their certification with a business plan and proceeded to request to clear in excess of the covenant's limitations.

In considering the criteria set forth in Town Law §267-b2(b)(3), that the requested use variance, if granted, will not alter the essential character of the neighborhood, the Project Site is in a recent subdivision that was subject to a recorded covenant requiring 65% of the property to remain natural. Development that occurs on privately owned undeveloped land in the Study Area must conform with the Comprehensive Land Use Plan, which accommodates development in a compact, efficient and orderly pattern while protecting the pine barrens resources including water and ecology.

The Commission asked the Applicant in the Hearing if there is any assurance that could be submitted that clients will not be serviced in the arena on the project site. The Applicant, in their testimony, stated she is "pretty respectful of my neighbors. I know everyone that lives over there. I know the neighbor next to me, I went to high school with, and the neighbor next to us is a retired plumber and he'll tell you we get along, we never have any issues. So we wouldn't really be looking to bring in clients and wreck their territory or deal with any of the animals that we have in the back, like deer or we don't want to disturb any of that."

The Commission finds that no assurances were provided by the Applicant to avoid disturbance to neighboring properties. The Applicant indicated that she presently practices with a therapist at a third party barn and that their current neighbors are not opposed to the

Applicant's work. The Applicant's plan to have her own business in the future and not utilize expensive third party facilities, as she expressed in her testimony, may be contradicted by the purpose of the proposed arena on the property. However, the Applicant explained if the project is approved that practice would occur with a non-paid therapist on the property and services will be performed offsite. When asked about paying the independent contractor, the Applicant stated she does not pay her to practice. On the Commission's question of issuing the independent contractor a 1099 for her service, the Applicant stated she would look into it.

The Applicant contends that training will occur with an independent contractor in the arena, and they will take their services offsite. Exceeding covenant's clearing restrictions to protect vegetation and habitat on the property for a business related use is not in keeping with the land use Plan goals in the Compatible Growth Area, as per Section 57-0121 of the Act, which include to "preserve and maintain the essential character of the existing Pine Barrens."

Pursuant to Town Law §267-b2(b)(4), the Commission finds that the hardship is self-created. The Applicant, as per their testimony, purchased the property in 2021 and closed in May 2022, and in the hearing testimony the applicant stated they were aware of the restrictive clearing covenant. The Applicant's EAGALA certification was completed in April 2022, after purchasing the property. The Applicant responded to the Commission's question on uniqueness of the property that there is nothing unique and regarding clearing, the Applicant seeks "a small percentage more."

The Commission hereby determines that the Application does not meet the criteria to satisfy the requirements for a CGA Hardship pursuant to the Act. The alleged hardship is self-created because the applicant stated on the record during the public hearing that they were aware of the presence of the C&Rs when the property was acquired. The property has the use of a residence and a barn . No unique quality, features or circumstances were demonstrated by the Applicant to support the Project.

The Project contravenes the goals and objectives of the Act and the Plan that establishes the clearing limit threshold in the CGA for the purpose of maintaining the character of the compatible growth area. Granting a waiver would be contrary to the Act and the Plan and would be precedent setting in nature since other property owners in the vicinity, constrained by similar or the same C&Rs limiting clearing of natural vegetation, may seek hardships for their individual benefit.

This activity would cause permanent adverse impacts on the resources of the CGA in terms of achieving the goals and objectives of the CGA, as stated in the Act, to protect the pine barrens environment, quality of surface and groundwaters and discourage piecemeal and scattered development…while protecting the pine barrens environment from the individual and cumulative impacts of development. The Applicant benefits from the subdivision in the CGA that was accommodated to support compact, efficient and orderly development.

The Project conflicts with the purpose of protecting natural vegetation cover to protect ecological and water resources in the Central Pine Barrens.

VII. Conclusion

The Commission finds that the Applicant has failed to establish a hardship exists under the Act's criteria and therefore denies the requested hardship exemption.

The Commission finds the denial of the hardship waiver application will not have a significant adverse environmental impact and hereby authorizes the issuance of a Negative Declaration pursuant to the SEQRA regulations.

HARDSHIP WAIVER APPLICATION

EXPRESSWAY DRIVE NORTH WAREHOUSE BUILDINGS

Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Yaphank, Town of Brookhaven
Suffolk County New York

NPV No. 02045

Prepared for Submission to:

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

Prepared by:

NELSON POPE VOORHIS
environmental • land use • planning

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

September 1, 2022

HARDSHIP WAIVER APPLICATION

Expressway Drive North Warehouse Buildings

Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Yaphank, Town of Brookhaven
Suffolk County, New York

Applicant:
WF Industrial XII LLC
80 8th Avenue, Suite 1602
New York, New York 10011
Contact: Matthew Dicker, Authorized Signatory

For Submission to:
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978
Contact: Judy Jakobsen, Executive Director
(631) 288-1079

Prepared by:
Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, New York 11747
Contact: Charles Voorhis, CEP, AICP, Principal
(631) 427-5665

Key Civil Engineering
664 Blue Point Road, Unit B
Holtsville, NY 11742
Contact: Daniel J. Peveraro, P.E., Project Manager
(631) 961-0506

September 1, 2022

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ATTACHMENTS

- **A** **Consistency Analysis**, Nelson Pope Voorhis, *May 9, 2022*
- **B** **SEQRA Review Memo**, Town Division of Environmental Protection, *June 6, 2022*
- **C** **Town IDA Submission,** Certilman Balin Adler & Hyman, LLP, *May 24, 2022*

PLANS *(in pouches at the back of this document)*

Overall Site Plan, Proposed Warehouse, Key Civil Engineering, *revised 05/03/2022*

Existing Slope Analysis Plan, **Proposed Warehouse**, Key Civil Engineering, *revised 05/03/2022*

Previous Development Overlay Exhibit, Key Civil Engineering, *5/17/2022*

Previous Development Overlay Exhibit, with Slopes, Key Civil Engineering, *revised 5/25/2022*

TRANSMITTAL LETTER

COMPATIBLE GROWTH AREA APPLICATION
TRANSMITTAL LETTER

Dear Commissioners:

Please accept this package as an application for development review of the project known as

Expressway Drive North Warehouse Buildings

submitted on June 17, 2022 (Date) by WF Industrial XII LLC (Applicant's Name)

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in §57-0107 of the New York State Environmental Conservation Law. I realize that this proposal must meet the criteria for hardship pursuant to Environmental Conservation Law §57-0121 subdivision nine of the Pine Barrens Protection Act.

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

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

__N/A__ A copy of any and all approvals that have been received to date

__N/A__ 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.

__✓__ A Full Environmental Assessment Form or final State Environmental Quality Review Act finding statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements) (in Attachment A)

__N/A__ A copy of the Suffolk County Planning Commission determination.

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

__✓__ Documentation on how the application meets ECL 57-0123(3)(b), including the criteria contained in Town Law §267-b.

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

(Applicant's Signature)

Matthew Dicker, Authorized Signatory
(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

COMPATIBLE GROWTH AREA APPLICATION
PROJECT DATA SHEET

September 1, 2022

Applicant Information	
Name	WF Industrial XII LLC; Matthew Dicker, Authorized Signatory
Address	80 8th Avenue, Suite 1602, New York, NY 10011
Phone/Fax	(310) 490-0526 (phone)
Agent's Name	Charles J. Voorhis, CEP, AICP: Principal Nelson Pope Voorhis LLC
Address	70 Maxess Road Melville, NY 11747
Phone/Fax	(631) 427-5665/ (631) 427-5620
Project Information	
Project Name	Expressway Drive North Warehouse Buildings
Tax Map Number(s)	District 0200; Section 662; Block 2, Lot 5.16
Street Location	North side of LIE North Service Road, west of Sills Road; SCTM: 200-662-5.16
Hamlet & Town	Yaphank, Brookhaven
Total Acreage	71.45 acres
Existing Land Use	Vacant, wooded
Present Zoning	Industrial Warehouses
Project Description	The proposed project involves a Site Plan application for 549,942 SF of warehouse space in three structures, on a 71.45-acre portion of the overall 192±-acre Silver Corporate Park property. The Silver Corporate Park project underwent review under SEQRA, and subsequent litigation between the Applicant and the Town. That litigation concluded in a Stipulation of Settlement to allow development of a 14-lot subdivision of the site, for about 550,000 SF of warehouse space. A Subdivision application was submitted to the Town. The Town Planning Board adopted a Negative Declaration for the Subdivision Plan, indicating that, in its judgement, the Subdivision Plan would not result in significant adverse environmental impacts. It is noteworthy that the Subdivision Plan was also reviewed by the Central Pine Barrens Joint Planning & Policy Commission (CPBJPPC), which adopted its own Findings Statement that supports the DRS approval and is further described in Section 2.0 of **Appendix A**. Subsequently, the Applicant revised the project to occur on a single lot and reduce the area of steep slopes that would be impacted. A Town Site Plan application is being processed. The Site Plan conforms to the CLUP and therefore is expected to gain the same approvals as were granted for the Subdivision Plan. A Consistency Analysis (dated February 8, 2022) comparing the anticipated impacts of the approved subdivision against those of the site plan was prepared for the Brookhaven Planning Board, to demonstrate that the latter was at least as protective of steep slopes as the former, so that no further analysis under SEQRA would be warranted. It should be noted that, since the Consistency Analysis was prepared, the Site Plan has been subject to further revisions to reduce impacts to steep slopes. Consequently, the Consistency Analysis was revised to reflect these Site Plan revisions. A copy of the revised Consistency Analysis (dated May 9, 2022) is contained in **Appendix A**.

	The Site Plan revisions are presented in the attached **Existing Slope Analysis Plan** *(revised 5/3/22)* and **Overall Site Plan** *(revised 5/3/22)*, and are the subject of this DRS application. The applicant submitted a Development of Regional Significance (DRS) application on May 9, 2022, and a Compatible Growth Area (CGA) Hardship application on June 13, 2022. Staff of the Central Pine Barrens Joint Planning & Policy Commission (CPBC or Commission) prepared a Draft Staff Report for the Commission meeting of August 17, 2022, for the subject application. The hearing was adjourned on August 17, 2022, in order for the applicant to provide an updated application that reflects modified conditions on the subject site, specifically, limited clearing for test borings that was conducted by the prior site owner, prior to WF Industrial XII LLC taking ownership of the property. **Appendix B** of the DRS Application dated 9/1/2022 includes a response to the Draft Staff Report dated August 17, 2022 and a full set of project plans.

PERMIT INFORMATION

Permit Information (please note which permits or plans are required and why, if they have been received and as of what date)	
State Environmental Quality Review Act (SEQRA) (please note if positive declaration, date of DEIS and FEIS, etc)	DEIS- Silver Corporate Park Subdivision October 2005 FEIS- Silver Corporate Park Subdivision December 2005 Findings- Silver Corporate Park Subdivision December 2005 Stipulation of Settlement February 2015 Negative Declaration Stipulation of Settlement March 2015 Negative Declaration Subdivision January 2020 Adopted Decision to Approve Subdivision, CPBJPPC June 2020
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	Special Permit - Town Planning Board (overnight outdoor parking) Site Plan- Town Planning Board Variance- Town Planning Board (landscaping in front yard)
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	(in pouches at the back of this document)
NYS DEC - wetlands, WSR, mining, SPDES, etc.	SWPPP
Suffolk County Department of Health Services - Article 6, 7, 12	SCSC Article 6
Suffolk County Planning Commission	N/A

STANDARDS AND GUIDELINES FOR LAND USE

STANDARDS AND GUIDELINES FOR LAND USE

Standard (S)/Guideline (G)		Explanation and Document Page Reference
5.3.3.1 Nitrate-nitrogen		
S 5.3.3.1.1	SCSC Article 6 compliance	The project's sanitary wastewater will be treated and recharged via on-site septic systems conforming to SCSC Article 6 requirements. The estimated 549,942 SF of warehouse spaces would generate an estimated 21,998 gpd of sanitary wastewater. This would exceed the allowable sanitary flow under SCSC Article 6, which is 21,423 gpd. The proposed project is far along through review by Suffolk County Department of Health Services (SCDHS) for compliance with Article 6 of the Suffolk County Sanitary Code (SCSC). The most recent Notice of Incomplete (NOI), dated July 29, 2022, has only three (3) outstanding items listed. All three (3) items are being addressed. Conformance with Article 6 density requirements will be achieved by use of Pine Barrens Credits which are currently owned by WF Industrial and will be redeemed as part of the SCDHS project review. The project will conform with this Standard based on SCDHS review and redemption of Pine Barrens Credits.
S 5.3.3.1.2	STP discharge	The proposed project will conform to SCSC Article 6 requirements, so that no STP will be necessary. It is acknowledged that the project's effluent will be recharged within the CGA. However, the project will operate under the jurisdiction of the SCDHS and in conformance with SCSC Article 6, thereby assuring that no impact to underlying groundwater quality will occur.
G 5.3.3.1.3	Nitrate-nitrogen goal	No surface water bodies or wetlands are present on the site or in the vicinity that could be impacted by the site's recharge and as a result, this Guideline does not apply. The proposed project includes measures that will minimize potential nitrogen impacts to groundwater (i.e., conformance to SCSC Article 6, use of an Innovative/Alternative septic system, elimination of fertilizer use on landscaping). The project density is unchanged and therefore if applicable, the nitrogen concentration in recharge will be less than 2.5 mg/l.
5.3.3.2 Other chemical contaminants of concern		
S 5.3.3.2.1	SCSC Articles 7 & 12 compliance	The Site Plan will be consistent with SCSC Article 7 in that it will not involve an industrial process or use hazardous or toxic materials in excess of the quantities allowed under Article 7 of the SCSC. The project will conform to the applicable storage and handling restrictions and requirements of SCSC Article 12. The proposed project will obtain proper permits, if needed and required.
5.3.3.3 Wellhead protection		
S 5.3.3.3.1	Significant discharges and public supply well locations	There are no public water supply wellfields within 200 feet of the subject site. The nearest public drinking water supply well is the Suffolk County Water Authority (SCWA) Patchogue-Yaphank Road well field located on the west side of Sills Road (CR 101) generally south of the Long Island Expressway between the Long Island Railroad and Horseblock Road. This well field is more than 3,500 feet south of the subject site. Groundwater flow is toward the east, southeast in the vicinity of the subject site. As a result, there are no potential impacts of site use upon the well field.
G 5.3.3.3.2	Private well protection	The project conforms to SCSC Articles 6 and 7, and all wastewater recharge will flow in an east-southeasterly direction. There are no SCWA public water supply wellfields in this direction that are near enough to the project site to be impacted by the site's sanitary recharge.
5.3.3.4 Wetlands and surface waters		
S 5.3.3.4.1	Non-disturbance buffers	There are no surface water bodies or freshwater wetlands on the subject site.
S 5.3.3.4.2	Buffer delineations, covenants, and conservation easements	The eastern and northern portions of the site, and the naturally-vegetated buffer along the LIE (totaling 30.15 acres), will be retained in their naturally-vegetated condition, and permanently protected by covenant filed with the County Clerk.
S 5.3.3.4.3	WSRR Act compliance	The subject site is not within the regulated distance from any State-designated WSRR.
G 5.3.3.4.4	Additional non-disturbance buffers	No additional buffer areas are necessary or proposed.
5.3.3.5 Stormwater runoff		
S 5.3.3.5.1	Stormwater recharge	All stormwater runoff generated on developed surfaces will be retained on-site and recharged to groundwater. The project's drainage system will utilize a recharge basin. The system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-15-002 for stormwater project notification and preparation of a SWPPP. The applicant has obtained SWPPP approval by the appropriate authority, the Town of Brookhaven. The applicant will obtain all necessary SWPPP and SPDES coverage and will file the necessary submissions with the New York State Department of Environmental Conservation (NYSDEC) prior to site disturbance.
G 5.3.3.5.2	Natural recharge and drainage	No suitable natural low areas are present on the site that could be used for drainage purposes.
G 5.3.3.5.3	Ponds	No artificial ponds are proposed.
G 5.3.3.5.4	Natural topography in lieu of recharge basins	No natural topographic low points or swales are available to be utilized for stormwater recharge.
G 5.3.3.5.5	Soil erosion and	The project's drainage system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-15-002 for stormwater project

	stormwater runoff control during construction	notification and preparation of a SWPPP. The applicant has obtained SWPPP approval by the appropriate authority, the Town of Brookhaven. The applicant will obtain all necessary SWPPP and SPDES coverage and will file the necessary submissions with the New York State Department of Environmental Conservation (NYSDEC) prior to site disturbance.
5.3.3.6 Natural vegetation and plant habitat		
S 5.3.3.6.1	Vegetation Clearance Limits	The subject parcel is now and was zoned L-1 in 1995, when the CPB CLUP was adopted. Figure 5-2 of the CLUP indicates that the overall maximum allowed site clearance is 65% (46.44 acres; conversely, a minimum of 35% of the site, or 25.01 acres, would have to be preserved as natural). Based on the May submission, the proposed project will clear an estimated 41.30 acres of the site (57.80%), thereby conforming to this requirement. Conversely, the Site Plan would retain 30.15 acres on natural vegetation, or 42.20% of the site. Since the May submission, it was determined that limited clearing occurred on the site and was completed by the prior owner for the purpose of test hole installation. It is noted that all of that clearing is within areas of the site that will be cleared as a result of the proposed development except for 3,803 SF. The clearing and grading that is depicted on the site plan is needed in order to construct the project. The proposed project is designed to conform to both Standard 5.3.3.6.1 Vegetation Clearance Limits. In terms of clearing, the amount of clearing noted on the Site Plan included with the original application is 1,799,176 SF, or 41.30 acres (57.81% of the site). As noted, limited additional clearing occurred by a prior owner to install test borings. Prior clearing that occurred in areas intended to remain natural on the current plans amounts to 3,803 SF, or 0.087 acres. When considering this area, the clearing calculation is as follows: 1,799,176 SF + 3,803 SF = 1,802,979 SF (57.93% of the site) The maximum clearing allowed is 65% of the 71.45-acre site or 46.44 acres. The proposed clearing is 41.391 acres, or 57.93% of the site as compared to a clearing limit of 65% of the site. Therefore, clearing is 5.05 acres, or 7.07%, less than what is allowed by the Standard.
S 5.3.3.6.2	Unfragmented open space	This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and, if possible, off-site property. As a result, substantial areas of natural contiguous habitat will be retained; these areas will be contiguous to naturally-vegetated spaces adjacent to the north, east and west, thus forming an open space continuum as intended by this standard.
S 5.3.3.6.3	Fertilizer dependent vegetation limit	The Standard allows 15% fertilizer-dependent vegetation. In fact, the fertilizer dependent vegetation is limited to 4.2% of the overall site, which is more than 10%, or 10.8 acres less than the Standard. Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the CLUP are shown on the site plan landscape design plans.
S 5.3.3.6.4	Native Plantings	Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the CLUP are shown on the site plan landscape design plans.
5.3.3.7 Species and communities of special concern		
S 5.3.3.7.1	Special Species and Ecological Communities	• The Applicant will ensure that the Site Plan will conform to NYSDEC guidance regarding habitat protection and accommodation for rare, threatened endangered and species of special concern. • As directed by the NHP, clearing will be limited to occur within the time period specified by the NYSDEC, to protect the habitat of the Northern Long-eared Bat. No clearing will occur on the Project Site from April 1 to October 31 of any given year to protect the habitat of the Northern Long-eared Bat unless otherwise authorized by NYSDEC. • Host plants for the Persius Duskywing are not expected within proposed development areas.
5.3.3.8 Soils		
G 5.3.3.8.1	Clearing envelopes	The Site Plan was revised in part to maximize use of slopes less than 10%, and reduce impacts to slopes 10 to 15%, as well as to slopes in excess of 15%. This goal is achieved to a large degree by the Site Plan, where more of the site's slopes of less than 10% will be disturbed than the Subdivision Plan, but less of the site's 10 to 15% slopes and less of the site's 15+% slopes will be impacted. Guideline 5.3.3.8.1 states, *"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%)."* Technically, the application is not a subdivision. However, avoidance of slopes is accomplished on the proposed project plans as is evident in review of the plan superimposed on the slope analysis (see Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022).
G 5.3.3.8.2	Stabilization and erosion control	An Erosion & Sediment Control Plan has been prepared as part of the Site Plan for the project. Erosion prevention measures to be taken during construction include groundcovers (vegetative or artificial), drainage diversions, soil traps, minimizing the area of soil exposed to erosive elements at one time, and minimizing the time span that soil is exposed to erosive elements. Soil removed during grading and excavation will be used as backfill (if it displays acceptable bearing capacity and leaching characteristics) to produce acceptable slopes for construction. The proposed stormwater design conforms to the intent of this standard. Guideline 5.3.3.8.2 states, *"Construction of homes, roadways and private driveways on slopes greater than ten percent (10%) may be approved if technical review shows that sufficient care has been taken in the design of stabilization measures, erosion control practices and structures so as to mitigate negative environmental impacts."* This Guideline clearly states that homes (structures), roads and drives may be approved on slopes greater than 10% if there are sufficient site stabilization measures and erosion control to avoid environmental impacts. The site plan includes Soil Erosion & Sediment Control Plan in Sheets 17 (C-15) and 18 (C-16) of the package. These plans clearly show stabilization and erosion control practices that mitigate potential environmental impacts.
G 5.3.3.8.3	Slope analysis	A map has been prepared depicting slope intervals of 0-10%, 10-15% and greater than 15%. As shown in the **Existing Slope Analysis Plan**, **Proposed Warehouse** for the Site Plan, there are 8.33 acres of steep slopes (defined as >15%) on the subject site. It should be noted that 91.67% of the site has slopes of less than 15%. Natural steep slopes are found in the central and northern parts of the site. For the proposed project, regrading is not expected to produce slopes in excess of 1:3. Guideline 5.3.3.8.3 states, *"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."* This Guideline is met as a result of submission of detailed slope mapping using the slope intervals identified in the Guideline (see Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022).
G 5.3.3.8.4	Erosion and sediment	The potential for erosion to occur during construction or after construction is completed will be controlled by implementing the SWPPP, which includes engineered Erosion Control Plans that are

	control plans	approved through the site plan review process. Guideline 5.3.3.8.4 states, "Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes." As noted, full erosion and sediment control plans are included in with the site plan, which include the Soil Erosion & Sediment Control Plan. These plans demonstrate conformance with this Guideline and further show stabilization and erosion control practices that mitigate potential environmental impacts.
G 5.3.3.8.5	Placement of roadways	One of the goals of the Site Plan is to reduce the area of impact to slopes in excess of 10% to a greater degree than achieved for the Subdivision Plan. It is estimated that 0.98 acres of slopes 10% and greater will be impacted by the Site Plan. In comparison, the Subdivision Plan (assuming the current slope map) would impact 1.45 acres of slopes in excess of 10%. Guideline 5.3.3.8.5 states, "Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills." This Guideline works in conjunction with G 5.3.3.8.2 which states that construction on slopes greater than 10% may be approved with proper erosion control. The site plan provides erosion control. The Existing Slope Analysis Plan ESAP-1 in the Hardship Application, Key Civil Engineering, last dated 5/03/2022 clearly identifies that driveways are designed to avoid slopes greater than 10%.
G 5.3.3.8.6	Retaining walls and control structures	It is estimated that 0.20 acres of slopes 15% and greater will be impacted by the Site Plan. In comparison, the Subdivision Plan (assuming the current slope map) would impact 0.32 acres of slopes in excess of 15%. Use of naturally vegetated slopes is not feasible in all cases. Based on site plan design, retaining walls are used for grade transitions where a vegetated slope is not possible. Retaining walls are effective in making grade transitions in order to retain greater natural open space as a vegetated slope would require more clearing. The Grading & Drainage Plan(s), including retaining walls, are included in Drawings C-4 through C-6 (Sheets 4-6) of the KCE Site Plan, Proposed Warehouse. Review of the applicable Guideline finds that the proposed project is in conformance. Guideline 5.3.3.8.6 states, "Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%)." As noted, the site plan provides retaining wall details and erosion control structures for roads/driveways that traverse slopes greater than 10%.
5.3.3.9 Coordinated design for open space management		
S 5.3.3.9.1	Receiving entity for open space dedications	No dedication of the open space on the site is proposed. The open space will be protected by a Conservation Easement or other appropriate instrument as required by the Commission. An appropriate delineator will be placed at the limit of the cleared area/open space to ensure that no additional clearing occurs. Temporary fencing will be installed prior to clearing and will be maintained during construction.
G 5.3.3.9.2	Clustering	Clustering of the project is a central tenet of the Site Plan, to allow for retention of substantial acreages of natural vegetation in the site's eastern and northern portions, to abut similar areas on adjacent properties. This principle also enables the Applicant to locate the disturbed area preferentially on the low-slope areas of the site.
G 5.3.3.9.3	Protection of dedicated open space	The Applicant will participate in the preparation of a covenant to permanently protect the open spaces on the site. The open space will be protected by a Conservation Easement or other appropriate instrument as required by the Commission. An appropriate delineator will be placed at the limit of the cleared area/open space to ensure that no additional clearing occurs. Temporary fencing will be installed prior to clearing and will be maintained during construction.
5.3.3.10 Agriculture and horticulture		
G 5.3.3.10.1	Best Management Practices	N/A; the project is a warehouse in nature, and no new or expanded agricultural or horticultural uses are included.
5.3.3.11 Scenic, historic, and cultural resources		
G 5.3.3.11.1	Cultural resource consideration	The project design will retain a 100 foot-deep naturally-vegetated buffer along the site's southern boundary with the LIE. Additionally, plantings of appropriate landscape species to protect and enhance the natural aesthetics of the site and area will be made within the disturbed area. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses. Site reconnaissance and aerial photograph review finds that there are no passive hiking corridors on the subject site. There are trails on the 120 acres owned by the Town that was previously of SCP. These can align with open space and adjoining trail opportunities. The subject site is visible from the LIE North Service Road. A wide natural buffer is present along the LIE frontage. Two (2) curb cuts are required per NYS Fire Code. One (1) curb cut has been considered but cannot be accommodated as a result of the Fire Code requirements.
G 5.3.3.11.2	Inclusion of cultural resources in application	N/A; there are no known or suspected cultural resources on the subject site that could be impacted by the proposed project, based on review of NYS OPRHP records. There are no known "established" recreational trails on the site. The site does adjoin the LIE North Service Road. The site plan provides a wide natural buffer adjoining the LIE.
G 5.3.3.11.3	Protection of scenic and recreational resources	The project design will retain a 100 foot-deep naturally-vegetated buffer along the site's southern boundary with the LIE. Additionally, plantings of appropriate landscape species to protect and enhance the natural aesthetics of the site and area will be made within the disturbed area. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses.
G 5.3.3.11.4	Roadside design and management	Unlike the Subdivision Plan, the Site Plan includes two ingress/egress curb cuts on the site's frontage on the LIE North Service Road. One (1), 9-foot high monument sign is provided to the east of the east curb cut. The sign is of small size and will be reviewed by the Town Planning Board in connection with site plan review. All site lighting will be dark sky compliant. All lighting and signage will be reviewed by the Town Planning Board for conformance with stringent Town Code requirements.
5.3.3.12 Commercial and industrial development		
S 5.3.3.12.1	Commercial and industrial compliance with SCSC	The proposed project will comply with all applicable Town, County and/or State regulations and requirements insofar as practicable; where variances would be necessary, each will be applied for to the appropriate entity having jurisdiction.

CONFORMANCE TO HARDSHIP WAIVER CRITERIA OF ECL 57-0123(3)(b)

CONFORMANCE TO HARDSHIP WAIVER CRITERIA OF ECL 57-0123(3)(b)

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Central Pine Barrens Joint Planning & Policy Commission
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Date: September 1, 2022

The following provides an analysis of the proposed project's conformance to the standards necessary to justify a use variance listed in NYS Town Law Section 267-b, which the New York State Environmental Conservation Law, Article 57, Section 57-0121.9 utilizes as a basis for consideration of a hardship exemption for development proposals in the Central Pine Barrens Zone, Compatible Growth Area.

Town Law Section 267-b states, in pertinent part:

(b) No such use variances shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located, (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

(c) The board of appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

Following are the applicant's responses to each of the four above-noted criteria for approval of the requested hardship application:

(1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

The proposed project is the result of a negotiated Stipulation of Settlement between the Town and the prior owner, which establishes the use and yield of the 72±-acre subject site. The Applicant is not seeking an increase in yield for the site, and the Town is not seeking a decrease in the project's yield.

The prior owner had obtained both Development of Regional Significance (DRS) approval and hardship approval or the prior plan. That plan conformed to clearing and received a hardship for minor disturbance of steep slope areas. The Applicant is pursuing the project with substantially the same configuration of development; however, the site plan establishes three (3) industrial buildings rather than an industrial subdivision with buildings to be constructed in the future. The current site plan disturbs steep slope areas to a lesser degree than the prior approved plan.

The Applicant purchased the property in December 2021 with the prior approval in-place. There is a reasonable expectation that a similar square footage of anticipated development would be permitted, albeit, in a different configuration. Similarly, it is reasonable to expect that a project that conforms to the vegetation clearance limits and disturbs steep slopes to a lesser degree would be permitted. The only changes are slightly greater clearing that remains in conformance with vegetation clearance limits, less slope disturbance and three (3) industrial buildings instead of multiple buildings to be built in the future within an industrial subdivision.

The Applicant has also submitted a full application to the Brookhaven Industrial Development Agency. This package seeks tax deferral in order to ensure an economically viable project. With the costs of materials, construction, fuel and related items increasing, this is even more important. The IDA submission is attached. This submission includes competent financial evidence to support the importance of the project with respect to construction/operational employment, beneficial economic ripple effect, a negotiated Payment in Lieu of Taxes (PILOT) program to offset certain community service costs and phased in real estate taxation of the property. The IDA application also includes evidence pertaining to development costs and the need for IDA relief. Without these incentives, the economic viability of the project is compromised. With these thin margins, should there be a reduction of yield, the project would not be viable. As a result, the Applicant would not be able to realize a reasonable economic return. That lack of return is substantial, and is supported by the reasonable expectations for approval of a project similar to what was previously approved as outlined above, as well as competent financial evidence included as **Attachment C.**

(2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

The Applicant is not claiming any Hardship in regard to the approved use and/or yield of the property. The Applicant notes that the proposed project is unique to the site and would not set a precedent for additional, similar projects in the neighborhood, as it is the result of a negotiated Stipulation of Settlement between the Town and Applicant.

The Applicant notes that the proposed Site Plan layout represents a substantial reduction in the acreage of impacts to areas of steep slopes (defined as slopes of 10% and above) as compared to that for the industrial subdivision, which had received Town and CPBJPPC approvals.

The Town and CLUP tend to encourage avoidance of impacts to slope areas, so that an underlying goal of the Site Plan was to shift the disturbed area into those portions of the property that have low (i.e., less than 10% grade) slopes. As a result, the disturbed area of the Site Plan is in the site's central area near and along the LIE North Service Road to a greater degree than that shown in the Subdivision Plan (see **Attachment A, Table 2**). This shift results in greater impact to slopes less than 10%, less impacts to slopes in excess of 10%, and less impacts to slopes in excess of 15%, as compared to the impacts of the Subdivision Plan.

The Subdivision Plan would disturb 1,666,482 SF (38.26 acres) of slopes less than 10%, 49,201 SF (1.13 acres) of slopes between 10 and 15%, and 14,153 SF (0.32 acres) of slopes in excess of 15%, while the Site Plan would disturb 1,756,347 SF (40.32 acres) of slopes of less than 10%, 33,981 SF (0.78 acres) to slopes between 10 and 15%, and 8,898 SF (0.20 acres) to slopes in excess of 15%.

It is noteworthy that both development scenarios will conform to the applicable CLUP clearing requirement: up to 46.44 acres of site may be cleared, while the approved Subdivision would clear 39.71 acres, and the Site Plan would clear 41.30 acres (a 1.59-acre increase in clearing). This difference is because the Site Plan includes more landscaped area than the Subdivision Plan and requires a larger recharge basin than the Subdivision Plan.

The Applicant acknowledges that the acreage of naturally-vegetated open space under the Site Plan that would be retained on-site will be slightly less (1.55 acres; 30.15 acres versus 31.70 acres, a 4.89% reduction) than that for the approved Subdivision; however, the clearing remains in conformance with the vegetation clearance limits.

In summary, the subject site had received DRS and Hardship approval for a similar development, and the proposed project will reduce disturbance of steep slopes and will conform with clearing. The difference from the approved plan to the current plan is a

slightly modified configuration of development and construction of three (3) buildings as compared to an industrial subdivision. As a result, the project is unique and does not apply to a substantial portion of the district or neighborhood.

(3) that the requested use variance, if granted, will not alter the essential character of the neighborhood;

Approval of the requested Hardship waiver would not change the character of the neighborhood; it is zoned for industrial use, occupies a site that is buffered from its neighbors by a substantial acreage of vacant, wooded land, and lies along a major regional roadway (the LIE). The use of the overall property (of which the subject site is a part) has been settled by the Stipulation of Settlement, so that potential impacts of a land use change have been considered by the Town and CPBJPPC when giving their approvals for the Subdivision. The land use of the Site Plan duplicates that for the approved Subdivision.

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

The proposed project is the result of a negotiated Stipulation of Settlement between the Town and the Applicant, which establishes the use and yield of the 72±-acre subject site. The Applicant purchased the property with a reasonable expectation that a similar project would be approved. The difference from the approved plan to the current plan is a slightly modified configuration of development and construction of three (3) buildings as compared to an industrial subdivision. Given these circumstances, there is a reasonable expectation that a similar DRS approval and similar but lesser hardship would be approved. As a result, the conditions pertaining to this application are not self-created, but were created through the prior negotiated settlement and approvals for a similar project on the same property with minor beneficial changes resulting from the proposed project.

ATTACHMENTS

ATTACHMENT A
CONSISTENCY ANALYSIS

Nelson Pope Voorhis, *May 9, 2022*

CONSISTENCY ANALYSIS

Expressway Drive North Warehouse Buildings

Hamlet of Yaphank, Town of Brookhaven
Suffolk County, New York

NPV No. 02045

Prepared for Submission to:
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c/o Department of Planning & Environment
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Contact: James M. Tullo; Commissioner

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May 9, 2022

CONSISTENCY ANALYSIS

Expressway Drive North Warehouse Buildings

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Suffolk County, New York

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Prepared For:

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May 9, 2022

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APPENDICES

A **Adopted Negative Declaration**, Settlement of Silver Corporate Park Subdivision, Brookhaven Town Board, *March 26, 2015*

B **Adopted Negative Declaration**, Silver Corporate Park Subdivision, Brookhaven Town Planning Board, *January 13, 2020*

C **Adopted Decision to Approve**, Silver Corporate Park Industrial Subdivision, Central Pine Barrens Joint Planning & Policy Commission, *June 17, 2020*

D **Project Renderings**

E **Comparison of Conformance to Central Pine Barrens CLUP,** Subdivision Plan & Site Plan

PLANS *(in pouches at the back of this document)*

Overall Site Plan, Proposed Warehouse, Key Civil Engineering, *05/03/2022*

Overall Site Plan, Proposed Industrial Park Subdivision, Key Civil Engineering, *revised 04/21/2020*

Existing Slope Analysis Plan, **Proposed Warehouse**, Key Civil Engineering, *05/03/2022*

1.0 INTRODUCTION

This document supports a site plan application for a proposed revision to a pending industrial development project that has undergone a complete review under the New York State (NYS) Environmental Quality Review Act (SEQRA), and subsequent litigation between the Applicant and the Town of Brookhaven. That litigation concluded in a Stipulation of Settlement between the two parties. This document compares the anticipated impacts of the two development plans for the subject site, one for a previously-reviewed subdivision (hereafter, "the Subdivision Plan") against those of the currently-proposed site plan application (hereafter, "the Site Plan"), , to demonstrate to the Brookhaven Planning Board that no further analysis under SEQRA is warranted. Copies of these plans can be found in pouches at the back of this document, and are titled, "**Overall Site Plan, Proposed Industrial Park Subdivision**" and "**Overall Site Plan, Proposed Warehouse**", respectively.

It is noted that the Subdivision Plan was prepared based on a site survey and slope map that indicated the site as approximately 71.41 acres in size (3,110,611 square feet [SF]), while the Site Plan has been prepared on a more recent site survey and slope map that indicates the site is 71.45 acres in size, or 3,112,444 SF. While the site differs by a relatively insignificant 0.04 acres (1,833 SF) between these two plans, there are more substantial differences in the slopes delineated on the site. Therefore, in order to provide the "apple-to-apples" comparison of the Subdivision Plan and the Site Plan with respect to impacts to slopes, this document analyzes these two scenarios based on the current, 71.45-acre site acreage and slope map (see **Existing Slope Analysis Plan, Proposed Warehouse**) which is the most current and accurate information available.

The subject site is a 72±-acre portion of the overall 192±-acre Silver Corporate Park site, the review for which has been completed (see **Section 2.0** below). The history of the project is outlined herein for the purpose of background information and supporting information as to the reasons to undertake the requested plan changes.

It is noteworthy that the Subdivision Plan was also reviewed by the Central Pine Barrens Joint Planning & Policy Commission (CPBJPPC) for the required Development of Regional Significance (DRS) and Hardship application. The CPBJPPC adopted their own Findings Statement that supports the project and is further described in Section 2.0.

2.0 PROJECT BACKGROUND AND HISTORY

The narrative in this section describes the history of the Subdivision Plan (**see Overall Site Plan, Proposed Industrial Park Subdivision**) and has been adapted from the Town Board Negative Declaration on the Stipulation of Settlement for the overall Silver Corporate Park Industrial Subdivision application (see **Appendix A**).

In August of 2003, a Change of Zone application from L-Industrial-1 to PRCHC was submitted to the Office of the Town Clerk for portions of the 192 acres of subject properties. A SEQRA Positive Declaration was adopted by the Town Board in August of 2005 and a Draft Environmental Impact Statement (DEIS) was accepted for public review in October of 2005. A public hearing was held on November 15, 2005, and public comments were received until November 25, 2005. A Final Environmental Impact Statement (FEIS) was prepared in response to the comments received and was adopted by the Town Board on December 6, 2005. On December 20, 2005, a SEQRA Findings Statement was adopted for the approval of a Change of Zone of portions of the subject property from L-Industrial-1 to PRCHC to include 117 acres of PRCHC uses and 75 acres of L-Industrial-1 [on what would be the subject site].

Subsequently, the Town Board approved the Change of Zone from L-Industrial-1 to PRCHC for 22,400 square feet [SF] of office/retail space, a 59-acre industrial park of 19 lots not less than three (3) acres, each, and 544 units comprised of 50 single-family, 82 attached Townhomes, 120 Assisted Living units, 240 Independent Living apartments, 50 one-story duplexes, and two resident manager units. The Change of Zone approval was amended on December 30, 2005, to correct a "scrivener errors" to change the above 544 unit mix to a 622-unit mix comprised of 50 single family, 82 attached Townhomes, 120 Assisted Living units, 240 Independent Living apartments, 50 one-story duplexes (Village I), 78 one-story duplexes (Village II) and 2 resident manager units.

A Town Board resolution rescinding both the December 20 and 30, 2005 grants was adopted on January 24, 2006. This resolution cited that both approvals failed to condition a CPBJPPC DRS decision, allowed additional construction, changed buffers, and allowed an on-site STP [sewage treatment plant] without updated SEQRA Findings, as well as modified conditions and covenants without a public hearing and resolved to hold the application until successful CPBJPPC application, full SEQRA review and a public hearing.

On April 19, 2006, the applicant commenced a special proceeding against the Town and Town Board, pursuant to Article 78 of the New York Civil Practice Law and Rules (Index No. 06-10360), which seeks, among other things, a judgment annulling, reversing, and setting aside the Town Board's January 24, 2006, resolution on the basis that it was unlawful, arbitrary, and capricious, and an abuse of discretion. In an effort to avoid the expense of further litigation, the parties desired to resolve the claims in the proceeding/action upon the terms and conditions contained in a Stipulation of Settlement.

In the Stipulation,

…the Town Board proposed adoption and implementation of a settlement between the property owner and the Town that would result in a land division dividing the 192-acre subject property into 7 lots: one (1) 50-acre lot and five (5) 14-acre lots (totaling 120 acres) to be acquired by the Town, and one (1) 72-acre lot to be retained by the property owner.

The 72-acre lot referred to in the foregoing is the subject site. The Stipulation continues:

> Future industrial subdivision, land division, or future site plan(s) on the 72-acre lot to be retained by the property owner is contemplated wherein a 47-acre portion of the 72-acre lot is proposed for future development and a 25-acre portion proposed to satisfy the requirements for open space set forth in Section 5.3.3.6 of the Central Pine Barrens Comprehensive Land Use Plan [CLUP] and Town Code § 85-723(E).

Subsequently, the applicant revised the 192-acre plan to an industrial subdivision and submitted a revised application to the Town Planning Board. The following has been taken from the Planning Board's Negative Declaration on the Silver Corporate Park project (see **Appendix B**).

> The Town Board of the Town of Brookhaven at their March 26, 2015 meeting adopted a SEQRA Negative Declaration and a Stipulation of Settlement between the property owner and the Town of Brookhaven resulting in a land division of the 192-acre subject property into 7 lots: one (1) 50- acre lot and five (5) 14-acre lots (totaling 120 acres), to be acquired by the Town of Brookhaven, and one (1) 72-acre lot to be retained by the property owner.
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> It was further stipulated that the 72 acres retained by the applicant were to be the subject of a twelve (12) lot subdivision to comply with the current requirements of the Town of Brookhaven L-Industrial-1 zoning use district to develop the property as an industrial subdivision.
>
> The property is located in the Central Pine Barrens Compatible Growth Area [CGA] and is subject to the Vegetation Clearance Limits set forth in Section 5.3.3.6.1 and Figure 5-1 of the Central Pine Barrens CLUP and Town Code § 85-723(E)(1), the boundaries of the 72-acre lot were delineated by the Town's surveyor, in consultation with the Town's Planning Department to ensure that a 47-acre portion of the 72-acre lot can be fully cleared for future development and that the 47-acre portion does not contain any environmental constraints (i.e., steep slopes areas, wetlands, etc.) that would restrict the applicants ability to clear and develop that portion of the lot in the future, and that a 25-acre portion of the 72-acre lot will satisfy the requirements for Unfragmented Open Space set forth in Section 5.3.3.6.2 of the CLUP and Town Code §85-723(E)(2).
>
> On January 25, 2018, the applicant submitted a subdivision application for the 72-acre lot to the Planning Board of the Town of Brookhaven which was deemed a Type I action and coordinated to the involved and interested agencies for the purposes of Lead Agency Determination on February 6, 2018. The Planning Board, after receiving no objections, assumed Lead Agency on March 6, 2018. Comments were received from the involved and interested agencies including the CPBJPPC, the SCDHS [Suffolk County Department of Health Services], the SCDPW [Suffolk County Department of Public Works], and the Town of Brookhaven Open Space and Farmland Acquisition Advisory Committee.

> Due to the proposed 550,000 square foot size of the [industrial] development, as per the Stipulation of Settlement and the applicant request to eliminate areas of steep slopes on lots 3, 6 and 7 totaling an estimated 18,948 SF or 0.435 acres, a DRS and CGA Hardship Waiver application was submitted to the CPBJPPC on December 7, 2018, with an amended hardship waiver application submitted on January 7, 2019. A public hearing on the application was held by the CPBJPPC on January 23, 2019, and subsequently adjourned for the applicant to provide supplemental information. On February 11th the CPBJPPC deferred lead agency status and sent the Town all materials received by the CPBJPPC related to the Silver Corporate Park application including the January 23rd hearing transcript.
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> At the February 27, 2019, and June 19, 2019, CPBJPPC meetings, motions were approved to grant extensions of the decision deadline of the application. At the July 17, 2019, CPBJPPC meeting a draft letter was authorized to be sent to the Town of Brookhaven Planning Board in response to revised plans, dated July 17, 2019. Then, at the September 18, 2019, CPBJPPC meeting a six-month extension of the decision deadline was approved. The CPBJPPC, as an involved agency pursuant to the SEQRA, is awaiting a determination of significance from the Town of Brookhaven Planning Board as the lead agency. [The Town Planning Board classified the proposed project as a Type I Action under SEQRA; see **Appendix B**.]
>
> The proposed twelve (12) lot commercial and/or industrial subdivision to develop approximately 550,000 SF of commercial and/or industrial land uses as allowed in the L-Industrial-1 Light Industrial Zoning District of the Town of Brookhaven is considered consistent with the adopted Stipulation of Settlement.

Upon the Planning Board's issuance of its SEQRA Negative Declaration, the CPBJPPC was free to reach a decision on the DRS and Hardship application pending before it. The SEQRA Negative Declaration (dated June 17, 2020; see **Appendix C**) stated the following:

> Angelo Silveri c/o Silver Corporate Park LLC owns a 71.41-acre unimproved parcel of land identified as Suffolk County Tax Map Number 200-662-2-5.16 (the Project Site), in the CGA of the Central Pine Barrens. The Project Site is located on the north side of the North Service Road of the Long Island Expressway (LIE; NYS Route 495), west of Sills Road, in Yaphank, Town of Brookhaven. The Project Site is in the L1 Industrial Zoning District.
>
> On December 7, 2018, the Applicant, through their agent, Philip Butler of Farrell Fritz, P.C., applied to the CPBJPPC for a DRS and CGA Hardship Exemption for development of a 12-lot subdivision with 550,000 SF of commercial/industrial land uses. The Applicant seeks to have the CPBJPPC waive strict compliance with the Central Pine Barrens CLUP to remove 18,948 SF of steep slopes on the Project Site. The Application for the DRS and hardship waiver request are collectively referred to as the Project.

The Existing Slope Analysis Plan, Proposed Industrial Park Subdivision, last dated April 21, 2020, prepared by Key Engineering, provides clearing data and slope analyses on each lot and on the overall Project Site. The Slope Plan identifies three lots, Lots 3, 6 and 7, that are the subject of the waiver request to remove 18,948 SF of steep slopes. The same three lots (3, 6 and 7) also contain 1.74 acres of steep slopes that will remain undisturbed and be voluntarily protected by the Applicant.

Except for 1.74 acres of undisturbed area on Lots 3, 6 and 7, the 12 building lots, ranging in size from 2.76 acres to 4.93 acres, will be cleared in their entirety. The subtotal of clearing in building lots is 41.94 acres and 4.48 acres of clearing will occur to develop a new access road named Silver Corporate Park Boulevard. The total clearing limit on the Project Site is 46.41 acres or 65%. The open space is placed in Lots 13 and 14 totaling 25 acres or 35%. The Applicant is required to maintain at least 25 acres as natural.

The Project Site is in Groundwater Management Zone III. Conventional sanitary systems will be constructed and discharge wastewater to groundwater. Each building lot has frontage on the new interior road, which terminates in a cul-de-sac. A 1.02-acre recharge basin with an 8-inch rainfall capacity will be constructed in the cul-de-sac.

Public water will be supplied to the Project Site by a new water main extension that will be constructed from Sills Road for a length of 4,038 feet on the North Service Road. The nearest public water supply well field is more than 1,500 feet away.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submitted to NYSDEC [New York State Department of Environmental Conservation] for review and approval prior to disturbance. The SWPPP is a requirement to manage stormwater and implement erosion controls during construction. Reinforcing silt fencing will be installed. Erosion and sediment control plans will be prepared to develop Lot 7 where steep slopes of 15% or greater are present.

Disturbance to steep slopes has been significantly minimized to cluster the extent of natural steep slopes in the open space, outside of building lots, except for the waiver request. The Existing Slope Analysis Plan, Proposed Industrial Park Subdivision identifies categories of existing slopes, vegetation clearance limits, and steep slope disturbance. On the Project Site, areas of slopes of 0 to 10% grade comprises 58.25 acres; the area of 10-15% slopes is 7.83 acres; and the area of slopes 15-59.8% comprises 5.32 acres. Construction on slopes greater than 10% will not occur, except in the steep slope waiver area including:

- Lot 3: 2,847 SF (10 to 15% grade slopes)
- Lot 6: 3,514 SF (10 to 15% grade slopes)
- Lot 7: 12,256.4 SF including:
  - 11,218.52 SF (10 to 15% grade slopes)

  - 1,368.35 SF (15 to 59.8% grade slopes)
- Total disturbance: 18,947.87 SF (0.43 acres) (17,579.52 SF on 10 to 15% slopes and 1,368.35 SF on slopes greater than 15%)

Silver Corporate Park Boulevard will be constructed on slopes less than 10% grade. Details of retaining walls on slopes greater than 10% will be prepared and submitted to the Town Engineer. Where feasible, planted slopes are preferred over hard structures such as retaining walls.

In its correspondence dated January 18, 2019, and February 12, 2019, the New York Natural Heritage Program (NHP) reported that a Federal or State-listed Threatened mammal, specifically the Northern Long Eared Bat (NLEB), has been documented within one mile of the Project Site and may utilize the site's natural habitat. The impact of concern is for cutting and removal of potential roost trees. To protect the NLEB habitat in Suffolk County, no clearing will occur on the Project Site from April 1 to October 31 of any given year. The NHP reported an historical documented occurrence of the Persius Duskywing, a New York State-listed Endangered butterfly species. NYSDEC recommended surveys be performed to determine the presence or absence of host plants for this species.

In its December 20, 2018, correspondence, the New York State Office of Parks, Recreation and Historic Preservation stated the Project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

3.0 DESCRIPTION OF SITE PLAN AND COMPARISON TO SUBDIVISION PLAN

Table 1 presents a comparative listing of some of the site and project characteristics and impacts discussed herein for the Subdivision and the Site Plans. The following provides a discussion of the characteristics of the Subdivision and Site Plans to demonstrate the differences between these two development scenarios as well as consistency for the purpose of SEQRA comparison.

- The Subdivision Plan was a 14-lot subdivision of the 71.41-acre site, for industrial development. Lots 1 through 12 of the subdivision would be disturbed, leaving Lots 13 and 14 as naturally-vegetated open spaces (24.99 acres total of both). The Subdivision Plan would provide an additional 6.71 acres, for a total of 31.70 acres (44.39% of the site) to remain natural. The additional voluntary natural areas are in a roadside buffer and undisturbed steep slopes within the lots.

- The Site Plan does not involve a subdivision of the site; instead, it includes three warehouse structures totaling 549,942 SF of floor space, with preservation of 42.20% of the site (30.15 acres) in its naturally-vegetated condition (see renderings in **Appendix D**).

Table 1
Comparison of Site and Development Characteristics
Subdivision Plan & Site Plan

Parameter	Subdivision Plan	Site Plan
Use	Industrial, Warehouse, and/or Office	Warehouse
Yield	550,000 SF	549,942 SF
Application Type	Subdivision	Site Plan (1)
Zoning	L-Industrial-1	
Sanitary System (2)	Innovative/Alternative Septic Systems	
Coverages (acres):	---	---
Building	12.63	12.62
Paved	22.17	20.46
Landscaped	4.91 (3)	8.22 (3)
Natural	31.70	30.15
Total Site	71.41	71.45
Domestic Water Use (4)	22,000	21,998
Parking Spaces Required, min.	1,375	1,375
Parking Spaces Provided	1,376 (5)	1,375 (6)

(1) Requires Variance per Town Code 85-843 A. 2: minimum of half of all required landscaping or natural must be in front yard: 466,866 SF required; 309,188 SF provided.
(2) Both conform with SCSC Article 6 for allowable density using conventional sanitary system.
(3) Assuming irrigated but not fertilized.
(4) Assuming SCSC Article 6 design rate of 0.04 gpd/SF.
(5) Includes 727 spaces landbanked.
(6) Includes 608 spaces landbanked.

- For a site zoned L-Industrial-1, the CLUP allows up to 65% to be cleared for development; conversely, a minimum of 35% of the site shall remain in an undisturbed condition. For this 71.45-acre site, at most 46.44 acres may be cleared, and at least 25.01 acres shall remain in a naturally-vegetated condition.

- The Subdivision Plan would clear 39.71 acres, or 55.61% of the site. The Site Plan would clear 41.30 acres of the site, or 57.80%. Thus, both scenarios would conform to their respective CLUP standard for clearing, though the Site Plan would clear more (1.59 acres) area than the Subdivision Plan. This difference is because the Site Plan includes more landscaped area than the Subdivision Plan and has a larger recharge basin than the Subdivision Plan. As a result, the Site Plan requires a somewhat larger disturbed area than the Subdivision Plan, which leaves slightly less natural land available to be retained in a natural condition.

- The Subdivision Plan was designed to locate development to the greatest extent practicable on the portion of the site having slopes of 10% and less, which is found in the central part of

the property, along the LIE North Service Road. The Site Plan essentially, if not exactly, stays within the same precisely-approved cleared area of the Subdivision Plan.

- The Town and CLUP tend to encourage avoidance of impacts to slope areas, so that an underlying goal of the Site Plan was to shift the disturbed area into those portions of the property that have low (i.e., less than 10% grade) slopes. As a result, the disturbed area of the Site Plan is in the site's central area near and along the LIE North Service Road to a greater degree than that shown in the Subdivision Plan (see **Table 2**). This shift results in greater impact to slopes less than 10%, less impacts to slopes in excess of 10%, and less impacts to slopes in excess of 15%, as compared to the impacts of the Subdivision Plan.

- Specifically, assuming the current slope map is applied to the Subdivision Plan (see **Existing Slope Analysis Plan**, **Proposed Warehouse**, *in a pouch at the back of this document*), the Subdivision Plan would disturb 1,666,482 SF (38.26 acres) of slopes less than 10%, 49,201 SF (1.13 acres) of slopes between 10 and 15%, and 14,153 SF (0.32 acres) of slopes in excess of 15%, while the Site Plan would disturb 1,756,347 SF (40.32 acres) of slopes of less than 10%, 33,981 SF (0.78 acres) to slopes between 10 and 15%, and 8,898 SF (0.20 acres) to slopes in excess of 15%.

- The Subdivision Plan would utilize a single vehicle access point on the LIE North Service Road, at the site's southwestern corner. It would be configured for right turns entering and right turns exiting, and would be controlled by a Stop sign for exiting drivers. There would be no other vehicle access to the site.

- The Site Plan would utilize two vehicle accesses, one located near the site's southeastern corner (configured for right turns entering and right turns exiting), and the other at the site's southwestern corner (configured for right turns exiting only). Both accesses would be controlled by a Stop sign for exiting drivers. There would be no other vehicle access to the site.

- Both scenarios would utilize on-site sanitary, drainage and lighting systems. Conventional sanitary systems would be allowed under Suffolk County Sanitary Code Article 6 and are proposed. The drainage system for either scenario would utilize a single recharge basin. However, the recharge basin for the Site Plan would be significantly larger than that for the Subdivision Plan, necessitating greater excavation and associated slope disturbance for the Site Plan compared to the Subdivision Plan. This ensures conformance with Town drainage requirements pursuant to design standards. Lighting would be provided at the site accesses, along the building facades, and within and along the perimeter of the parking areas and roadways. All lighting will comply with Town "dark sky" lighting requirements.

Table 2 is a comparative listing of the anticipated impacts to slope areas of the site, for both the Subdivision and the Site Plans, assuming the current slope map. As can be seen, compared to

the Subdivision Plan, the Site Plan would clear more land having slopes of 10% and less, less land having slopes between 10 and 15%, and less land having slopes in excess of 15%. It is noteworthy that the Applicant, when preparing the Site Plan, sought to limit the disturbed/impacted area as near as practicable to the same outline as that of the Subdivision Plan.

Table 2
Comparison of Slope Impact Areas
Subdivision Plan & Site Plan

Slope Interval	Subdivision Plan (with Current Slope Map)		Site Plan (with Current Slope Map)	
	Existing Condition (SF)	To Be Disturbed (SF)	Existing Condition (SF)	To Be Disturbed (SF)
0 to 10%	2,443,225	1,666,482	2,443,225	1,756,347
10% to 15%	306,334	49,201	306,334	33,981
15+%	362,885	14,153	362,885	8,898

The above comparison of the Site Plan to the Subdivision Plan quantifies and describes the two plans and their characteristics. Based on the description and analysis, the two plans are comparable with only minor differences, and in each case, the differences will not result in significant adverse environmental impacts compared to those of the Subdivision Plan. The Subdivision Plan was already found to not have any significant adverse environmental impacts as documented in the Town's Negative Declaration dated January 13, 202 and the CPBJPPC decision to approve the DRS dated June 17, 2020. Minor changes involving drainage are justified and necessary based on Town drainage requirements. For the Site Plan, reductions in the area of disturbance of steep slope will reduce impacts to steep slopes, and are logical in terms of design and layout of the plan and conformance to the original approval. These are considered to be beneficial changes, maintain conformance with the CLUP and will not result in any significant adverse environmental impacts. The slight change in open space retention is minor and the Site Plan will remain within the clearing limits of the CLUP. **Tables 1** and **2** demonstrate the minor nature of any differences between the two plans and the discussion demonstrates that the plans are comparable, and no significant adverse impact is expected as a result of the Site Plan.

4.0 COMPARISON OF IMPACTS OF SITE PLAN TO IMPACTS OF SUBDIVISION PLAN

4.1 Land Use, Zoning and Community Character

- Development under the Site Plan will change the land use of the site, from vacant and wooded to warehouse, with a similar amount of development (in terms of building square

footage) as the Subdivision Plan. As a result, the potential for impact on the pattern of land uses in the area would be similar in degree and manner to the Subdivision Plan.

- As neither the Subdivision Plan nor the Site Plan would change the zoning of site, neither scenario would represent a potential impact on the pattern of zoning in the area.

- Both the Subdivision Plan and the Site Plan conform to the standards and guidelines of the CLUP see **Appendix E**).

- Like the Subdivision Plan, the Site Plan will conform to the industrial use recommended for the site in the 1996 Town Comprehensive Land Use Plan.

- The Longwood Mini-Master Plan recommends that the property (and the area west to County Road 101, north and south of the LIE) be disturbed under L-1 zoning. Both the Subdivision Plan and the Site Plan conform to this recommendation.

- The overall Silver Corporate Park project, of which the subject site is a part, would provide a total of about 120 acres of contiguous open space, of which approximately 30 acres would be retained on the subject site under the Subdivision Plan and the Site Plan. Thus, either the Subdivision Plan or the Site Plan would enable this vision for the overall property to be realized by the Town and will preserve the present community character in perpetuity.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to land use, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.2 Topography and Soils

- The applicable CLUP clearing standard would allow up to 65% of the site (46.42 acres for the Subdivision Plan and 46.44 acres for the Site Plan) to be cleared for development. The Subdivision Plan would clear 39.71 acres, or 55.61% of the site. The Site Plan would clear 41.30 acres, or 57.80%. Thus, both scenarios would conform to their respective CLUP standard for clearing, though the Site Plan would clear 1.59 more acres than the Subdivision Plan, and would retain 1.55 acres less land in a natural condition. This difference is because the Site Plan includes more landscaped area than the Subdivision Plan and has a larger recharge basin than the Subdivision Plan. As a result, the Site Plan requires a somewhat larger disturbed area than the Subdivision Plan, which leaves slightly less natural land available to be retained in a natural condition.

- The Subdivision Plan was designed to locate development to the greatest extent practicable on the portion of the site having slopes of 10% and less, which is found in the central part of

the property, along the LIE North Service Road. The Site Plan essentially, if not exactly, stays within the same precisely-approved cleared area of the Subdivision Plan.

- The Town and CLUP encourage avoidance of impacts to slope areas, so that an underlying goal of the Site Plan was to shift the disturbed area into those portions of the property that have low (i.e., less than 10% grade) slopes. As a result, the disturbed area of the Site Plan is in the site's central area near and along the LIE North Service Road to a greater degree than that shown in the Subdivision Plan. This shift results in greater impact to slopes less than 10%, less impacts to slopes in excess of 10%, and less impacts to slopes in excess of 15%, as compared to the impacts of the Subdivision Plan.

- Specifically, the Subdivision Plan would disturb 1,666,482 SF (38.26 acres) of slopes less than 10%, 49,201 SF (1.13 acres) of slopes between 10 and 15%, and 14,153 SF (0.32 acres) of slopes in excess of 15%, while the Site Plan would disturb 1,756,347 SF (40.32 acres) of slopes of less than 10%, 33,981 SF (0.78 acres) to slopes between 10 and 15%, and 8,898 SF (0.20 acres) to slopes in excess of 15%.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to topography and soils, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.3 Water Resources

- Both the Subdivision Plan and the Site Plan assume that each building would be served by Innovative/Alternative septic systems for sanitary wastewater treatment and that the sanitary systems will conform with Article 6 of the SCSC.

- Both the Subdivision Plan and the Site Plan assume drainage containment that will conform with Town requirements; however, the Site Plan advanced drainage design and determined that additional drainage capacity was needed. As a result, the Site Plan is better able to conform with Town drainage requirements for storage and recharge of stormwater.

- Neither scenario would generate a volume of recharge large enough to cause a change in the direction of groundwater flow beneath the site or in the vicinity from a mounding in the water table.

- The depth to the water table beneath the site is sufficient to not represent a potential impact on the operation of the site's Innovative/Alternative septic system or drainage system.

- As there are little differences in the acreage of impervious surfaces and the amount of wastewater generated, it is expected that the volume of water recharged on the site will not differ significantly between the Subdivision Plan and the Site Plan.

- As the wastewater volumes are similar for the Subdivision Plan and the Site Plan, and no fertilizers would be used for either scenario, the anticipated concentration of nitrogen in recharge is expected to be similar as well.

- As the acreage of landscaping is anticipated to be larger for the Site Plan than for the Subdivision Plan, the volume of water to be used for irrigation would be larger for the Site Plan than for the Subdivision Plan. However, the difference in the volumes of water for irrigation is not significant, as the difference in acreage irrigated is only 3.31 acres.

- As the Subdivision Plan assumes industrial use of the site while the Site Plan assumes warehouse use, it is expected that the potential for the presence and use (and, therefore, of leakage or spillage) of hazardous liquids on the site would be greater for the Subdivision Plan than for the Site Plan. Thus, the Site Plan would represent a somewhat lower potential for impact to groundwater quality than the Subdivision Plan.

- As both scenarios will utilize conforming on-site drainage systems, it is expected that the potential for impact to the Carman's River from surface flow of stormwater or from site recharge would not be significant.

- For either the Subdivision Plan or the Site Plan, a SWPPP will be prepared and will include erosion and sedimentation controls and methods by which stormwater will be accommodated during construction, consistent with the New York Standards and Specifications for Erosion and Sediment Control and the NYS Stormwater Management Design Manual. Therefore, no significant adverse impacts related to erosion, sedimentation or storm water runoff will result from proposed construction activities for either scenario.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to water resources, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.4 Pine Barrens/Ecology

- No rare, threatened, or endangered plants were observed on site during the SEQRA review of the overall Silver Corporate Park project. The NHP has no records of known occurrences of rare or state-listed plants, significant natural communities, or other significant habitats on or in the vicinity of the subject site. Christmas fem, bayberry and striped wintergreen are "exploitably vulnerable" species that have been identified on the property. "Exploitably vulnerable" plants are species which are not currently threatened or endangered, but which

are commonly collected for flower arrangements or other uses. As per the NYS Environmental Conservation Law, the Applicant (i.e., owner) would not be restricted in utilizing the site for the intended purpose because the exploitably vulnerable plants are not protected from harm by the landowner. As such, neither the Subdivision Plan nor the Site Plan is impacted by rare, threatened, or endangered plants or significant habitats.

- To protect the NLEB habitat, no clearing will occur on the Project Site from April 1 to October 31 of any given year. As directed by the NHP, clearing will be limited to occur within the time period specified by the NYSDEC, to protect the habitat of the NLEB.

- The site is a large naturally vegetated tract in proximity to Town and County Open Space and the Carmans River and regional impacts to habitat and wildlife will be mitigated as approximately 120 acres of the subject property will be preserved in a natural state. Either the Subdivision Plan or the Site Plan will contribute a similar amount of open space (30± acres) to this total.

- The Subdivision Plan gained approval of the CPBJPPC. The Site Plan is not substantially different than the Subdivision Plan and as a result, CLUP conforms will still be maintained.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to pine barrens and ecology, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.5 Community Facilities and Services

- As neither the Subdivision Plan nor the Site Plan includes a residential component, no residents will be generated by either scenario. As a result, no school-age residents are expected, so that no enrollment impact to the Longwood Central School District would occur for either plan.

- It was determined during the overall Silver Corporate Park SEQRA review that that project would not adversely impact community facilities and services (i.e., fire and police protection, the local school district, and solid waste facilities or regional solid waste management practices). As neither the Subdivision Plan nor the Site Plan would include a new land use not previously evaluated, neither scenario would represent a significant potential impact on community facilities or services.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to community facilities and services, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.6 Transportation

- The Traffic Impact Study for the Subdivision Plan indicated that the local roads and intersections would have accommodated the expected trips generated by that scenario and would operate satisfactorily.

- The Site Plan requests nearly the same yield as the Subdivision Plan but would generate fewer vehicle trips than the Subdivision Plan, as the warehouse use would generate fewer jobs, and so vehicle trips to and from the site would primarily be from trucks delivering to the site and removing stored products from the site.

- Like the Subdivision Plan, no significant impacts are expected to local roads or intersections from the Site Plan, as the Site Plan would have no access onto the local road network. All trips to and from the site would be from the westbound LIE North Service Road.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to transportation, and no significant adverse environmental impacts are expected as a result of the Site Plan.

4.7 Aesthetics and Cultural Resources

- It was determined during the overall Silver Corporate Park SEQRA review that there are no cultural resources listed on the State or National Registers of Historic Places within, or substantially contiguous to, the subject site. A Phase I archaeological investigation was conducted for the subject property and consisted of a Phase IA documentary study and a Phase IB archeological survey. Results of the Phase IA study did not identify any records or files which would indicate the presence of prehistoric sites on or in the area of the subject property. As such, there are no known or suspected cultural resources on the site that could be impacted by either the Subdivision Plan or the Site Plan.

- Both the Subdivision Plan and the Site Plan include a 100-foot-deep buffer including natural vegetation along the site's southern boundary, along the LIE North Service Road, to serve as a visual and aesthetic buffer for passing motorists.

Potential impacts of both the Subdivision Plan and the Site Plan are comparable with respect to aesthetics and cultural resources, and no significant adverse environmental impacts are expected as a result of the Site Plan.

5.0 COMPARISON OF CONFORMANCE TO CENTRAL PINE BARRENS CLUP

The table in **Appendix E** compares conformance to the standards and guidelines of the CLUP for both the Subdivision and Site Plans; the table has been adapted from the version contained in the CPBJPPC Decision on the Subdivision Plan (see **Appendix C**).

The table demonstrates that the Site Plan, like the Subdivision Plan, would conform to all of the CLUP standards and guidelines. Where the Site Plan would present a lesser degree of conformance than the Subdivision Plan (i.e., clearing and slopes in excess of 15%), the differences are not significant.

6.0 SUMMARY AND CONCLUSIONS

This document supports a site plan application for a proposed revision to a pending industrial development project that has undergone a complete review under SEQRA, and subsequent litigation between the Applicant and the Town of Brookhaven. Toward this goal, this document compares the anticipated impacts of the Site Plan against those of the Subdivision Plan for the site, to demonstrate to the Brookhaven Planning Board that no further analysis under SEQRA is warranted.

Compared to the Subdivision Plan, the Site Plan will:

- Clear slightly more of the site than the Subdivision Plan but maintain compliance with the CLUP,
- Impact more area of slopes less than 10% than the Subdivision Plan, impact less area of slopes 10% to 15% than the Subdivision Plan, and impact less area of slopes 15% and greater than the Subdivision Plan, and on balance will not be substantially different than the Subdivision Plan, will not significantly impact steep slope areas, and will maintain conformance with the CLUP.

The Town Planning Board adopted a Negative Declaration for the Subdivision Plan, indicating that, in its judgement, the Subdivision Plan would not result in any significant adverse impacts on the environment. The Site Plan has been devised to further reduce potential impacts from the proposed warehouse use of the site.

It is noteworthy that the Subdivision Plan was also reviewed by the CPBJPPC (the Subdivision Plan is, and the Site Plan would be, a DRS under the CLUP) and requires a Hardship Exemption, and the CPBJPPC voted to approve both requests. That review included an evaluation of the Subdivision Plan's conformance to the CLUP standards and guidelines. Ultimately, the CPBJPPC adopted a SEQRA Findings Statement that supports the Subdivision Plan. Similar to the request

for Town approvals, the Site Plan is expected to conform to the CPBJPPC reviews and similarly gain the same approvals as were granted for the Subdivision Plan.

The evaluation in this document shows that the proposed Site Plan would incrementally reduce the impacts associated with community character, grading of slopes 10 to 15%, and grading of slopes in excess of 15%, as compared to those of the Subdivision Plan. With respect to the other types of impact evaluated here (i.e., zoning, ecology, water resources, community facilities and services, transportation, and aesthetics), the impacts from the Site Plan would generally be similar to those of the Subdivision Plan. Only the acreage of clearing would be greater for the Site Plan than for the Subdivision Plan, and this difference would be only 1.59 acres.

Based on the above, it can be concluded that the proposed Site Plan would conform to the prior agency impact analyses and reviews at least as well as the Subdivision Plan and would not result in any significant adverse environmental impacts. As such, no further SEQRA review is necessary or warranted.

APPENDIX C

Adopted Decision to Approve, Silver Corporate Park Industrial Subdivision

Central Pine Barrens Joint Planning & Policy Commission

June 17, 2020

NPV

Central Pine Barrens Joint Planning and Policy Commission
June 17, 2020
Adopted Decision to Approve
Silver Corporate Park Industrial Subdivision
Development of Regional Significance Compatible Growth Area Hardship
Yaphank, Town of Brookhaven, Suffolk County Tax Map Number 200-662-2-5.16

Present: Ms. Gallagher, for the Governor of the State of New York
Mr. Dale, for the Suffolk County Executive
Mr. Romaine, Brookhaven Town Supervisor
Ms. Aguiar, Riverhead Town Supervisor
Mr. Schneiderman, Southampton Town Supervisor

I. The Project, Project Site, and Application

Angelo Silveri c/o Silver Corporate Park LLC (the Applicant) owns a 71.41-acre unimproved parcel of land identified as Suffolk County Tax Map Number 200-662-2-5.16 (the Project Site), in the Compatible Growth Area (CGA) of the Central Pine Barrens. The Project Site is located on the north side of the North Service Road of the Long Island Expressway (New York State Route 495, LIE), west of Sills Road, in Yaphank, Town of Brookhaven. The Project Site is in the L1 Industrial Zoning District.

On December 7, 2018, the Applicant, through their agent, Philip Butler of Farrell Fritz, P.C., applied to the Central Pine Barrens Joint Planning and Policy Commission (the Commission) for a Development of Regional Significance (DRS) and Compatible Growth Area (CGA) Hardship Exemption for development of a 12-lot subdivision with 550,000 square feet of commercial/industrial land uses. The Applicant seeks to have the Commission waive strict compliance with the Central Pine Barrens Comprehensive Land Use Plan (the Plan) to remove 18,948 square feet of steep slopes on the Project Site. The Application for the DRS and hardship waiver request are collectively referred to as the Project.

The Slope Analysis Plan, last dated April 21, 2020, prepared by Key Engineering, provides clearing data and slope analyses on each lot and on the overall Project Site. The Slope Plan identifies three lots, Lots 3, 6 and 7, that are the subject of the waiver request to remove 18,948 square feet of steep slopes. The same three lots (3, 6 and 7) also contain 1.74 acres of steep slopes that will remain undisturbed and be voluntarily protected by the Applicant.

Except for 1.74 acres of undisturbed area on Lots 3, 6 and 7, the 12 building lots, ranging in size from 2.76 acres to 4.93 acres, will be cleared in their entirety. The subtotal of clearing in building lots is 41.94 acres and 4.48 acres of clearing will occur to develop a new access road named Silver Corporate Park Boulevard. The total clearing limit on the Project Site is 46.41 acres or 65%. The open space is placed in Lots 13 and 14 totaling 25 acres or 35%. The Applicant is required to maintain 25 acres as natural. The Applicant exceeds that by 6.71 acres, for a total of 31.71 acres to remain natural. The additional voluntary natural areas are in a roadside buffer (4.93 acres) and undisturbed steep slopes (1.74 acres).

The Project Site is in Groundwater Management Zone III. Conventional sanitary systems will be constructed and discharge wastewater to groundwater. Each building lot has frontage on the new interior road, which terminates in a cul-de-sac. A 1.02-acre recharge basin with an 8" rainfall capacity will be constructed in the cul-de-sac.

Public water will be supplied to the Project Site by a new water main extension that will be constructed from Sills Road for a length of 4,038 feet on the North Service Road. The nearest public water supply well field is more than 1,500 feet away.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submitted to NYSDEC for review and approval prior to disturbance. The SWPPP is a requirement to manage stormwater and implement erosion controls during construction. Reinforcing silt fencing will be installed. Erosion and sediment control plans will be prepared to develop Lot 7 where steep slopes of 15% or greater are present.

Disturbance to steep slopes has been significantly minimized to cluster the extent of natural steep slopes in the open space, outside of building lots, except for the waiver request. The Slope Analysis Plan identifies categories of existing slopes, vegetation clearance limits, and steep slope disturbance. The Project Site area of slopes of 0 to 10% grade comprises 58.25 acres; the area of 10-15% slopes comprises 7.83 acres; and the area of slopes 15-59.8% comprises 5.32 acres. Construction on slopes greater than 10% will not occur, except in the steep slope waiver area including:

- Lot 3: 2,847 square feet (10 to 15% grade slopes)
- Lot 6: 3,514 square feet (10 to 15% grade slopes)
- Lot 7: 12,256.4 square feet including:
    - 11,218.52 square feet (10 to 15% grade slopes)
    - 1,368.35 square feet (15 to 59.8% grade slopes)
- Total disturbance: 18,947.87 square feet (0.43 acres) (17,579.52 square feet on 10 to 15% slopes and 1,368.35 square feet on slopes greater than 15%)

Silver Corporate Park Boulevard will be developed on slopes less than 10% grade. Details of retaining walls on slopes greater than 10% will be prepared and submitted to the Town Engineer. Where feasible, planted slopes are preferred over hard structures such as retaining walls.

In its correspondence dated January 18, 2019 and February 12, 2019, the New York Natural Heritage Program (NHP) reported that a Federal or State-listed Threatened mammal, specifically the Northern Long Eared Bat (NLEB), has been documented within one mile of the Project Site and may utilize the site's natural habitat. The impact of concern is for cutting and removal of potential roost trees. To protect the NLEB habitat, no clearing will occur on the Project Site from April 1 to October 31 of any given year. The NHP reported an historical documented occurrence of the Persius Duskywing, a New York State-listed Endangered butterfly species. NYSDEC recommended surveys be performed to determine the presence or absence of host plants for this species.

In its December 20, 2018 correspondence, the New York State Office of Parks, Recreation and Historic Preservation stated the Project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

II. The Long Island Pine Barrens Protection Act of 1993, the Commission, Development and the Central Pine Barrens Comprehensive Land Use Plan

The Commission was created by the Long Island Pine Barrens Protection Act (the "Act") adopted in 1993 and codified in Article 57 of the Environmental Conservation Law (ECL). The Act empowered the Commission to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. Section §57-0107(13) of the ECL defines development to be the "performance of any building activity, . . ., the making of any material change in the use or intensity of use of any . . . land and the creation . . . of rights of access."

ECL Section §57-0123(3)(a)) provides that, "[s]ubsequent to the adoption of the land use plan, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, no application for development within the Central Pine Barrens area shall be approved by . . . the [C]ommission . . . unless such approval or grant conforms to the provisions of such land use plan; provided, however, that the [C]ommission by majority vote is hereby authorized to waive strict compliance with such plan or with any element or standard contained therein, for an application for development of any person, upon finding that such waiver is necessary to alleviate hardship for proposed development in the core preservation area according to the conditions and finding of extraordinary hardship . . . pursuant to subdivision ten of section 57-0121 of this title, and every application is consistent with the purposes and provisions of this article and would not result in substantial impairment of the resources of the Central Pine Barrens."

The Project is a Development of Regional Significance (DRS) as defined in Section 4.5.5.1 since it exceeds 300,000 square foot gross floor area for commercial/industrial development. As a DRS, the Applicant must demonstrate that the Project conforms to Standards and Guidelines, outlined in Chapter 5 of the Plan, and seek a hardship waiver to disturb the slopes as identified.

III. The Public Process, Testimony, and Supplemental Materials

The Application includes a Part I of the Full Environmental Assessment Form (EAF), a review of Standards and Guidelines for Land Use, the Subdivision Map, a Slope Analysis Plan, Stipulation of Settlement dated 2014, and a narrative addressing the hardship exemption pursuant to the Act.

On December 19, 2018, the Commission scheduled a public hearing on the Application. The hearing was held on January 23, 2019. At the hearing, a Commission Staff Report with Exhibits was introduced into the record. The Applicant, under sworn testimony, expressed they would address the concerns in the Staff Report and provide responses. Only one member of the public commented. A stenographic transcript was made of the hearing and provided to Commission members.

On April 10, 2019, the Applicant submitted supplemental and revised materials, plans, a review of Standards and Guidelines and a response to items raised in the Staff Report. A Traffic Impact Study, dated and submitted on April 18, 2019, prepared by Stonefield Engineering and Design, concluded no significant level of service changes or increases occur from the Project.

On April 6, 2020, the Applicant submitted a copy of plans prepared by Key Engineering that were transmitted to the Town to address Town concerns on road design and lot layout. This revision affected and reduced the overall number of lots from 15 to 14. The Applicant prepared a revised Slope Analysis Map, dated April 21, 2020, and prepared by Key Engineering, to provide clearing and slope analysis data necessary to identify and assess impacts to steep slopes, as per the comments in the Staff Report.

IV. State Environmental Quality Review Act (SEQRA) and Other Agency Jurisdictions

On December 19, 2018, the Commission commenced the State Environmental Quality Review Act (SEQRA) process and performed a coordinated review with Involved Agencies for this Type I action. Additional material submitted on January 3, 2019 included Part I of the EAF and a revised slope analysis plan, in which a third lot was added to the steep slope waiver request.

On February 6, 2019, the Town of Brookhaven Planning Board coordinated Lead Agency with the Commission. On February 11, 2019, the Commission deferred Lead Agency to the Town which subsequently assumed Lead Agency status.

On July 2, 2019, the Town sent the Commission a revised Site Plan accompanied by a referral letter and indicated a Traffic Impact Study was underway, which once completed, would also conclude the SEQRA process. On July 17, 2019, Commission staff responded to the referral and provided comments on the referral materials for the Town's consideration.

The Town, as Lead Agency, prepared a Part II of the EAF, dated October 8, 2019, and Part 3 dated December 5, 2019, and adopted a Negative Declaration on January 13, 2020. On January 21, 2020 and February 10, 2020, the Applicant and the Town forwarded copies of the SEQRA documents to the Commission. Collectively, these materials constitute the SEQRA Record. Extensions of the decision deadline were submitted by the Applicant and granted by the Commission during this time, the latest of which was submitted on February 12, 2020 with the decision deadline extended to June 17, 2020.

The Project requires additional permits and/or approvals from other involved agencies including the New York State Department of Transportation (NYSDOT), Suffolk County Department of Health Services, New York State Department of Environmental Conservation, and the Town of Brookhaven.

V. History of the Project Site

The Applicant has made numerous proposals for the Project Site. In 2003 when a development proposal for a Planned Retirement Community on 192 acres and a request to change the zoning district from L1 and A1 to Planned Retirement Congregate Housing Community (PRCHC) was

submitted to the Town Board of the Town of Brookhaven. At that time, the proposals were under entitled Silver Island Pines, Silver Glen and Silver Corporate Park. The change of zone was approved on December 20, 2005 with a correction on December 30, 2005 to incorporate items omitted in the approval. In January 2006, the Town Board rescinded the approval.

In April 2006, the Applicant commenced an Article 78 proceeding against the Town. The Stipulation is the result of the litigation. The acquisition by the Town of 120 acres of the original 192-acre site area as natural public open space was a key element of the Stipulation. To date, approximately 63% of the original site has been protected. The Applicant proposes to protect 31.71 acres of the Project Site, resulting in 79% or 151 acres of the original site in open space.

VI. The Project Site and the Study Area

At the Commission's public hearing, the Staff Report described the Project Site and defined a Study Area that extends one mile from the site in all directions. The Study Area describes the land use pattern in the vicinity of the Project Site.

The Project Site is presently undeveloped and contains a natural terrestrial habitat that is generally classified as a pitch pine-oak heath woodland ecological community type, except in the maintained overhead electric utility right of way corridor subject to a LIPA Easement. Historical aerial photography going back roughly 72 years to 1947, reveals the site has not been the subject of large-scale disturbance. It has remained the intact terrestrial woodland habitat it is today with a healthy dispersion of large pitch pine and oak trees, an understory of heath shrubs (e.g., huckleberry), natural leaf litter, and groundcover including spotted wintergreen and trailing arbutus.

In the immediate vicinity of the site, the south side borders on the North Service Road of the LIE. The west side adjoins a composting facility, and the northern and eastern boundaries adjoin public land. The LIE bisects the Study Area in half and forms the southern boundary of the Central Pine Barrens in this area. The area south of the LIE is outside of the Central Pine Barrens, although it is in the Study Area, and is therefore out of the Commission's jurisdiction. However, this area contains non-residential uses consistent with the proposed land use.

North of the LIE, on the east side of the Study Area and east of Sills Road, is an area of land that was placed in the Core Preservation Area in the 2014 expansion of the Central Pine Barrens to further protect the Carmans River and its watershed. The undeveloped, wooded Map of Enchanted Forest, located in this area, was subsequently protected by conservation easements through the Pine Barrens Credit Program.

The remainder of the Study Area is in the CGA. The north side of the Project Site adjoins natural open space owned by the Town. Residential land use development is located in the northerly portion of the Study Area. Adjoining the site to the west is a large agricultural/composting land use, beyond which are situated residentially developed communities.

VII. Development of Regional Significance Review and Plan Conformance

Summary

The Act authorizes the Commission, by majority vote, to waive strict compliance with the Plan upon finding that such waiver is necessary to alleviate a demonstrated hardship. Chapter 4 of the Plan outlines the review process for development that meets the thresholds constituting a DRS. The Commission's review is limited to compliance with the Standards and Guidelines set forth in Volume 1, Chapter 5 of the Plan.

The Application demonstrates conformance with Standards and Guidelines, except for the area that is the subject of a hardship waiver, i.e., removal of steep slopes on 18,948 square feet of the Project Site.

Standards and Guidelines that are Not Applicable

Not all Standards and Guidelines apply to the Project. This section identifies the Standards and Guidelines that do not apply to the Project either because the Project does not include a facility or structure that will cause an impact, the resource is not present, or the activity is not occurring. Specifically, no sewage treatment plant is proposed (S5.3.3.1.2); freshwater wetland habitat is not present (S5.3.3.4.1); the site is not within the jurisdiction of the Wild, Scenic and Recreational Rivers Act (S5.3.3.4.3); no ponds are proposed (G5.3.3.5.3); the vegetation clearing limit is met (S5.3.3.6.1); open space is unfragmented to the maximum extent (S5.3.3.6.2); the Project maximizes the clustering technique (G5.3.3.9.2); no land dedications will occur therefore no receiving entity is identified, and covenants will be recorded to protect natural areas (G5.3.3.9.3).

Applicable Standards and Guidelines

A summary of the Standards and Guidelines identifies the status of conformance. Details are provided where relevant and applicable to explain conclusions of conformity. It is noted where conformance is deferred to other agencies such as the Suffolk County Department of Health Services or NYSDEC who regulates protection of public health, groundwater and other natural resources. Since the proposed land use is commercial/industrial, the uses may be subject to regulations that pertain to management and storage of chemicals and hazardous materials and control of stormwater runoff to minimize water pollution. Site specific land uses for each lot and site plans have not been identified or prepared by the Applicant. The Applicant will adhere to these regulations and seek to obtain permits or seek a hardship waiver(s).

Standard or Guideline	Title	Conformance
Standard 5.3.3.1.1	**Suffolk County Sanitary Code Article 6 Compliance**	**Compliance to be demonstrated upon Suffolk County Department of Health Services approval. Absent redemption of Pine Barrens Credits, the sewage flow is capped at 21,423 gallons per day.**
Guideline 5.3.3.1.3	**Nitrate-nitrogen goal of 2.5 mg/l**	• **The Applicant shall provide proof that this Guideline will be met in the full buildout of the Project, prior to disturbance and development on the Project Site.** • **If conformance is not demonstrated, a waiver request must be submitted, subject to review and decision.**

Standard 5.3.3.2.1	**Suffolk County Sanitary Code Articles 7 & 12 compliance**	**Compliance to be demonstrated upon Suffolk County Department of Health Services approval.**
Standard 5.3.3.3.1	**Significant discharges and public supply well locations**	**Compliance to be demonstrated upon Suffolk County Department of Health Services (SCDHS) and New York State Department of Environmental Conservation approval.**
Guideline 5.3.3.3.2	**Private well protection**	**Compliance to be demonstrated SCDHS and NYSDEC approval.**
Standard 5.3.3.5.1	**Stormwater recharge**	**Compliance to be demonstrated upon other agency approval of a Stormwater Pollution Prevention Plan**
Guideline 5.3.3.5.2	**Natural recharge and drainage**	**The Project conforms.**
Guideline 5.3.3.5.4	**Natural topography in lieu of recharge basins**	**A recharge basin will be constructed in a less steeply sloped area of the Project Site; however, natural wales and depressions are not proposed.**
Guideline 5.3.3.5.5	**Soil erosion and stormwater runoff control during construction**	**Compliance to be demonstrated upon other agency approval of a Stormwater Pollution Prevention Plan**
Standard 5.3.3.6.1	**Vegetation Clearance Limits**	• **The Project conforms** • **65% or 46.41 acres of the site will be cleared** • **35% or 21.79 acres will remain natural consisting of existing pitch pine oak ecological community in Lot 13 (11.41 acres) and Lot 14 (13.58 acres).** • **Voluntary protection of 6.71 acres including:** o **4.97 acres in a 100-foot-wide natural roadside buffer on Lots 1, 8, 9, 10, 11 and 12** o **1.74 acres of undisturbed steep slopes on Lots 3, 6 and 7** • **Natural areas will be fenced before, during, and after construction.**
Standard 5.3.3.6.2	**Unfragmented open space**	• **The Project conforms** • **Unfragmented open space on Lots 13 and 14 totals 25 acres** • **Connectivity of open space with the adjacent 120 acres of Town-owned open space** • **Open space protects natural ecological communities including terrestrial habitat and steep slope topographic features**
Standard 5.3.3.6.3	**Fertilizer-dependent vegetation limit**	**The Project appears to demonstrate compliance with this Standard.**
Standard 5.3.3.6.4	**Native Plantings**	• **Landscaping plans will be reviewed by the Town and submitted to the Commission office as necessary.** • **Utilize native species of local genotypes.** • **Transplanting is encouraged but not required.** • **Flag trees to be protected in place during construction.**
Standard 5.3.3.7.1	**Special species and ecological communities**	• **The Project conforms if the Applicant adheres to NYSDEC guidance.** • **In its correspondence dated January 18, 2019 and February 12, 2019, the New York Natural Heritage Program (NHP) reported that a Federal and New York State-listed Threatened mammal, specifically the Northern Long Eared Bat (NLEB) (*Myotis septentrionalis)*, has been documented within one mile of the Project Site and may utilize the site's natural habitat. These bats may travel 1.5 miles or more from documented locations. The impact of concern for bats is the cutting or removal of potential roost trees. No clearing will occur on the Project Site from April 1 to October 31 of any given year to protect the habitat of the**

		Northern Long-eared Bat. • **The NHP reported an historical documented occurrence from 1979 of the Persius Duskywing, a New York State-listed Endangered butterfly species. NYSDEC recommended surveys be performed to determine the presence or absence of host plants for this species. If suitable habitat for this animal is present in the vicinity of the Project Site, it is possible that it may still occur there. Field Surveys are recommended to include a search for this species particularly at sites currently undeveloped that may contain suitable habitat. Seek NYSDEC Guidance.**
Guideline 5.3.3.8.1	**Clearing envelopes**	**Each lot will be cleared in its entirety including steep slopes, except for 1.74 acres of undisturbed steep slopes on Lots 3, 6 and 7.**
Guideline 5.3.3.8.2	**Stabilization and erosion control**	**Construction will not occur on slopes greater than 10% except for the waiver request to remove steep slopes including:** **•Lot 3: 2,847 square feet (10 to 15% slopes)** **•Lot 6: 3,514 square feet (10 to 15% slopes)** **•Lot 7: Total of 12,256.4 square feet** **o 11,218.52 square feet (10 to 15% slopes)** **o 1,368.35 square feet (15% and greater slopes)** **•Total steep slope disturbance: 18,947.87 square feet (0.43 acres) (17,579.52 square feet on 10 to 15% slopes and 1,368.35 square feet on 15% or greater slopes)**
Guideline 5.3.3.8.3	**Slope analysis**	**The Slope Analysis Plan contains a detailed analysis on the amount and location of disturbance and areas of lots left "undisturbed." Disturbance to steep slopes has been significantly minimized in the Plan to 1) protect steep slopes where possible within building lots, and 2) to cluster building lots outside of steep slope areas and inversely cluster steep slopes in the open space.**
Guideline 5.3.3.8.4	**Erosion and sediment control plans**	**Erosion and sediment control plans will be prepared where development occurs in areas of 15% slopes or greater.**
Guideline 5.3.3.8.5	**Placement of roadways**	• **Development of the Boulevard and recharge basin will occur on slopes 10% or less. The activity will displace 11,229 cubic yards of topsoil. The cut material will be temporarily distributed over the lots in the 100-foot wide roadside buffer on the North Service Road. This equates to an estimated 0.75 inches per square foot within the buffer. No other disturbance will occur in the buffer.** • **Construction plans will be submitted to the Town Engineer.**
Guideline 5.3.3.8.6	**Retaining walls and control structures**	• **Details of retaining walls for development including roads on slopes greater than 10% will be prepared and submitted to the Town Engineer.** • **Disturbance of 1,368.35 square feet containing slopes 15 to 59.8% grade will occur on Lot 7. This is part of the waiver request.** • **Planted slopes are encouraged where feasible over hard structures.**
Guideline 5.3.3.9.2	**Clustering**	**Conforms, clustering is maximized to enhance adjacent open space and provide contiguous open space connections**
Guideline 5.3.3.9.3	**Protection of dedicated open space**	• **Open space will be protected with covenants, covenants should be provided for review prior to recording.** • **No dedications are proposed.**
Guideline 5.3.3.11.1	**Cultural resource consideration**	• **The Project provides protection measures for viewsheds, character and undisturbed roadsides and connects to adjacent open space, hiking trails.** • **SHPO concluded no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.**
Guideline	**Inclusion of cultural**	• **The existing undisturbed roadside character will be preserved in a**

5.3.3.11.2	**resources in applications**	**100-foot wide natural buffer to protect the Project Site and regional resources.** • **No State or National Register resources are present.**
Guideline 5.3.3.11.3	**Protection of scenic and recreational resources**	• **The Project retains a visually shielding natural roadside buffer.** • **The future monument signage should be in keeping in both style and scale with the community character. Signage details shall be provided for review and comment.**
Guideline 5.3.3.11.4	**Roadside design and management**	**One ingress/egress curb cut for the access road is proposed on the North Service Road. The remaining roadside area will be undisturbed and protected in a 100-foot wide natural buffer. Manmade structures such as signage and lighting will be compliant and in keeping with the character of the CGA.**
Guideline 5.3.3.12.1	**Commercial and industrial compliance with Suffolk County Sanitary Code**	**Compliance to be demonstrated upon Suffolk County Department of Health Services approval, as applicable.**

VIII. Commission Review of the Hardship Exemption Request

Pursuant to the Act, in determining whether to grant a CGA hardship exemption for the Project, the Commission shall consider, among other things, the criteria set forth in New York State Town Law §267-b(2) and determine whether the Project is consistent with the purposes and provisions of the Act and whether the Project will result in a substantial impairment of the resources of the Central Pine Barrens area.

In considering the criteria set forth in Town Law §267-b(2)(b)(1), the Applicant asserts that the Project requires the development of all 12 lots to be financially viable and the entire Project is jeopardized if the hardship is not granted. The Application states that fundamental to the Applicant's decision to sell 120 acres to the Town and the Town's decision to acquire land at the negotiated price was a collective expectation that the Applicant would be able to develop a 12 lot subdivision on the balance of the property without the need for relief, as per the Stipulation of Settlement. As engineering design progressed, the parties discovered that the Project would disturb steep slopes and require a hardship. After several attempts to redesign the layout, the alternative of leaving steep slopes undeveloped, would require that Lots 6 and 7 be underdeveloped or not developed at all. This would not only alter the expectations of the parties but could jeopardize the entire Project, which requires the development of all 12 lots in order the Project to be financially viable. The waiver area is strictly and significantly limited to specific isolated patches on building Lots 3, 6 and 7 and is 0.58% of the Project Site.

The majority of the 13 acres of existing natural steep slopes distributed on the Project Site is preserved in a clustered plan layout and contained in the area to remain as natural open space, outside of building lots and envelopes. The Applicant attempted to design the Project to avoid the waiver utilizing different layouts and adjusting lot lines, however, the Applicant asserts the financial viability of the Project cannot be achieved if not for a waiver that affects removal of steep slopes on 18,948 square feet or 0.58% of the Project Site.

In considering the criteria set forth in Town Law §267-b(2)(b)(2), the Commission finds that the hardship is unique due the Project Site's history. The Applicant asserts the waiver is the result of the Stipulation of Settlement to develop 12 lots on the Project Site. These circumstances and

history are unique to this Applicant and Project and does not apply to a substantial portion of the neighborhood. The Applicant further protects approximately 6.71 acres as natural open space in excess of the Stipulation resulting in protection of 79% or 151 acres of the original 192 acres.

Natural open space connectivity is accomplished by situating open space contiguous to the northerly adjacent natural, Town-owned open space. The subdivision layout creates protects terrestrial ecological communities and succeeds in connecting northerly adjacent public lands to adjoin natural resources. The clustering technique is maximized in the open space arrangement and building lot layout. The Application encourages compatible industrial development in the CGA to accommodate regional growth influences in an orderly way while protecting the pine barrens environment from the individual cumulative adverse impacts thereof. The roadside character of the CGA is protected through the 100-foot wide natural buffer.

In considering the criteria set forth in Town Law §267-b(2)(b)(3), as it relates to character of the neighborhood, the Project is consistent with the Study Area. The Project Site is on a major transportation corridor (the LIE). The Project mimics the industrial development and plan layout for sites in the Study Area, on the south side of the LIE. The Project adjoins the developed westerly adjacent cleared site of a composting facility.

The Project adjoins development on its west and south sides. And where open space is adjacent, the cluster plan connects open space uses. The presence of the overhead utility corridor causes an intrusive developed element in the Project Site. The Project's industrial land use is consistent with the existing zoning district and permitted uses; no Town Board action is needed such as a change of zone that deviates from the Town Code. The Project is not inconsistent with the existing character of the area, uses, and generally conforms to its surroundings and pattern of development and land uses. The Project may become a commercial/industrial distribution center that is well situated on a major highway. The Commission finds that the Project will not alter the essential character of the neighborhood.

Pursuant to Town Law §267-b(2)(b)(4), the Commission finds that the hardship is not self-created. The Applicant asserts the Project is the result of a process that included the sale of a large portion of the original 192 acre site to the Town to preserve open space, leaving the balance to the Applicant to develop 72 acres and the Applicant's expectation to realize a financially viable Project. The Applicant and Town have achieved protection of 120 acres and reduced the scale of development significantly from its inception to arrive at the Application. The Project is consistent with the current industrial zoning classification in effect since before the Act. Prior proposals required Town Board actions and resulted in greater development in size and scale than the Project.

IX. Conclusion

The Project entitled Silver Corporate Park Compatible Growth Area Development of Regional Significance and Compatible Growth Area Hardship Waiver is depicted in the Slope Analysis Plan, Drawing No. SAP-1, and the Overall Site Plan, last dated April 21, 2020, and prepared by Key Civil Engineering is entitled to a hardship exemption for the foregoing reasons, is approved, and is subject to the following conditions.

1. General conditions

    a. Sewage flow is capped at 21,423 gallons per day.
    b. The final Subdivision Map and Site Plans identify clearing limits, open space, and fertilizer dependent vegetation limits.
    c. Copies of the recorded subdivision map and future approved site plans are provided to the Commission office.

2. Protection of natural vegetation and clearing

    a. Open space
        i. The Project protects 31.71 acres of natural open space as identified on the map. The natural area must remain in its natural condition. No disturbance, clearing, encroachments, landbanked parking, other uses, emergency access, road widening, or other development shall occur in the natural area. The open space must remain protected and noted as sterilized and yielding no additional density or intensity, disturbance or wastewater flow, except as defined in the Application.
        ii. Protect large trees as street trees, where feasible, in their existing place Delineate the road clearing limits and flag trees that may remain in place during and after construction.
        iii. The natural open space shall be identified in all maps for the Project.

    b. Clearing
        i. No more than 46.42 acres of the Project Site will be cleared.
        ii. No clearing activity shall occur from November 1 to March 31 of any calendar year to protect the Federal and New York State-listed Threatened Northern Long Eared Bat and its habitat, unless otherwise directed by NYSDEC.

    c. Declaration of Covenants and Restrictions shall protect a total of 31.71 acres of the site as natural open space. The Draft Covenants and Restrictions shall be prepared for review by the Commission Counsel and upon approval of Commission Counsel, filed with the Suffolk County Clerk within one year of this resolution, prior to disturbance on the Project Site. The Applicant shall provide proof of recording to the Commission

    d. Prior to the commencement of development activities on the Project Site, the Applicant shall:

        i. Install and maintain snow fencing along the clearing limits/natural area to protect the area to remain natural during construction. Notify the Commission office within one week prior to disturbance to inspect the clearing limits. No clearing shall occur until the Commission office has field inspected and issued

written approval to the Applicant. Notify the Commission when all construction is completed on the Project Site.

ii. Install and maintain permanent split rail fencing on the open space on the boundaries of Lots 13 and 14, as per the Map, which states “proposed spilt rail wood fence delineating unfragmented open space and areas of steep slopes” and including the undisturbed steep slopes on Lots 3, 6, and 7, as per the Map, which states “proposed split rail wood fence delineating unfragmented open space and areas of steep slopes” and “undisturbed area as per steep slope requirement to be protected with fencing and covenants and restrictions.”

iii. For efficient and expedited site plan review, consider uniform fencing and other design standards including signage color palette, material, height, and other details for when each of the 12 site plans is developed.

iv. Once development of each phase is complete, remove snow fencing and install split rail fencing in its place along clearing limit boundaries to delineate areas to remain natural.

3. Commission shall have the right to inspect the open space on an annual basis.

4. Prior to disturbance, contact NYSDEC for guidance on performing a survey to identify the presence or absence of Persius Duskywing butterfly habitat in the LIPA right of way easement area. Perform the survey as per NYSDEC guidelines. Submit results of the survey to NYSDEC and the Commission office. If the species and/or its habitat are present, wait for further instructions from NYSDEC before commencing development including clearing and preparation of the site for construction.

5. Lighting must be minimal and should not spill off site. It should consist of downward facing fixtures. The Lighting Plan, Sheet SD-5, contains specifications for illuminating the Project Site. Light posts are 25 feet tall. Reduce the pole height to a maximum of 12 feet to minimize excess lighting, energy, and cost to achieve the same amount of lighting necessary on site.

6. A maximum of 11,229 cubic yards of soil may temporarily be distributed over the 100-foot wide natural roadside buffer. Once this is complete, no further disturbance may occur in buffer.

7. Site specific landscaping and signage plans must be prepared, submitted to the Town for review and referred to the Commission office for approval.

    a. Landscaping plans must be composed of native species of local genotypes. Transplanting is encouraged but not required. And where feasible, flagging of existing trees should be conducted to designate trees to be protected and kept in place during construction.
    b. Space is reserved at the curb cut to accommodate a monument sign. Keep colors, materials, height, and lighting minimal and consistent with the landscape to protect the Central Pine Barren’s character and resources
    c. If lighting is proposed on the sign or if it is backlit, it will be dark sky compliant in accordance with the Town Code and in keeping with the character of the CGA.

8. Submit a Stormwater Pollution Prevention Plan for review and approval to the NYSDEC. If not approved by NYSDEC, no activity may occur under this approval. Provide evidence of NYSDEC approval.

9. Construction phasing

    a. Development of each of the 12 lots may occur individually or simultaneously, depending on interested tenants and needs.
    b. This approval shall expire five (5) years from the date of this Resolution. The Applicant may seek an extension of this approval in one (1) year increments and reauthorization from the Commission, subject to its review.

10. Any changes of the Project, as approved, must be reviewed and approved by the Commission.

Motion to Approve Silver Corporate Park Compatible Growth Area Development of Regional Significance and Hardship Waiver

Date: June 17, 2020
Motion By: Mr. Romaine
Seconded: Ms. Gallagher
Vote:
Yes: Ms. Gallagher, Mr. Dale, Mr. Romaine, Ms. Aguiar and Mr. Schneiderman
No: None
Abstain: None
Absent: None

Copies of This Decision Will be Sent To:

New York State Department of Environmental Conservation, Division of Environmental Permits, Region 1
New York State Department of Transportation
Suffolk County Planning Commission
Suffolk County Department of Health Services
Suffolk County Department of Public Works
Suffolk County Sewer Agency
Suffolk County Water Authority
Town of Brookhaven Supervisor
Town of Brookhaven Town Clerk
Town of Brookhaven Town Board
Town of Brookhaven Board of Zoning Appeals
Town of Brookhaven Planning Environment and Land Management (PELM)
Town of Brookhaven Building Department
Town of Brookhaven Parks and Recreation Department
Applicant/Attorney

APPENDIX D
Project Renderings



APPENDIX E
Comparison of Conformance to Central Pine Barrens CLUP, Subdivision Plan & Site Plan

NPV

COMPARISON OF CONFORMANCE TO CENTRAL PINE BARRENS CLUP
Subdivision Plan & Site Plan

Standard (S)/Guideline (G)			Explanation and Document Page Reference	
			Subdivision Plan	**Site Plan**
5.3.3.1 Nitrate-nitrogen				
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 (SCSC) shall meet all applicable requirements of the Suffolk County Department of Health Services (SCDHS). Projects which require variances from the provisions of Article 6 shall meet all requirements of the SCDHS Board of Review in order to be deemed to have met the requirements of this standard.	Compliance to be demonstrated upon SCDHS approval. Absent redemption of Pine Barrens Credits, the sewage flow is capped at 21,423 gpd.	The project's sanitary wastewater will be treated and recharged via on-site septic systems conforming to SCSC Article 6 requirements. The estimated 549,942 SF of warehouse spaces would generate an estimated 21,998 gpd of sanitary wastewater. This would exceed the allowable sanitary flow under SCSC Article 6, which is 21,423 gpd. However, according to the Town Planning Board Negative Declaration and the Stipulation of Settlement, the Town acknowledges that the site may yield 550,000 SF of industrial space, which the Site Plan satisfies. The Site Plan will obtain all necessary and appropriate variances and/or permits, including the SCDHS Board of Review.
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. Denitrification systems that are approved by the New York State Department of Environmental Conservation (NYSDEC) or the SCDHS may be used in lieu of a sewage treatment plant.	N/A; no sewage treatment plant is proposed	The proposed project will conform to SCSC Article 6 requirements, so that no STP will be necessary. It is acknowledged that the project's effluent will be recharged within the CGA. However, the project will operate under the jurisdiction of the SCDHS and in conformance with SCSC Article 6, thereby assuring that no impact to underlying groundwater quality will occur.
G 5.3.3.1.3	Nitrate-nitrogen goal	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 commercial or industrial equivalent), through clustering, or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands.	• The Applicant shall provide proof that this Guideline will be met in the full buildout of the Project, prior to disturbance and development on the Project Site. • If conformance is not demonstrated, a waiver request must be submitted, subject to review and decision.	No surface water bodies or wetlands are present on the site or in the vicinity that could be impacted by the site's recharge and as a result, this Guideline does not apply. The proposed project includes measures that will minimize potential nitrogen impacts to groundwater (i.e., conformance to SCSC Article 6, use of an Innovative/Alternative septic system, elimination of fertilizer use on landscaping). The project density is unchanged and therefore if applicable, the nitrogen concentration in recharge will be less than 2.5 mg/l.
5.3.3.2 Other chemical contaminants of concern				
S 5.3.3.2.1	Suffolk County Sanitary Code Articles 7 & 12 compliance	All development projects must comply with the provisions of Articles 7 and 12 of the SCSC, 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.	Compliance to be demonstrated upon SCDHS approval.	The Site Plan will be consistent with SCSC Article 7 in that it would not involve an industrial process or use hazardous or toxic materials in excess of the quantities allowed under Article 7 of the SCSC. The project will conform to the applicable storage and handling restrictions and requirements of SCSC Article 12. The proposed project will obtain proper permits, if needed and required.

5.3.3.3 Wellhead 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 (NYS) Environmental Conservation Law (ECL) Article 17.	Compliance to be demonstrated upon SCDHS and NYSDEC approvals.	There are no public water supply wellfields within 200 feet of the subject site.
G 5.3.3.3.2	Private well protection	The SCDHS guidelines for private wells should be used for wellhead protection.	Compliance to be demonstrated SCDHS and NYSDEC approvals.	The project conforms to SCSC Articles 6 and 7, and all wastewater recharge will flow in an east-southeasterly direction. There are no SCWA public water supply wellfields in this direction that are near enough to the project site to be impacted by the site's sanitary recharge.
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 which shall be no less than that required by the NYS Tidal Wetland, Freshwater Wetland, or Wild, Scenic and Recreational Rivers (WSRR) Act or local ordinance. Distances shall be measured horizontally from the wetland edge as mapped by the NYSDEC, 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 NYSDEC or a municipality in order to be deemed to have met the requirements of this standard.	N/A; freshwater wetland habitat is not present.	There are no surface water bodies or freshwater wetlands on the subject site.
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 NYS ECL and local ordinances, shall be imposed to protect these areas as deemed necessary.	N/A	The eastern and northern portions of the site, and the naturally-vegetated buffer along the LIE (totaling 30.15 acres), will be retained in their naturally-vegetated condition, and permanently protected by covenant filed with the County Clerk.
S 5.3.3.4.3	Wild, Scenic & Recreational Rivers Act compliance	Development shall conform to the provisions of the New York State WSRR Act, where applicable. Projects which require variances or exceptions under the NYS WSRR Act shall meet all requirements imposed by the NYSDEC in order to be deemed to have met the requirements of this standard.	N/A; the site is not within the jurisdiction of the WSRR Act	The subject site is not within the regulated distance from any State-designated WSRR.
G 5.3.3.4.4	Additional nondisturbance buffers	Stricter nondisturbance buffer areas may be established for wetlands as appropriate.	N/A	No additional buffer areas are necessary or proposed.
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.	Compliance to be demonstrated upon other agency approval of a SWPPP.	All stormwater runoff generated on developed surfaces will be retained on-site and recharged to groundwater. The project's drainage system will utilize a recharge basin. The system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-15-002 for stormwater project notification and preparation of a SWPPP.
G 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.	The Project conforms.	No suitable natural low areas are present on the site that could be used for drainage purposes.
G 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; no ponds are proposed.	No artificial ponds are proposed.
G 5.3.3.5.4	Natural topography in lieu	The use of natural swales and depressions should be permitted and encouraged	A recharge basin will be constructed in a less	No natural topographic low points or swales are available

	of recharge basins	instead of excavated recharge basins, whenever feasible	steeply sloped area of the Project Site; however, natural wales and depressions are not proposed.	to be utilized for stormwater recharge.
G 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	During construction, the standards and guidelines promulgated by the NYSDEC pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, should be adhered to.	Compliance to be demonstrated upon other agency approval of a SWPPP.	The project's drainage system will be subject to the review and approval of the Town engineering and planning staff and the project will comply with SPDES GP 0-15-002 for stormwater project notification and preparation of a SWPPP.
5.3.3.6 Natural vegetation and plant habitat				
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 [of the Plan]. These percentages shall be taken over the total site and shall include, but not be limited to, roads, building sites and drainage structures. The clearance standard that would be applied to a 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 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 Project conforms • 65% or 46.41 acres of the site will be cleared • 35% or 21.79 acres will remain natural consisting of existing pitch pine oak ecological community in Lot 13 (11.41 acres) and Lot 14 (13.58 acres). • Voluntary protection of 6.71 acres including: o 4.97 acres in a 100-foot-wide natural roadside buffer on Lots 1, 8, 9, 10, 11 and 12 o 1.74 acres of undisturbed steep slopes on Lots 3, 6 and 7 • Natural areas will be fenced before, during, and after construction.	The subject parcel is now and was zoned L-1 in 1995, when the CPB CLUP was adopted. Figure 5-2 of the CLUP indicates that the overall maximum allowed site clearance is 65% (46.44 acres; conversely, a minimum of 35% of the site, or 25.01 acres, would have to be preserved as natural). The proposed project will clear an estimated 41.30 acres of the site (57.80%), thereby conforming to this requirement. Conversely, the Site Plan would retain 30.15 acres on natural vegetation, or 42.20% of the site. In summary, the Site Plan will conform to the CLUP clearing standard, though it will clear 1.59 acres more land than the Subdivision Plan, and will retain 1.55 acres less of the site's naturally-vegetated land than the Subdivision Plan. These differences are because the Site Plan includes more landscaped area than the Subdivision Plan and has a larger recharge basin than the Subdivision Plan. As a result, the Site Plan requires a somewhat larger disturbed area than the Subdivision Plan, which leaves slightly less natural land available to be retained in a natural condition.
S 5.3.3.6.2	Unfragmented open space	Subdivision and site design shall support preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established when adjacent parcels are developed. Subdivision and site designs should also be configured in such a way so as to prioritize the preservation of native pine barrens vegetation to the maximum extent practicable. For the purpose of this paragraph, native pine barrens vegetation shall include pitch pines and various species of oak trees, understory, and ground cover plants such as blueberry, wintergreen, bearberry and bracken fern, grasses, and sedges such as little bluestem, Pennsylvania sedge and indian grass as well as those ecological communities listed in sections 5.6 and 5.7 in Chapter 5, Volume 2 of the Plan. It is recognized that the preservation of nonnative but ecologically important habitats may be consistent with the intent and goals of the plan when such action would result in the creation of large contiguous natural open space areas and or the protection of rare, threatened, or endangered species or their habitat.	• The Project conforms • Unfragmented open space on Lots 13 and 14 totals 25 acres • Connectivity of open space with the adjacent 120 acres of Town-owned open space •Open space protects natural ecological communities including terrestrial habitat and steep slope topographic features.	This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and, if possible, off-site property. As a result, substantial areas of natural contiguous habitat will be retained; these areas will be contiguous to naturally-vegetated spaces adjacent to the north, east and west, thus forming an open space continuum as intended by this standard.
S 5.3.3.6.3	Fertilizer dependent	No more than 15% of an entire development project site shall be established in	The Project appears to demonstrate compliance	The Applicant does not intend to include fertilizer-

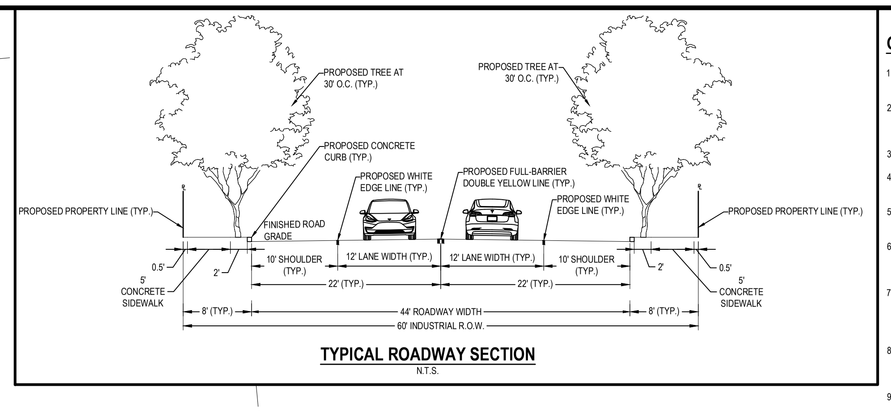
	vegetation limit	fertilizer-dependant vegetation including formalized turf areas. Generally, nonnative species require fertilization; therefore, planting of such nonnative species shall be limited to the maximum extent practicable. The use of the nonnative plants in Figure 5-2 [of the Plan] is specifically not recommended.	with this Standard.	dependent landscape species in the project's landscape design, other than a potential initial application, to establish healthy growth. Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the CLUP will be used in the final site plan landscape design plans.
S 5.3.3.6.4	Native Plantings	Development designs shall consider the native planting suggestions contained in Figure 5-2 [of the Plan].	• Landscaping plans will be reviewed by the Town and submitted to the CPBJPPC office as necessary. • Utilize native species of local genotypes. • Transplanting is encouraged but not required. • Flag trees to be protected in place during construction	Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the CLUP will be used as part of the final site plan landscape design plans.
5.3.3.7 Species and communities of special concern				
S 5.3.3.7.1	Special Species and Ecological Communities	Where a significant negative impact 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 is proposed, appropriate mitigation measures as determined by the appropriate state, county or local government agency shall be taken to protect these species.	• The Project conforms if the Applicant adheres to NYSDEC guidance. • In its correspondence dated January 18, 2019, and February 12, 2019, the New York Natural Heritage Program (NHP) reported that a Federal and New York State-listed Threatened mammal, specifically the Northern Long Eared Bat (NLEB) (*Myotis septentrionalis)*, has been documented within one mile of the Project Site and may utilize the site's natural habitat. These bats may travel 1.5 miles or more from documented locations. The impact of concern for bats is the cutting or removal of potential roost trees. No clearing will occur on the Project Site from April 1 to October 31 of any given year to protect the habitat of the Northern Long-eared Bat. • The NHP reported an historical documented occurrence from 1979 of the Persius Duskywing, a New York State-listed Endangered butterfly species. NYSDEC recommended surveys be performed to determine the presence or absence of host plants for this species. • If suitable habitat for this animal is present in the vicinity of the Project Site, it is possible that it may still occur there. Field Surveys are recommended to include a search for this species particularly at sites currently undeveloped that may contain suitable habitat. Seek NYSDEC Guidance.	• The Applicant will ensure that the Site Plan will conform to NYSDEC guidance regarding habitat protection and accommodation for rare, threatened endangered and species of special concern. • As directed by the NHP, clearing will be limited to occur within the time period specified by the NYSDEC, to protect the habitat of the Northern Long-eared Bat. No clearing will occur on the Project Site from April 1 to October 31 of any given year to protect the habitat of the Northern Long-eared Bat unless otherwise authorized by NYSDEC. • Host plants for the Persius Duskywing are not expected within proposed development areas.
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	Each lot will be cleared in its entirety including	The Site Plan was revised in part to maximize use of slopes

		the placement of those envelopes on slopes less than ten percent (10%).	steep slopes, except for 1.74 acres of undisturbed steep slopes on Lots 3, 6 and 7.	less than 10%, and reduce impacts to slopes 10 to 15%, as well as to slopes in excess of 15%. This goal is achieved to a large degree by the Site Plan, where more of the site's slopes of less than 10% will be disturbed than the Subdivision Plan, but less of the site's 10 to 15% slopes and less of the site's 15+% slopes will be impacted.
G 5.3.3.8.2	Stabilization and erosion control	Construction of homes, roadways, and private driveways on slopes greater than ten percent (10%) may be approved if technical review shows that sufficient care has been taken in the design of stabilization measures, erosion control practices and structures so as to mitigate negative environmental impacts.	• Construction will not occur on slopes greater than 10% except for the waiver request to remove steep slopes including: o Lot 3: 2,847 SF (10 to 15% slopes) o Lot 6: 3,514 SF (10 to 15% slopes) • Lot 7: Total of 12,256.4 SF o 11,218.52 SF (10 to 15% slopes) o 1,368.35 SF (15% and greater slopes) • Total steep slope disturbance: 18,947.87 SF (0.43 acres): o (17,579.52 SF on 10 to 15% slopes o 1,368.35 SF on 15% or greater slopes	An Erosion & Sediment Control Plan will be prepared as part of the Site Plan for the project. Erosion prevention measures to be taken during construction may include groundcovers (vegetative or artificial), drainage diversions, soil traps, minimizing the area of soil exposed to erosive elements at one time, and minimizing the time span that soil is exposed to erosive elements. Soil removed during grading and excavation will be used as backfill (if it displays acceptable bearing capacity and leaching characteristics) to produce acceptable slopes for construction. The proposed stormwater design conforms to the intent of this standard.
G 5.3.3.8.3	Slope analysis	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.	The **Existing Slope Analysis Plan** [for the Subdivision Plan] contains a detailed analysis on the amount and location of disturbance and areas of lots left "undisturbed." Disturbance to steep slopes has been significantly minimized in the Subdivision Plan to 1) protect steep slopes where possible within building lots, and 2) to cluster building lots outside of steep slope areas and inversely cluster steep slopes in the open space.	A map has been prepared depicting slope intervals of 0-10%, 10-15% and greater than 15%. As shown in the **Existing Slope Analysis Plan**, **Proposed Warehouse** for the Site Plan, there are 8.33 acres of steep slopes (defined as >15%) on the subject site. It should be noted that 91.67% of the site has slopes of less than 15%. Natural steep slopes are found in the central and northern parts of the site. For the proposed project, regrading is not expected to produce slopes in excess of 1:3.
G 5.3.3.8.4	Erosion and sediment control plans	Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes.	Erosion and sediment control plans will be prepared where development occurs in areas of 15% slopes or greater.	The potential for erosion to occur during construction or after construction is completed will be controlled by implementing a SWPPP, which will include engineered Erosion Control Plans during the site plan review process.
G 5.3.3.8.5	Placement of roadways	Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills.	• Development of the Boulevard and recharge basin will occur on slopes 10% or less. The activity will displace 11,229 cubic yards of topsoil. The cut material will be temporarily distributed over the lots in the 100-foot wide roadside buffer on the North Service Road. This equates to an estimated 0.75 inches per square foot within the buffer. No other disturbance will occur in the buffer. • Construction plans will be submitted to the Town Engineer.	One of the goals of the Site Plan was to reduce the area of impact to slopes in excess of 10% to a greater degree than achieved for the Subdivision Plan. It is estimated that 0.98 acres of slopes 10% and greater will be impacted by the Site Plan. In comparison, the Subdivision Plan (assuming the current slope map) would impact 1.45 acres of slopes in excess of 10%.
G 5.3.3.8.6	Retaining walls and control structures	Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%).	• Details of retaining walls for development including roads on slopes greater than 10% will be prepared and submitted to the Town	One of the goals of the Site Plan was to reduce the potential need of retaining walls by reducing impacts to

			Engineer. • Disturbance of 1,368.35 SF containing slopes 15 to 59.8% grade will occur on Lot 7. This is part of the waiver request. • Planted slopes are encouraged where feasible over hard structures	steep slope areas. However, should retaining walls still be needed, details will be prepared for and submitted to the Town Engineer. It is estimated that 0.20 acres of slopes 15% and greater will be impacted by the Site Plan. In comparison, the Subdivision Plan (assuming the current slope map) would impact 0.32 acres of slopes in excess of 15%.
5.3.3.9 Coordinated design for open space management				
S 5.3.3.9.1	Receiving entity for open space dedications	Applications must specify the entity to which dedicated open space will be transferred.	N/A	No dedication of the open space on the site is proposed.
G 5.3.3.9.2	Clustering	Municipalities are strongly urged to maximize the use of the clustering technique where its usage would enhance adjacent open space or provide contiguous open space connections with adjacent open space parcels.	Conforms; clustering is maximized to enhance adjacent open space and provide contiguous open space connections.	Clustering of the project is a central tenet of the Site Plan, to allow for retention of substantial acreages of natural vegetation in the site's eastern and northern portions, to abut similar areas on adjacent properties. This principle also enables the Applicant to locate the disturbed area preferentially on the low-slope areas of the site.
G 5.3.3.9.3	Protection of dedicated open space	Proposed open space should be protected with covenants, conservation easements or dedications that specify proper restrictions on its use and contingencies for its future management.	• Open space will be protected with covenants, covenants should be provided for review to recording. • No dedications are proposed	The Applicant will participate in the preparation of a covenant to permanently protect the open spaces on the site.
5.3.3.10 Agriculture and horticulture				
G 5.3.3.10.1	Best Management Practices	Any existing, expanded, or new activity involving agriculture or horticulture in the CGA should comply with best management practices as defined herein and relevant requirements including local law. Best management practices are, for purposes of this Plan, the same practices stated in the most recent version of *Controlling Agricultural Nonpoint Source Water Pollution in New York State* (Bureau of Technical Services and Research, Division of Water, NYSDEC, 1991 and as later amended).	N/A	N/A; the project is a warehouse in nature, and no new or expanded agricultural or horticultural uses are included.
5.3.3.11 Scenic, historic, and cultural resources				
G 5.3.3.11.1	Cultural resource consideration	Development should account for, review, & provide protection measures for: 1. Established recreational and educational trails and trail corridors, including but not limited to those trail corridors inventoried elsewhere in this Plan. 2. Active recreation sites, including existing sites and those proposed as part of a development. 3. Scenic corridors, roads, vistas, and viewpoints 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.	• The Project provides protection measures for viewsheds, character and undisturbed roadsides and connects to adjacent open space, hiking trails. • SHPO concluded no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.	The project design will retain a 100 foot-deep naturally-vegetated buffer along the site's southern boundary with the LIE. Additionally, plantings of appropriate landscape species to protect and enhance the natural aesthetics of the site and area will be made within the disturbed area. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses.
G 5.3.3.11.2	Inclusion of cultural	Development proposals should note established recreation and educational trails and		N/A; there are no known or suspected cultural resources

	resources in application	trail corridors; active recreation sites; scenic corridors, roads, vistas and viewpoints located in Critical Resource Areas and undisturbed portions of the roadsides of the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway; sites on the State or National Register of Historic Places, and historic structures and landmarks recognized by municipal law or statute, or listed on the State or National Registers of Historic Places; and sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum within a five hundred (500) foot radius of the outside perimeter of the project site, including any project parcels which are physically separate from the bulk of the proposed development area. A development proposal may be disapproved or altered if the local municipality determines that the development proposal, in its current form, may have a significant negative impact on any of the above resources.	• The existing undisturbed roadside character will be preserved in a 100 foot-wide natural buffer to protect the Project Site and regional resources. • No State or National Register resources are present.	on the subject site that could be impacted by the proposed project, based on review of NYS OPRHP records.
G 5.3.3.11.3	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.	• The Project retains a visually shielding natural roadside buffer. • The future monument signage should be in keeping in both style and scale with the community character. • Signage details shall be provided for review and comment.	The project design will retain a 100 foot-deep naturally-vegetated buffer along the site's southern boundary with the LIE. Additionally, plantings of appropriate landscape species to protect and enhance the natural aesthetics of the site and area will be made within the disturbed area. The project's buildings and amenities will employ an attractive architectural treatment and complementary landscape design that would be consistent with the aesthetics of the area and congruent with the surrounding land uses.
G 5.3.3.11.4	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.	• One ingress/egress curb cut for the access road is proposed on the North Service Road. The remaining roadside area will be undisturbed and protected in a 100 foot-wide natural buffer. • Manmade structures such as signage and lighting will be compliant and in keeping with the character of the CGA.	• Unlike the Subdivision Plan, the Site Plan includes two ingress/egress curb cuts on the site's frontage on the LIE North Service Road. • The project's signage and lighting will be compliant and in keeping with the character of the area.
5.3.3.12 Commercial and industrial development				
S 5.3.3.12.1	Commercial and industrial compliance with Suffolk County Sanitary Code	All commercial and industrial development applications shall comply with the provisions of the SCSC as applied by the SCDHS, and all other applicable federal, state, or local laws. Projects which require variances from the provisions of the SCSC shall meet all requirements of the SCDHS Board of Review in order to be deemed to have met the requirements of this standard.	Compliance to be demonstrated upon SCDHS approval, as applicable.	The proposed project will comply with all applicable Town, County and/or State regulations and requirements insofar as practicable; where variances would be necessary, each will be applied for to the appropriate entity having jurisdiction.

PLANS



TYPICAL ROADWAY SECTION

N.T.S.

GENERAL SITE NOTES

1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
5. WORK WITHIN THE R.O.W. OF THE L.I.E. NORTH SERVICE ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
6. ALL TRAFFIC CONTROL DEVICES, I.E. 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 NYSDOT. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC AND NYSDOT SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLAN
7. CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA FREE OF DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.'S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS & PROCEDURES IN CONNECTION WITH THE WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
15. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK. FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
17. SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
19. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
20. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A NYSDOT RIGHT-OF-WAY THE APPLICANT/OWNER/ DEVELOPER/CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE NYSDOT.
21. ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR.
22. ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS, ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY NYSDOT AND TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, DIVISION OF TRAFFIC SAFETY.
23. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE BC 2015 CODE CHAPTER 11-ACCESSIBILITY ADOPTED BY NEW YORK STATE, THE 2016 UNIFORM CODE SUPPLEMENT, AND ICC/ANSI A117.1 - 2009.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
25. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
26. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
27. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
28. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
29. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
30. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
31. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
32. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS BY OTHERS.
33. THE USE OF NON-NATIVE LANDSCAPING SPECIES SHALL BE LIMITED TO NO MORE THAN 15% OF THE ENTIRE DEVELOPMENT IN ORDER TO MINIMIZE THE USE OF FERTILIZATION. THIS STANDARD SHALL BE APPLIED TO THE OVERALL SUBDIVISION APPLICATION, AND TO EACH OF THE 12 INDUSTRIAL LOTS AS THEY ARE DEVELOPED.

BULK ZONING TABLE

ZONING DISTRICT: L INDUSTRIAL 1 (LIGHT INDUSTRY) WITHIN HYDROLOGIC SENSITIVE ZONE

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-568-A.3	120,000 SF (2.75 ACRES)	COMPLIES
MINIMUM WIDTH OF LOT THROUGHOUT	85-568-B.3	200'	COMPLIES
MINIMUM ROAD FRONTANGE	85-568-B.3	200' FOR PARCELS WITHIN HYDROGEOLOGIC SENSITIVE ZONE (SEE PROPOSED LOT SUMMARY TABLE, THIS SHEET)	COMPLIES
MINIMUM FRONT YARD SETBACK	85-568-C.1	50'	COMPLIES
	85-568-C.2	100' FOR PARCELS 5 ACRES OR MORE IN SIZE	N/A
MINIMUM SIDE YARD SETBACK	85-568-D.1	10' WITH A TOTAL SIDE YARD SETBACK OF 30'	COMPLIES
	85-568-D.3	50' FOR PARCELS 5 ACRES OR MORE IN SIZE	N/A
MINIMUM REAR YARD SETBACK	85-568-E.1	50'	COMPLIES
MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)	85-568-F.2	30% IN HYDROLOGIC SENSITIVE ZONE	COMPLIES
MAXIMUM PERMITTED HEIGHT	85-568-G.1	50' OR 3 STORIES	COMPLIES
UNFRAGMENTED OPEN SPACE	85-723-E.2	SUBDIVISION AND SITE PLAN DESIGN SHALL SUPPORT THE PRESERVATION OF NATURAL VEGETATION IN LARGE UNBROKEN BLOCKS THAT ALLOW CONTIGUOUS OPEN SPACES TO BE ESTABLISHED WHEN ADJACENT PARCELS ARE DEVELOPED. SUBDIVISION AND SITE PLAN DESIGNS SHOULD ALSO BE CONFIGURED IN SUCH A WAY AS TO PRIORITIZE THE PRESERVATION OF NATIVE PINE BARRENS VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE.	COMPLIES
MINIMUM LANDSCAPING	85-843-A.1	20%	COMPLIES
MINIMUM LANDSCAPING IN FRONT YARD	85-843-A.2	50%	COMPLIES
STREET TREE REQUIREMENT	85-843-A.3	MINIMUM 4" CALIPER STREET TREES PLANTED AT 30' ON CENTER	COMPLIES
MINIMUM LANDSCAPING ALONG STREET FRONTAGE	85-843-A.4	15'	COMPLIES
MINIMUM LANDSCAPING AREA	85-843-A.6.a	30% FOR COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF 5 ACRES OR MORE	COMPLIES
MINIMUM LANDSCAPING ALONG STREET FRONTAGE	85-843-A.6.c	50' FOR COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF 5 ACRES OR MORE	COMPLIES
PARKING AREA SCREENING	85-843-A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE	COMPLIES
PARKING AREA LANDSCAPING	85-843-A.8.a	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SF OF LANDSCAPING FOR EACH 25 SPACES	COMPLIES
	85-843-A.8.b	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10' IN WIDTH. WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20' IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF 4" AT A MINIMUM OF ONE TREE FOR EVERY 30'	COMPLIES
IRRIGATION REQUIRED	85-843-A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS	COMPLIES
MINIMUM BUFFER TO RESIDENTIAL USE OR ZONE	85-843-B.2.a	25' WITH A DENSITY AND QUALITY OF PLANTINGS EQUAL TO A DOUBLE ROW OF EVERGREEN PLANTINGS 7' HIGH AND 5' ON CENTER	N/A
	85-843-B.2.c	75' WITH A DENSITY AND QUALITY OF PLANTINGS EQUAL TO 5 ROWS OF EVERGREEN PLANTINGS 7' HIGH AND 5' ON CENTER. SHALL BE REQUIRED IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER, INDUSTRIAL USE OCCUPYING A SITE OF 5 ACRES OR MORE IN SIZE	N/A
MINIMUM SETBACK AND BUFFER TO ROADWAYS	85-844	100' FOR BUILDINGS LOCATED ALONG INTERSTATE 495 AND SERVICE ROADS	COMPLIES
CUL-DE-SAC STREETS	SR-19-C	CUL-DE-SAC STREETS GENERALLY ARE NOT DESIRABLE. IF PROVIDED, THEY GENERALLY SHALL NOT EXCEED 400' IN LENGTH AND SHALL TERMINATE IN A CIRCULAR TURNAROUND HAVING A MINIMUM RIGHT-OF-WAY RADIUS OF 50'	N/A FOR INDUSTRIAL SUBDIVISIONS
MINIMUM STREET WIDTHS	TOWN STANDARD	60' OR 70' RIGHT-OF-WAY WIDTH 44' PAVEMENT WIDTH	60' R.O.W. 44' PAVEMENT WIDTH
LOT SIZE	SR-20-A	THE LOT SIZE SHALL NOT BE LARGE ENOUGH TO PERMIT RESUBDIVIDING	COMPLIES
BLOCK LENGTH	SR-20-B	NO BLOCK SHOULD BE MORE THAN 1,200' IN LENGTH	N/A FOR INDUSTRIAL SUBDIVISIONS
RECREATIONAL AREA	SR-23-A	EACH SUBDIVIDER SHALL DEDICATE TO THE TOWN OF BROOKHAVEN AN AREA FOR RECREATIONAL PURPOSES SUITABLE IN CHARACTER AND OF AN AREA REPRESENTING 1,500 SF FOR EACH BUILDABLE PLOT AS SHOWN ON THE FINAL MAP OR MAPS APPROVED BY THE PLANNING BOARD.	FEE IN LIEU OF PROPERTY DEDICATION TO BE OFFERED TO TOWN OF BROOKHAVEN
PINE BARRENS COMPATIBLE GROWTH AREA	G.5.3.3.1.3	NITRATE-NITROGEN GOAL - A MORE PROTECTIVE GOAL OF TWO AND ONE HALF (2.5) MGL MAY BE ACHIEVED FOR NEW PROJECTS THROUGH AN AVERAGE RESIDENTIAL DENSITY OF ONE (1) UNIT PER TWO (2) ACRES (OR ITS COMMERCIAL OR INDUSTRIAL EQUIVALENT), THROUGH CLUSTERING, OR THROUGH OTHER MECHANISMS TO PROTECT SURFACE WATER QUALITY FOR PROJECTS IN THE VICINITY OF PONDS OR WETLANDS.	AS THIS PROJECT IS NOT IN THE VICINITY OF PONDS AND/OR WETLANDS, THE MORE PROTECTIVE GUIDELINE OF A CONCENTRATION OF 2.5 MGL OF NITRATE IN EFFLUENT IS NOT REQUIRED.
	G.5.3.3.5.1	STORMWATER RECHARGE - RECHARGE BASIN IS PROPOSED FOR THE PRIVATE ROADWAY INFRASTRUCTURE AND THE STORMWATER DISCHARGE FOR EACH SUBDIVIDED LOT TO DISCHARGE DIRECTLY TO SUBSURFACE VIA RETENTION SYSTEMS.	COMPLIES
	G.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.	COMPLIES
	S 5.3.3.6.1 FIGURE 5-1	MAXIMUM SITE CLEARANCE FOR INDUSTRIAL USE IS 85%	COMPLIES
	G.5.3.3.6.2	UNFRAGMENTED OPEN SPACE - THE 71.41 ACRE PARCEL OF LAND, OF WHICH 47 ACRES WILL BE SUBDIVIDED INTO 12 BUILDABLE INDUSTRIAL LOTS WITH A 60' WIDE RIGHT-OF-WAY. THE REMAINING 25 ACRES OF THE 71.47 ACRE PARCEL WILL REMAIN AS UNFRAGMENTED OPEN SPACE, AS PER THE STIPULATION OF SETTLEMENT (INDEX NO. 06-10360 & 06-10359)	COMPLIES
	G.5.3.3.8.1	CLEARING ENVELOPES - THE PROPOSED SUBDIVISION LOCATES THE PROPOSED BUILDABLE LOTS IN THE SITE AREAS THAT CONSIST OF SLOPES LESS THAN 15%. THE CLEARING ENVELOPE IS PROVIDED FOR EACH SUBDIVIDED LOT AND SHOWN ON THE SITE PLAN.	COMPLIES
	G.5.3.3.8.3	SLOPE ANALYSIS - SLOPE ANALYSIS SHOWING THE SLOPES IN THE RANGES 0-10%, 11-15% AND 15% AND GREATER ARE INDICATED ON THE ENCLOSED SUBDIVISION DRAWINGS.	COMPLIES
	G.5.3.9.1	RECEIVING ENTITY FOR OPEN SPACE DEDICATIONS - THE OPEN SPACE TO BE MAINTAINED UNDER THE OWNERSHIP OF THE PROPERTY OWNER (SILVER CORPORATE PARK, LLC)	COMPLIES

PROPOSED LOT SUMMARY

LOT NUMBER	LOT AREA (SF)	LOT AREA (ACRES)	ROAD FRONTAGE (FEET)
1	120,297	2.76	396.90
2	120,191	2.76	337.00
3	120,030	2.76	200.00
4	155,907	3.58	200.00
5	140,645	3.23	200.00
6	140,390	3.22	414.10
7	194,976	4.48	203.50
8	214,663	4.93	215.80
9	138,180	3.17	243.60
10	157,873	3.62	366.10
11	149,106	3.42	222.00
12	174,571	4.00	918.10
TOTAL INDUSTRIAL	1,826,829	41.94	--
ROADWAY & RECHARGE BASIN	195,039	4.48	--
TOTAL DEVELOPED	2,021,868	46.42	--
13	497,262	11.41	--
14	591,481	13.58	--
PROJECT TOTAL	3,110,611	71.41	--

AVERAGE INDUSTRIAL LOT SIZE = 152,235.79 SF (3.49 ACRES)

TOWN OF BROOKHAVEN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO THE PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
2. THE TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00 AM - 4:30 PM MONDAY THROUGH FRIDAY.
3. PLEASE CONTACT THE DIVISION OF ENGINEERING AT 631-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
5. ALL TRAFFIC CONTROL DEVICES, I.E. 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.
6. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT 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.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.

LEGEND

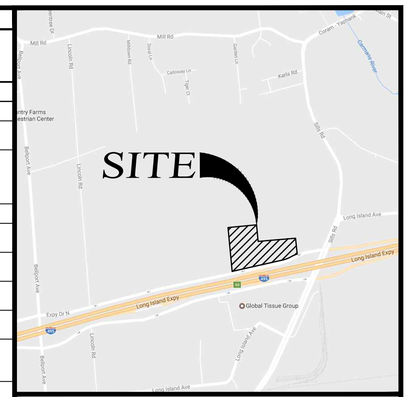
- EXISTING CONCRETE CURB
- EXISTING DRAINAGE INLET
- EXISTING OVERHEAD UTILITY
- PROPOSED 6' HIGH PVC FENCE
- EXISTING SUBJECT PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- PROPOSED SUBDIVISION PROPERTY BOUNDARY
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE
- EXISTING UNFRAGMENTED OPEN SPACE
- PROPOSED CONCRETE CURB
- PROPOSED CURB INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED PAVEMENT MARKINGS
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE

NOTE:
SYMBOLS NOT SHOWN TO SCALE FOR CLARITY PURPOSES.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



VICINITY MAP
SCALE: 1" = 500'

PROJECT DATA

APPLICANT/OWNER	SILVER CORPORATE PARK, LLC 520 OLD COUNTRY ROAD HICKSVILLE, NEW YORK 11801
EXISTING TAX MAP NUMBERS	DISTRICT 200, SECTION 662, BLOCK 2, LOT 5.16
PROPOSED TAX MAP NUMBERS	PENDING
SITE AREA	3,110,611 SF (71.41 Acres) OVERALL (PER SURVEY) (72.0 Acres PER STIPULATION) 2,047,137 SF (47.0 Acres) TO BE DEVELOPED PER STIPULATION
CURRENT ZONING	L INDUSTRIAL 1 (LIGHT INDUSTRY)
PROPOSED ZONING	L INDUSTRIAL 1 (LIGHT INDUSTRY)
CURRENT USE	VACANT/WOODED
PROPOSED USE	INDUSTRIAL, WAREHOUSE AND/OR OFFICE SPACE
SCHOOL DISTRICT	LONGWOOD CENTRAL SCHOOL DISTRICT
FIRE DISTRICT	YAPHANK
WATER COMPANY	SUFFOLK COUNTY WATER AUTHORITY
MAXIMUM ALLOWED PER STIPULATION OF SETTLEMENT	12 BUILDABLE LOTS
NUMBER OF PROPOSED LOTS	14 (12 BUILDABLE LOTS, 2 UNFRAGMENTED OPEN SPACE LOTS)
GROUNDWATER MANAGEMENT ZONE	III (300 GPD/ACRE) (HYDROGEOLOGIC SENSITIVE AREA)
PERMITTED DENSITY LOAD	71.41 ACRES x 300 GPD/ACRE = 21,423 GPD
MAXIMUM ALLOWED BUILDING AREA PER STIPULATION OF SETTLEMENT	550,000 SF OF INDUSTRIAL, WAREHOUSE AND/OR OFFICE MAX. ALLOWED WITHIN HYDROLOGIC SENSITIVE ZONE
PINE BARRENS COMPATIBLE GROWTH AREA	MAX. CLEARING OF 65% IS PERMITTED 71.41 ACRES x 0.65 = 46.42 ACRES PERMITTED TO BE CLEARED 47 ACRES ALLOWED TO BE CLEARED
PER STIPULATION	AS THIS PROJECT IS OUTSIDE THE JURISDICTION OF THE CARMANS RIVER CONSERVATION AND MANAGEMENT PLAN BUT STILL WITHIN THE STUDY AREA, THE DESIGN STANDARDS OF THE MANAGEMENT PLAN SERVE AS RECOMMENDATIONS, NOT REQUIREMENTS.
SUBDIVISION I.D. SIGN	NONE PROPOSED

REFERENCES

THIS PLAN REFERENCES:

TOPOGRAPHICAL SURVEY
PREPARED BY:
LAND DESIGN ASSOCIATES, P.C.
91 GREEN STREET
HUNTINGTON, NY 11743
DATED: 06/08/2018

CONCEPTUAL LAND TRANSACTION
PREPARED BY:
LAND DESIGN ASSOCIATES, P.C.
91 GREEN STREET
HUNTINGTON, NY 11743
DATED: 06/02/2004

STIPULATION OF SETTLEMENT
INDEX No.: 06-10360
INDEX No.: 06-10359

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

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NYSDOT PERMIT CASE # 68455
TOWN OF BROOKHAVEN LOG # 2018-001-PS
PRELIMINARY / FINAL SUBDIVISION

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 861-0506
www.KeyCivilEngineering.com

NO.	DATE	BY	DESCRIPTION	APPROVED
12	04/21/2020	KP	REV. BUFFER AREA LABELS	JP
11	03/31/2020	KP	REV. PER TOB ENGINEERING COMMENTS DATED 12/13/19	JP
10	11/25/19	KP	REV. PER TOWN COMMENTS DATED 10/31/19	JP
9	10/08/2019	KP	CORRECTED TAX LOT DATA FOR LIPA EASEMENT & ADJACENT AREA	JP

REVISIONS

PROJECT NAME
PROPOSED INDUSTRIAL PARK SUBDIVISION
SILVER CORPORATE PARK, LLC
NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, SUFFOLK COUNTY
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)
SCTM # 0200-662.00-02.00-005.016

DRAWING TITLE
OVERALL SITE PLAN

SEAL & SI

EXISTING CONDITIONS SLOPE ANALYSIS (OVERALL SITE)

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	2,443,225	56.09	
2	10.00%	15.00%	306,334	7.03	
3	15.00%	100.00%	362,685	8.33	

EXISTING CONDITIONS SLOPE ANALYSIS (WITHIN PROPOSED DISTURBED AREA)

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,756,347	40.32	
2	10.00%	15.00%	33,981	0.78	
3	15.00%	100.00%	8,848	0.20	

PREVIOUSLY APPROVED DISTURBED AREA CONDITIONS SLOPE ANALYSIS

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,666,482	38.26	
2	10.00%	15.00%	49,201	1.13	
3	15.00%	100.00%	14,153	0.33	

REFERENCES

THIS PLAN REFERENCES:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 06/03/2021

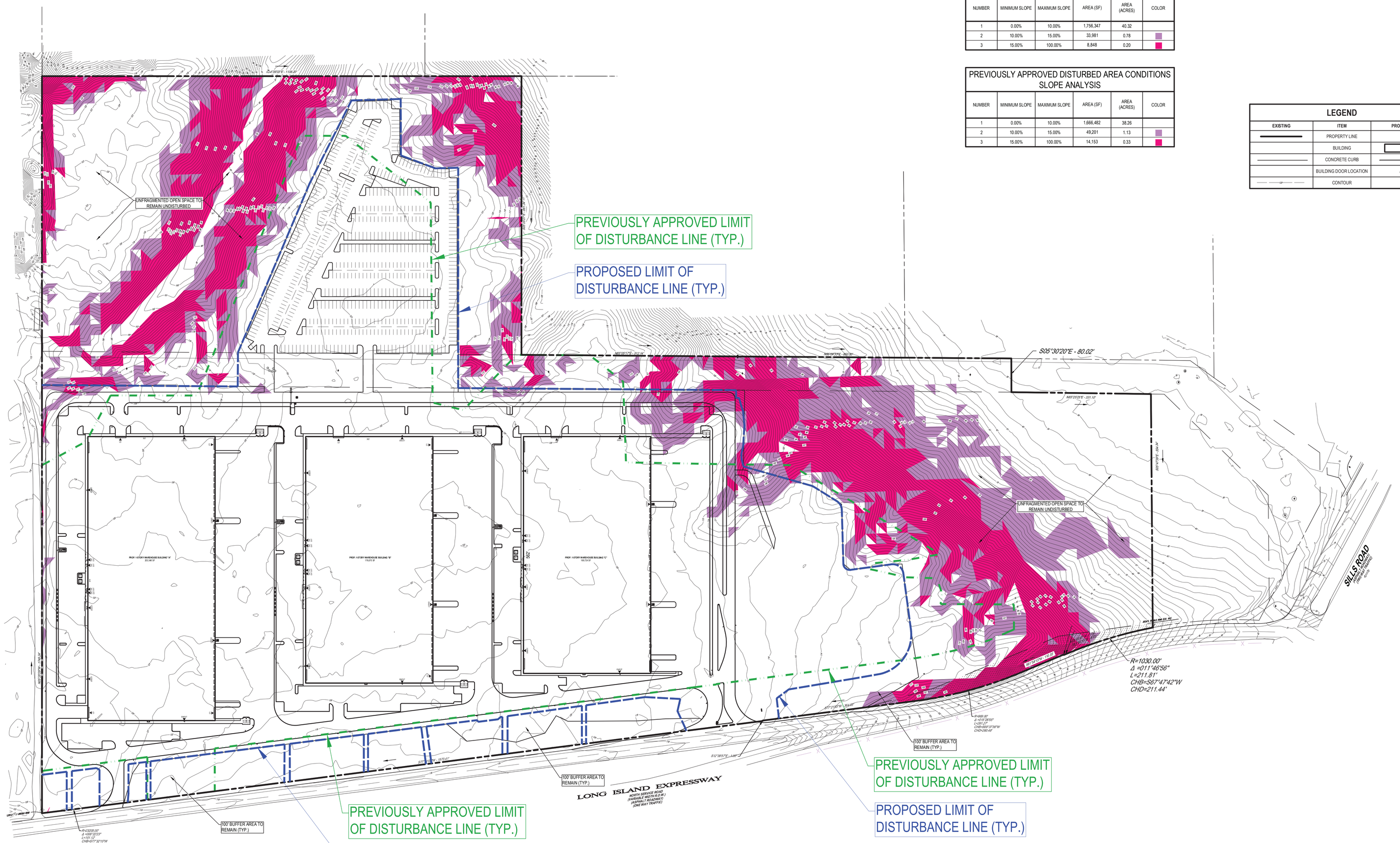
VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	BUILDING DOOR LOCATION	
	CONTOUR	



VICINITY MAP
N.T.S.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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(NEW YORK CITY ONE CALL CENTER)
(NEW JERSEY-TOLL FREE)
(NEW JERSEY-OUTSIDE OF NEW JERSEY)

REVISIONS

NO.	DATE	BY	DESCRIPTION
6	05/03/22	DP	MISC. REVISIONS
5	4/15/22	JR	REV. PER TOWN COMMENTS
4	3/29/22	DP	MISC. REVISIONS
3	2/18/22	DP	REV. TO SLOPE COLORS
2	01/14/22	JR	MISCELLANEOUS REVS.
1	10/08/21	JR	REV. PREVIOUSLY APPROVED LIMIT OF DISTURBANCE LINE

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1

DRAWING TITLE

EXISTING SLOPE ANALYSIS PLAN

DATE:	09/16/2021
SCALE:	1" = 100'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

STATE OF NEW YORK
DANIEL J. PEVERARO
089025
LICENSED PROFESSIONAL ENGINEER

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #089025

ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

DRAWING No:

ESAP-1

PAGE No: 1 OF 1

Y:\Key Civil Projects\2021\21063_Wolfbower_Silver Corp Park_Yaphank\Drawings\Key Civil\21063_2022.05.03_ESA-6.dwg

REFERENCES

THESE PLANS REFERENCE:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 06/03/2021

FINAL GEOTECHNICAL REPORT
PREPARED BY:
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.
1279 ROUTE 300, 2ND FLOOR
NEWBURGH, NY 12550
DATED: 12/06/2021

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

OWNER

SILVER CORPORATE PARK, LLC
520 OLD COUNTRY ROAD
HICKSVILLE, NY 11801
516-840-0592

APPLICANT

WF INDUSTRIAL XII LLC
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011
310-490-0526

TOWN OF BROOKHAVEN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURE SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS.
2. TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00AM- 4:30PM MONDAY THROUGH FRIDAY.
3. PLEASE CONTACT THE DIVISION OF ENGINEERING AT (631)-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HRS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
5. ALL TRAFFIC CONTROL DEVICES, I.E. 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.
6. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT 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.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
9. NO CLEARING OR OTHER CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL SUCH TIME A BUILDING PERMIT HAS BEEN ISSUED.

TOWN OF BROOKHAVEN SPECIAL PERMIT REQUIREMENTS

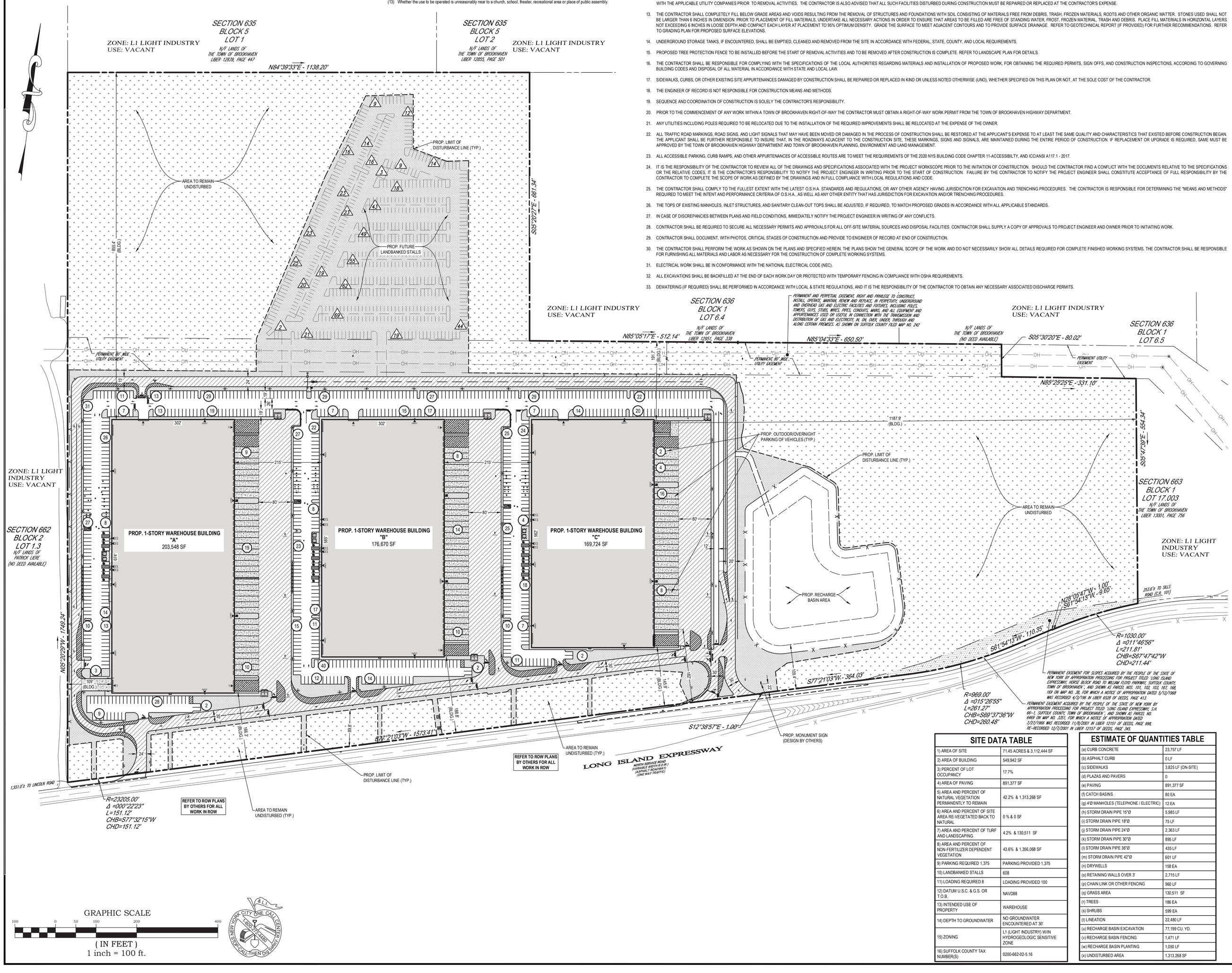
(SPECIAL PERMIT REQUIRED FOR OUTDOOR/OVERNIGHT PARKING)

§ 85-107
Special permits from Planning Board.
A.
As provided by this chapter, special permits from the Planning Board shall be granted only where said Board shall determine:
(1) That the use will not prevent the orderly and reasonable use of adjacent proportion or of properties in the surrounding area or impair the value thereof.
(2) That the use will not prevent the orderly and reasonable use of permitted or legally established uses in the district wherein the proposed use is to be located or of permitted or legally established uses in adjacent districts.
(3) That the safety, health, welfare, comfort, convenience or order of the Town will not be adversely affected by the proposed use and its location.
(4) That the use will be in harmony with and promote the general purposes and intent of this chapter.

B. In making such determination, the Planning Board shall give consideration, among other things, to:
(1) The character of the existing and probable development of uses in the district and the peculiar suitability of such district for the location of any of such permissive uses.
(2) The conservation of property values and the encouragement of the most appropriate uses of land.
(3) The effect that the location of the proposed use may have upon the creation or undue increase of traffic congestion on public streets, highways or waterways.
(4) The availability of adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent, whether liquid, solid, gaseous or otherwise, that may be caused or created by or as a result of the use.
(5) Whether the use or materials incidental thereto or produced thereby may give off obnoxious gases, odors, smoke or soot.
(6) Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise.
(7) Whether the operation in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing or if proposed by the Town or other competent governmental agency.
(8) The necessity for an asphaltic or concrete surfaced area for purposes of off-street parking and loading of vehicles incidental to the use and whether such area is reasonably adequate and appropriate and can be furnished by the owner of the plot sought to be used within or adjacent to the plot wherein the use shall be held.
(9) Whether a hazard to life, limb or property because of fire, flood, erosion or panic may be created by reason or as a result of the use or by the structures to be used therefor or by the inaccessibility of the plot or structures thereon for the convenient entry and operation of fire and other emergency apparatus or by the undue concentration or assemblage of persons upon such plot.
(10) Whether the use or the structures to be used therefor all cause an overcrowding of land or undue concentration of population.
(11) Whether the plot area is sufficient, appropriate and adequate for the use and the reasonable anticipated operation and expansion thereof.
(12) The physical characteristics and topography of the land.
(13) Whether the use to be operated is unreasonably near to a church, school, theater, recreational area or place of public assembly.

GENERAL SITE NOTES

1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
5. WORK WITHIN THE R.O.W. OF LONG ISLAND EXPRESSWAY (NORTH SERVICE ROAD) SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DOT.
6. ALL TRAFFIC CONTROL DEVICES, I.E. 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 HIGHWAY DEPARTMENT. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
14. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
15. PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN FOR DETAILS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK, FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
17. SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
19. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
20. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF BROOKHAVEN RIGHT-OF-WAY THE CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT.
21. ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE OWNER.
22. ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS, ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT AND TOWN OF BROOKHAVEN PLANNING, ENVIRONMENT AND LAND MANAGEMENT.
23. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILTY, AND ICC/ANSI A117.1 - 2017.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
25. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
26. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
27. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
28. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
29. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
30. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
31. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
32. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
33. DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SITE DATA TABLE

1) AREA OF SITE	71.45 ACRES & 3,112,444 SF
2) AREA OF BUILDING	549,942 SF
3) PERCENT OF LOT OCCUPANCY	17.7%
4) AREA OF PAVING	891,377 SF
5) AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	42.2% & 1,313,268 SF
6) AREA AND PERCENT OF SITE AREA RE-VEGETATED BACK TO NATURAL	0 % & 0 SF
7) AREA AND PERCENT OF TURF AND LANDSCAPING	4.2% & 130,511 SF
8) AREA AND PERCENT OF NON-FERTILIZER DEPENDENT VEGETATION	43.6% & 1,356,068 SF
9) PARKING REQUIRED 1,375	PARKING PROVIDED 1,375
10) LANDBANKED STALLS	608
11) LOADING REQUIRED 8	LOADING PROVIDED 100
12) DATUM U.S.C. & G.S. OR T.O.B.	NAVD88
13) INTENDED USE OF PROPERTY	WAREHOUSE
14) DEPTH TO GROUNDWATER	NO GROUNDWATER ENCOUNTERED AT 30'
15) ZONING	L1 (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
16) SUFFOLK COUNTY TAX NUMBER(S)	0200-662-02-5.16

ESTIMATE OF QUANTITIES TABLE

(a) CURB CONCRETE	23,757 LF
(b) ASPHALT CURB	0 LF
(c) SIDEWALKS	3,825 LF (ON-SITE)
(d) PLAZAS AND PAVERS	0
(e) PAVING	891,377 SF
(f) CATCH BASINS	80 EA
(g) 4'Ø MANHOLES (TELEPHONE / ELECTRIC)	12 EA
(h) STORM DRAIN PIPE 15"Ø	5,985 LF
(i) STORM DRAIN PIPE 18"Ø	75 LF
(j) STORM DRAIN PIPE 24"Ø	2,363 LF
(k) STORM DRAIN PIPE 30"Ø	895 LF
(l) STORM DRAIN PIPE 36"Ø	435 LF
(m) STORM DRAIN PIPE 42"Ø	601 LF
(n) DRYWELLS	158 EA
(o) RETAINING WALLS OVER 3'	2,715 LF
(p) CHAIN LINK OR OTHER FENCING	960 LF
(q) GRASS AREA	130,511 SF
(r) TREES	186 EA
(s) SHRUBS	599 EA
(t) LINEATION	22,480 LF
(u) RECHARGE BASIN EXCAVATION	77,199 CU. YD.
(v) RECHARGE BASIN FENCING	1,471 LF
(w) RECHARGE BASIN PLANTING	1,050 LF
(x) UNDISTURBED AREA	1,313,268 SF

BULK ZONING TABLE

ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
USE: WAREHOUSE FACILITY
OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES (PERMITTED ACCESSORY USE BY PLANNING BOARD SPECIAL PERMIT)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-567.A.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 120,000 SF	3,112,444 SF (71.45 AC)
MINIMUM ROAD FRONTAGE	85-567.B.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 200'	2,681'
MINIMUM FRONT YARD SETBACK	85-567 C. (2)	100' FOR PARCELS FIVE ACRES OR MORE	145.9'
MINIMUM SIDE YARD SETBACK	85-567 D. (3)	50' FOR PARCELS FIVE ACRES OR MORE	109'
MINIMUM REAR YARD	85-567 E. (1)	50'	191.7'
MAXIMUM PERMITTED FLOOR AREA RATIO	85-567 F. (2)	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 30%.	549,942 SF / 3,112,444 SF 17.7%
MAXIMUM PERMITTED HEIGHT	85-567 G. (1)	50' OR 3 STORIES	44'-8" (1 STORY)
MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS	85-843-A.1	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-843-A.6(a)
	85-843.A.2	**A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. (466,866 SF REQUIRED)**	**309,188 SF IN FRONT YARD 309,188 SF / 933,733 SF = 33.1% [v]**
	85-843.A.3	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.	COMPLIES
	85-843.A.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.~~	SUPERCEDED BY 85-843-A.6(c)
	85-843.A.6 (a)	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH AN INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE. (933,733 SF REQUIRED)	1,486,579 SF OF NATURAL AREA & LANDSCAPING (1,486,579 SF / 3,112,444 SF) = 47.8%
	85-843-A.6 (c)	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-844
	85-843.A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843-A.8 (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 5 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.	COMPLIES
	85-843-A.8 (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.	COMPLIES
	85-843-A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843-A.9 (a)	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	COMPLIES
	85-843-A.10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED, IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	COMPLIES
	85-843-A.11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	COMPLIES
ROADWAY SETBACK & BUFFER	85-844	100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND SERVICE ROAD	100'

OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES SPECIAL PERMIT REQUIREMENTS

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
OVERNIGHT PARKING SETBACK	85-569-J. (1)	OUTDOOR OR OVERNIGHT PARKING OF REGISTERED

Topgolf would provide a combined entertainment and recreation facility, that but for the project, would not be reasonably available to the residents of the Town of Brookhaven or Suffolk County, and therefore it was deemed eligible and appropriate for IDA assistance.

Economic Development Chapter of the Comprehensive Plan Update (Town of Southold)

In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. NP&V prepared the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning.

Niche Market and Branding Plan & Build-Out/Tax Base Analysis(Bellport, NY)

NPV worked with the Town of Brookhaven on a niche market and branding plan for the Greater Bellport community. The focus of this plan was to form a set of recommendations that outlined the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NPV recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for.NPV worked with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NPV created a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model was used to test assumptions for future development and to analyze various alternatives in an automated fashion, allowing for easy comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services and may provide support for creating additional commercial tax base within the district.

PLANS

REFERENCES

THESE PLANS REFERENCE:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 06/03/2021

FINAL GEOTECHNICAL REPORT
PREPARED BY:
TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C.
1279 ROUTE 300, 2ND FLOOR
NEWBURGH, NY 12550
DATED: 12/06/2021

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

OWNER

SILVER CORPORATE PARK, LLC
520 OLD COUNTRY ROAD
HICKSVILLE, NY 11801
516-840-0592

APPLICANT

WF INDUSTRIAL XII LLC
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011
310-490-0526

TOWN OF BROOKHAVEN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURE SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS.
2. TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00AM- 4:30PM MONDAY THROUGH FRIDAY.
3. PLEASE CONTACT THE DIVISION OF ENGINEERING AT (631)-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HRS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
5. ALL TRAFFIC CONTROL DEVICES, I.E. 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.
6. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT 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.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
9. NO CLEARING OR OTHER CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL SUCH TIME A BUILDING PERMIT HAS BEEN ISSUED.

TOWN OF BROOKHAVEN SPECIAL PERMIT REQUIREMENTS

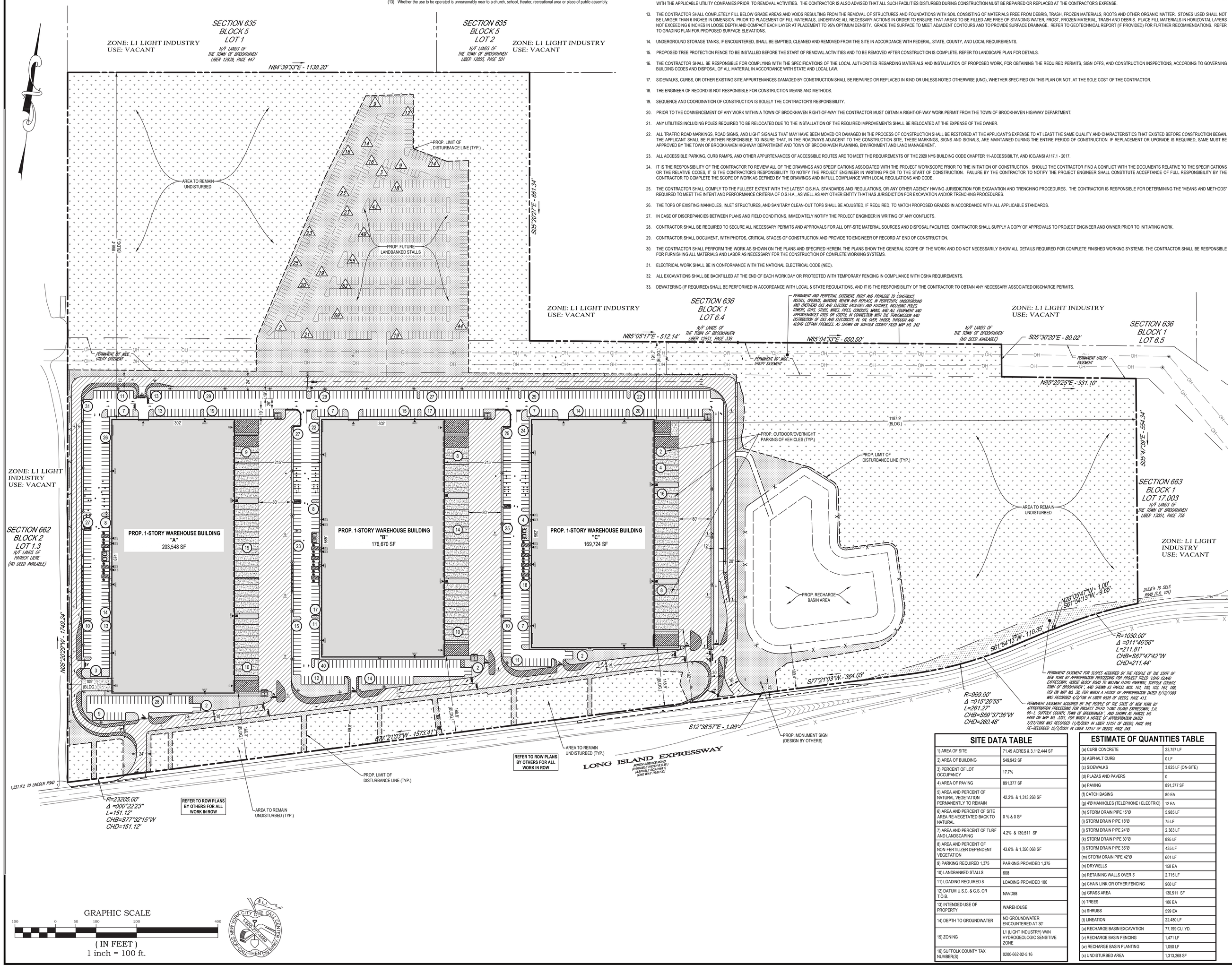
(SPECIAL PERMIT REQUIRED FOR OUTDOOR/OVERNIGHT PARKING)

§ 85-107
Special permits from Planning Board.
A.
As provided by this chapter, special permits from the Planning Board shall be granted only where said Board shall determine:
(1) That the use will not prevent the orderly and reasonable use of adjacent proportion or of properties in the surrounding area or impair the value thereof.
(2) That the use will not prevent the orderly and reasonable use of permitted or legally established uses in the district wherein the proposed use is to be located or of permitted or legally established uses in adjacent districts.
(3) That the safety, health, welfare, comfort, convenience or order of the Town will not be adversely affected by the proposed use and its location.
(4) That the use will be in harmony with and promote the general purposes and intent of this chapter.

B. In making such determination, the Planning Board shall give consideration, among other things, to:
(1) The character of the existing and probable development of uses in the district and the peculiar suitability of such district for the location of any of such permissive uses.
(2) The conservation of property values and the encouragement of the most appropriate uses of land.
(3) The effect that the location of the proposed use may have upon the creation or undue increase of traffic congestion on public streets, highways or waterways.
(4) The availability of adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent, whether liquid, solid, gaseous or otherwise, that may be caused or created by or as a result of the use.
(5) Whether the use or materials incidental thereto or produced thereby may give off obnoxious gases, odors, smoke or soot.
(6) Whether the use will cause disturbing emission of electrical discharges, dust, light, vibration or noise.
(7) Whether the operation in pursuance of the use will cause undue interference with the orderly enjoyment by the public of parking or of recreational facilities, if existing or if proposed by the Town or other competent governmental agency.
(8) The necessity for an asphaltic or concrete surfaced area for purposes of off-street parking and loading of vehicles incidental to the use and whether such area is reasonably adequate and appropriate and can be furnished by the owner of the plot sought to be used within or adjacent to the plot wherein the use shall be held.
(9) Whether a hazard to life, limb or property because of fire, flood, erosion or panic may be created by reason or as a result of the use or by the structures to be used therefor or by the inaccessibility of the plot or structures thereon for the convenient entry and operation of fire and other emergency apparatus or by the undue concentration or assemblage of persons upon such plot.
(10) Whether the use or the structures to be used therefor all cause an overcrowding of land or undue concentration of population.
(11) Whether the plot area is sufficient, appropriate and adequate for the use and the reasonable anticipated operation and expansion thereof.
(12) The physical characteristics and topography of the land.
(13) Whether the use to be operated is unreasonably near to a church, school, theater, recreational area or place of public assembly.

GENERAL SITE NOTES

1. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
2. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT ROADWAYS AND PROPERTIES.
3. ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ACI PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
4. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
5. WORK WITHIN THE R.O.W. OF LONG ISLAND EXPRESSWAY (NORTH SERVICE ROAD) SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DOT.
6. ALL TRAFFIC CONTROL DEVICES, I.E. 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 HIGHWAY DEPARTMENT. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC NYSDOT SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
7. CONTRACTOR SHALL SAWCUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SAWCUTTING IN ORDER TO PERFORM THE WORKSCOPE DEPICTED ON THE PLANS. TWO FT MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REPLACED SURFACES.
8. REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURBING, PAVEMENT, UNSUITABLE MATERIALS, AND UNDERGROUND PIPING. QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORKSCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
11. IF SHORING AT A DEPTH GREATER THAN 5' IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH OSHA REQUIREMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
14. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
15. PROPOSED TREE PROTECTION FENCE TO BE INSTALLED BEFORE THE START OF REMOVAL ACTIVITIES AND TO BE REMOVED AFTER CONSTRUCTION IS COMPLETE. REFER TO LANDSCAPE PLAN FOR DETAILS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK, FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DISPOSAL OF ALL MATERIAL IN ACCORDANCE WITH STATE AND LOCAL LAW.
17. SIDEWALKS, CURBS, OR OTHER EXISTING SITE APPURTENANCES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (UNO), WHETHER SPECIFIED ON THIS PLAN OR NOT, AT THE SOLE COST OF THE CONTRACTOR.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
19. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
20. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A TOWN OF BROOKHAVEN RIGHT-OF-WAY THE CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT.
21. ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE OWNER.
22. ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS, ARE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, SAME MUST BE APPROVED BY THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT AND TOWN OF BROOKHAVEN PLANNING, ENVIRONMENT AND LAND MANAGEMENT.
23. ALL ACCESSIBLE PARKING, CURB RAMPS, AND OTHER APPURTENANCES OF ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE CHAPTER 11-ACCESSIBILTY, AND ICC/ANSI A117.1 - 2017.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
25. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
26. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN-OUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
27. IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS.
28. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
29. CONTRACTOR SHALL DOCUMENT, WITH PHOTOS, CRITICAL STAGES OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.
30. THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN ON THE PLANS AND SPECIFIED HEREIN. THE PLANS SHOW THE GENERAL SCOPE OF THE WORK AND DO NOT NECESSARILY SHOW ALL DETAILS REQUIRED FOR COMPLETE FINISHED WORKING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR AS NECESSARY FOR THE CONSTRUCTION OF COMPLETE WORKING SYSTEMS.
31. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
32. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROTECTED WITH TEMPORARY FENCING IN COMPLIANCE WITH OSHA REQUIREMENTS.
33. DEWATERING (IF REQUIRED) SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY NECESSARY ASSOCIATED DISCHARGE PERMITS.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SITE DATA TABLE

1) AREA OF SITE	71.45 ACRES & 3,112,444 SF
2) AREA OF BUILDING	549,942 SF
3) PERCENT OF LOT OCCUPANCY	17.7%
4) AREA OF PAVING	891,377 SF
5) AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	42.2% & 1,313,268 SF
6) AREA AND PERCENT OF SITE AREA RE-VEGETATED BACK TO NATURAL	0 % & 0 SF
7) AREA AND PERCENT OF TURF AND LANDSCAPING	4.2% & 130,511 SF
8) AREA AND PERCENT OF NON-FERTILIZER DEPENDENT VEGETATION	43.6% & 1,356,068 SF
9) PARKING REQUIRED 1,375	PARKING PROVIDED 1,375
10) LANDBANKED STALLS	608
11) LOADING REQUIRED 8	LOADING PROVIDED 100
12) DATUM U.S.C. & G.S. OR T.O.B.	NAVD88
13) INTENDED USE OF PROPERTY	WAREHOUSE
14) DEPTH TO GROUNDWATER	NO GROUNDWATER ENCOUNTERED AT 30'
15) ZONING	L1 (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
16) SUFFOLK COUNTY TAX NUMBER(S)	0200-662-02-5.16

ESTIMATE OF QUANTITIES TABLE

(a) CURB CONCRETE	23,757 LF
(b) ASPHALT CURB	0 LF
(c) SIDEWALKS	3,825 LF (ON-SITE)
(d) PLAZAS AND PAVERS	0
(e) PAVING	891,377 SF
(f) CATCH BASINS	80 EA
(g) 4'Ø MANHOLES (TELEPHONE / ELECTRIC)	12 EA
(h) STORM DRAIN PIPE 15"Ø	5,985 LF
(i) STORM DRAIN PIPE 18"Ø	75 LF
(j) STORM DRAIN PIPE 24"Ø	2,363 LF
(k) STORM DRAIN PIPE 30"Ø	895 LF
(l) STORM DRAIN PIPE 36"Ø	435 LF
(m) STORM DRAIN PIPE 42"Ø	601 LF
(n) DRYWELLS	158 EA
(o) RETAINING WALLS OVER 3'	2,715 LF
(p) CHAIN LINK OR OTHER FENCING	960 LF
(q) GRASS AREA	130,511 SF
(r) TREES	186 EA
(s) SHRUBS	599 EA
(t) LINEATION	22,480 LF
(u) RECHARGE BASIN EXCAVATION	77,199 CU. YD.
(v) RECHARGE BASIN FENCING	1,471 LF
(w) RECHARGE BASIN PLANTING	1,050 LF
(x) UNDISTURBED AREA	1,313,268 SF

BULK ZONING TABLE

ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY) W/IN HYDROGEOLOGIC SENSITIVE ZONE
USE: WAREHOUSE FACILITY
OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES (PERMITTED ACCESSORY USE BY PLANNING BOARD SPECIAL PERMIT)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-567.A.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 120,000 SF	3,112,444 SF (71.45 AC)
MINIMUM ROAD FRONTAGE	85-567.B.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 200'	2,681'
MINIMUM FRONT YARD SETBACK	85-567 C. (2)	100' FOR PARCELS FIVE ACRES OR MORE	145.9'
MINIMUM SIDE YARD SETBACK	85-567 D. (3)	50' FOR PARCELS FIVE ACRES OR MORE	109'
MINIMUM REAR YARD	85-567 E. (1)	50'	191.7'
MAXIMUM PERMITTED FLOOR AREA RATIO	85-567 F. (2)	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 30%.	549,942 SF / 3,112,444 SF 17.7%
MAXIMUM PERMITTED HEIGHT	85-567 G. (1)	50' OR 3 STORIES	44'-8" (1 STORY)
MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS	85-843-A.1	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-843-A.6(a)
	85-843.A.2	**A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. (466,866 SF REQUIRED)**	**309,188 SF IN FRONT YARD 309,188 SF / 933,733 SF = 33.1% [v]**
	85-843.A.3	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.	COMPLIES
	85-843.A.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.~~	SUPERCEDED BY 85-843-A.6(c)
	85-843.A.6 (a)	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH AN INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE. (933,733 SF REQUIRED)	1,486,579 SF OF NATURAL AREA & LANDSCAPING (1,486,579 SF / 3,112,444 SF) = 47.8%
	85-843-A.6 (c)	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-844
	85-843.A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843-A.8 (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 5 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.	COMPLIES
	85-843-A.8 (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.	COMPLIES
	85-843-A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES
	85-843-A.9 (a)	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	COMPLIES
	85-843-A.10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED, IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	COMPLIES
	85-843-A.11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	COMPLIES
ROADWAY SETBACK & BUFFER	85-844	100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND SERVICE ROAD	100'

OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES SPECIAL PERMIT REQUIREMENTS

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
OVERNIGHT PARKING SETBACK	85-569-J. (1)	OUTDOOR OR OVERNIGHT PARKING OF REGISTERED

EXISTING CONDITIONS SLOPE ANALYSIS (OVERALL SITE)

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	2,443,225	56.09	
2	10.00%	15.00%	306,334	7.03	
3	15.00%	100.00%	362,685	8.33	

EXISTING CONDITIONS SLOPE ANALYSIS (WITHIN PROPOSED DISTURBED AREA)

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,756,347	40.32	
2	10.00%	15.00%	33,981	0.78	
3	15.00%	100.00%	8,848	0.20	

PREVIOUSLY APPROVED DISTURBED AREA CONDITIONS SLOPE ANALYSIS

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,666,482	38.26	
2	10.00%	15.00%	49,201	1.13	
3	15.00%	100.00%	14,153	0.33	

REFERENCES

THIS PLAN REFERENCES:

LAND TITLE SURVEY SURVEY
PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
DATED: 06/03/2021

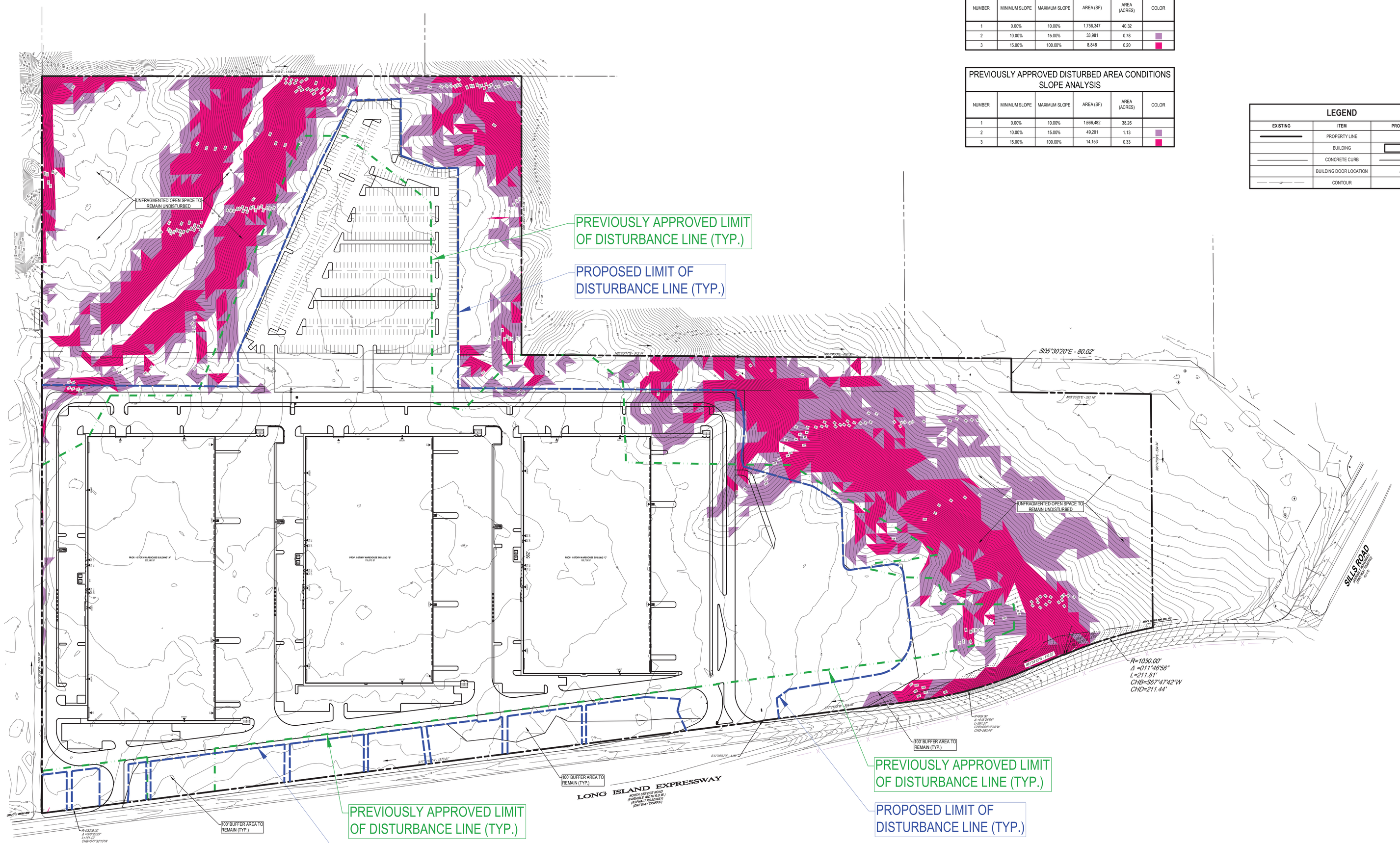
VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE CURB	
	BUILDING DOOR LOCATION	
	CONTOUR	



VICINITY MAP
N.T.S.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
DIAL 811 OR ONE CALL CENTER
1-800-272-4480
(NEW YORK CITY ONE CALL CENTER)
(NEW JERSEY-TOLL FREE)
(NEW JERSEY-OUTSIDE OF NEW JERSEY)

REVISIONS

NO.	DATE	BY	DESCRIPTION
6	05/03/22	DP	MISC. REVISIONS
5	4/15/22	JR	REV. PER TOWN COMMENTS
4	3/29/22	DP	MISC. REVISIONS
3	2/18/22	DP	REV. TO SLOPE COLORS
2	01/14/22	JR	MISCELLANEOUS REVS.
1	10/08/21	JR	REV. PREVIOUSLY APPROVED LIMIT OF DISTURBANCE LINE

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1

DRAWING TITLE

EXISTING SLOPE ANALYSIS PLAN

DATE:	09/16/2021
SCALE:	1" = 100'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

STATE OF NEW YORK
DANIEL J. PEVERARO
089025
LICENSED PROFESSIONAL ENGINEER

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #089025

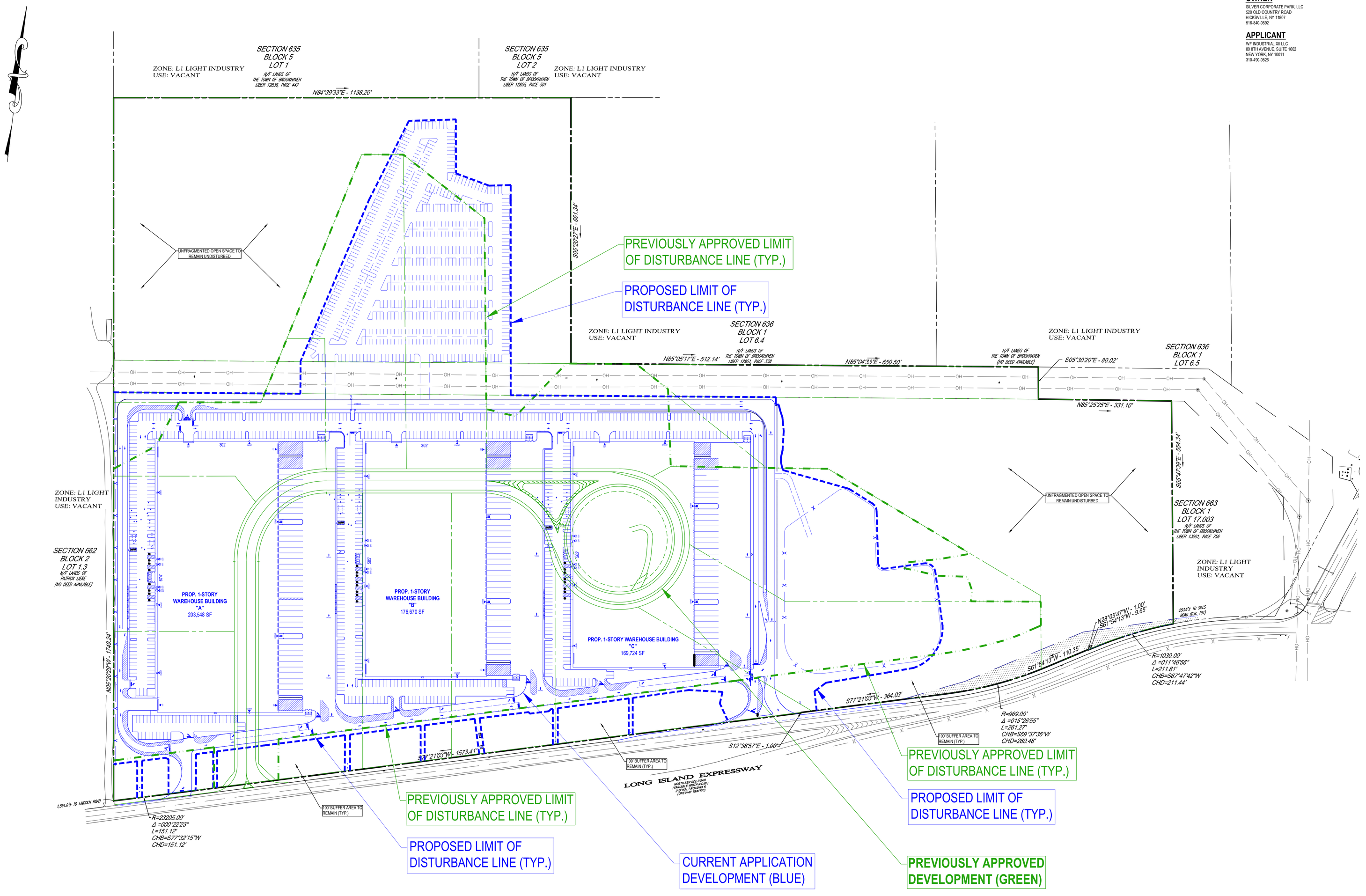
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PAGE No: 1 OF 1

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

REFERENCES

THESE PLANS REFERENCE:

SITE PLAN PACKAGE
PREPARED BY:
KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NY 11742
DATED: 05/03/2022 (REV. 6)

FINAL MAP
PREPARED BY:
KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NY 11742
DATED: 10/19/2020 (REV. 10)

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

OWNER

SILVER CORPORATE PARK, LLC
520 OLD COUNTRY ROAD
HICKSVILLE, NY 11801
516-840-0592

APPLICANT

IWF INDUSTRIAL XII LLC
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011
310-490-0526



VICINITY MAP
N.T.S.

NO.	DATE	BY	DESCRIPTION

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 561-0505
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PREVIOUS DEVELOPMENT OVERLAY EXHIBIT

DATE:	05/17/2022
SCALE:	1" = 100'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

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DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #085025

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PAGE No: 1 OF 1

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EXISTING CONDITIONS SLOPE ANALYSIS (OVERALL SITE)					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	2,443,225	56.09	
2	10.00%	15.00%	306,334	7.03	
3	15.00%	100.00%	362,885	8.33	

SLOPE DISTURBANCE - PROPOSED SITE PLAN					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,756,347	40.32	
2	10.00%	15.00%	33,981	0.78	
3	15.00%	100.00%	8,848	0.20	

SLOPE DISTURBANCE - APPROVED SUBDIVISION					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)	AREA (ACRES)	COLOR
1	0.00%	10.00%	1,666,482	38.26	
2	10.00%	15.00%	49,201	1.13	
3	15.00%	100.00%	14,153	0.33	

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664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NY 11742
DATED: 05/03/2022 (REV. 6)

FINAL MAP
PREPARED BY:
KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NY 11742
DATED: 10/19/2020 (REV. 10)

VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGLE.COM

OWNER

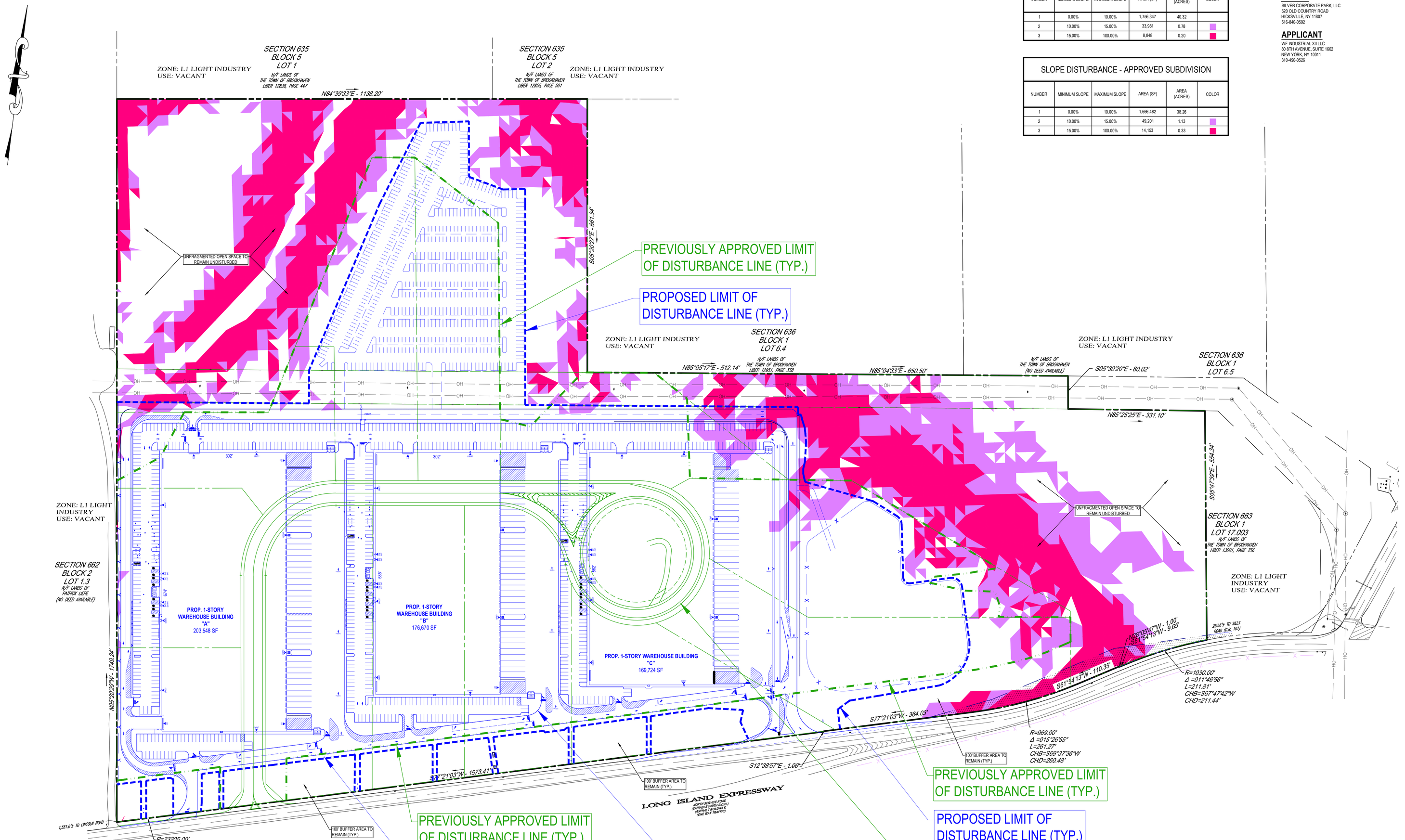
SILVER CORPORATE PARK, LLC
520 OLD COUNTRY ROAD
HICKSVILLE, NY 11807
516-840-0592

APPLICANT

IVF INDUSTRIAL XII LLC
80 8TH AVENUE, SUITE 1602
NEW YORK, NY 10011
310-490-0526



VICINITY MAP
N.T.S.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	BY	DESCRIPTION
1	05/25/22	DP	ADDED SLOPES

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 961-0506
www.KeyCivilEngineering.com

PROJECT NAME

PROPOSED WAREHOUSE

NORTH OF NYS ROUTE 495 & WEST OF SILLS ROAD
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PREVIOUS DEVELOPMENT OVERLAY EXHIBIT, WITH SLOPES

DATE:	05/17/2022
SCALE:	1" = 100'
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

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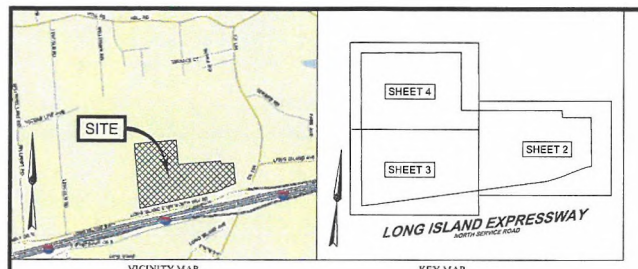
DRAWING No:

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DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #095025

PAGE No: 1 OF 1

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VICINITY MAP
©2005 DeLorme. Street Atlas USA
(NOT TO SCALE)

KEY MAP
(NOT TO SCALE)

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. BOTTOM OF CURB ELEVATION
- OVERHEAD WIRES
- DEPRESSED CURB
- CATCH BASINS
- UTILITY POLE
- STREET LIGHT
- PAINTED ARROWS
- METAL COVERS
- SIGN
- CHAIN LINK FENCE
- DEPRESSED CURB
- EDGE OF CONC.
- EDGE OF PAVEMENT
- METAL COVER
- SOLID WHITE LINE
- SOLID YELLOW LINE
- DASHED WHITE LINE
- STOP BAR

N.Y. Long Island State Plane Coordinate System
NAD 1983

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF BROOKHAVEN, SUFFOLK COUNTY, STATE OF NEW YORK; SECTIONS 663 & 662.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BROOKHAVEN, SUFFOLK COUNTY, PANEL 705 OF 1625", COMMUNITY-PANEL NUMBER 3653040705H, MAP REVISED: SEPTEMBER 25, 2009.
3. MAP ENTITLED "MAP OF PROPERTY SITUATE IN YAPHANK, SUFFOLK COUNTY, N.Y., DISTRICT 0200, SECTION 662, BLOCK 02.00, LOT 005.010" PREPARED BY LAND DESIGN ASSOCIATES, ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE D.P.C., DOCUMENT NOT DATED.
4. MAP ENTITLED "LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY", PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, MAP NO. 37R-1, DATED AUGUST 29, 1966.
5. MAP ENTITLED "LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY", PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, MAP NO. 38, DATED APRIL 8, 1966.
6. MAP ENTITLED "LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY", PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, MAP NO. 39R-3, DATED MARCH 24, 1970.
7. MAP ENTITLED "LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY", PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, MAP NO. 40R-2, DATED NOVEMBER 24, 1975.
8. MAP ENTITLED "SURVEY OF HOLBROOK TO RIVERHEAD RIGHT OF WAY FOR LONG ISLAND LIGHTING COMPANY, TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK", SUFFOLK COUNTY FILED MAP NO. A-243, MISC. BOOK 30, PAGE 13, PREPARED BY ALDEN W. YOUNG, DATED APRIL 9, 1956.
9. MAP ENTITLED "MAP OF PROPERTY AT YAPHANK, LONG ISLAND, NEW YORK", SUFFOLK COUNTY FILED MAP NO. 475, DATED FEBRUARY 7TH, 1895.

SURVEYOR'S DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWEN OF BROOKHAVEN, COUNTY OF SUFFOLK, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF THE LONG ISLAND EXPRESSWAY NORTH SERVICE ROAD (UNKNOWN WIDTH PUBLIC RIGHT OF WAY), SAID POINT HAVING AN INADEQ NEW YORK STATE PLANE COORDINATE SYSTEM LONG ISLAND ZONE COORDINATE VALUE OF NORTHING 243,284.11 FEET AND EASTING 1,277,784.93 FEET;

RUNNING THENCE WESTERLY ALONG SAID NORTHERLY SIDE OF SAID LONG ISLAND EXPRESSWAY NORTH SERVICE ROAD THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1) WESTERLY ALONG A CURVE THROUGH A CENTRAL ANGLE OF 11°45'58" AN ARC DISTANCE OF 211.81 FEET TO A POINT OF TANGENCY,SAID CURVE HAS A RADIUS OF 1,030.00 FEET, TO WHICH A 211.44 FOOT RADIAL LINE BEARS SOUTH 67°47'42" WEST, THENCE;
2) SOUTH 81°54'13" WEST, 8.69 FEET TO A POINT, THENCE;
3) NORTH 28°05'47" WEST, 1.00 FEET TO A POINT, THENCE;
4) SOUTH 81°54'13" WEST, 110.35 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 969.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 89°37'36" WEST, THENCE;
5) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°26'55" AN ARC DISTANCE OF 261.27 FEET TO A POINT OF TANGENCY, THENCE;
6) SOUTH 7°12'03" WEST, 364.03 FEET TO A POINT, THENCE;
7) SOUTH 12°38'57" EAST, 1.00 FEET TO A POINT, THENCE;
8) SOUTH 7°21'03" WEST, 1,573.41 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 23,205.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 7°32'14" WEST, THENCE;
9) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°22'23" AN ARC DISTANCE OF 151.12 FEET TO A POINT OF NON-TANGENCY;

RUNNING THENCE NORTHERLY ALONG THE DIVIDING LINE WITH NOW OR FORMERLY OF PATRICK LIERE TO THE WEST;

10) NORTH 5°20'29" WEST, 1,749.24 FEET TO A POINT;

RUNNING THENCE EASTERLY ALONG THE DIVIDING LINE WITH LANDS NOW OR FORMERLY OF THE TOWN OF BROOKHAVEN TO THE NORTH, THE FOLLOWING SIX (6) COURSES AND DISTANCES;

11) NORTH 84°38'33" EAST, 1,138.20 FEET TO A POINT, THENCE;
12) SOUTH 5°20'27" EAST, 661.34 FEET TO A POINT, THENCE;
13) NORTH 80°05'17" EAST, 512.14 FEET TO A POINT, THENCE;
14) NORTH 85°04'33" EAST, 650.50 FEET, THENCE;
15) SOUTH 5°30'20" EAST, 80.02 FEET TO A POINT, THENCE;
16) NORTH 85°25'25" EAST, 331.10 FEET TO A POINT:

RUNNING THENCE SOUTHERLY ALONG THE DIVIDING LINE WITH LANDS NOW OR FORMELY OF THE TOWN OF BROOKHAVEN TO THE EAST;

17) SOUTH 5°47'39" EAST, 554.34 FEET TO THE POINT OR PLACE OF BEGINNING;

SAID LANDS CONTAINING 3,112,444.18 SQUARE FEET, MORE OR LESS.

NOTES:

1. PROPERTY KNOWN AS LOT 5.16, BLOCK 2, SECTION 662, DISTRICT 200, TOWN OF BROOKHAVEN, SUFFOLK COUNTY, STATE OF NEW YORK, SECTIONS 663 & 662.
2. AREA = 3,112,444 SQUARE FEET OR 71.462 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY ROYAL ABSTRACT C/O FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 914183, WITH AN EFFECTIVE DATE OF 3/30/2021. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

   (5) PERMANENT EASEMENT ACQUIRED THE PEOPLE OF THE STATE OF NEW YORK BY APPROPRIATION PROCEEDING FOR PROJECT TITLED 'LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY, TOWN OF BROOKHAVEN', AND SHOWN AS PARCEL NOS. 88, 90, 91, 92, 93, 301 ON MAP NOS. 36 & 1, 105, FOR WHICH A NOTICE OF APPROPRIATION DATED 9/1/1966 WAS RECORDED 10/14/1966 IN LIBER 6050 OF DEEDS, PAGE 358. DOCUMENT DESCRIBES LANDS NOT LOCATED ON SUBJECT PARCEL.

   (6) BOUNDARY LINE AGREEMENT MADE BY AND AMONG ARVED INC., JOSEPH ZAK AND NORMAN V. GIFFORD AND FRIDA A. GIFFORD, HIS WIFE, DATED 4/1/1967 AND RECORDED 4/13/1967 IN LIBER 6128 OF DEEDS, PAGE 134. DOCUMENT ESTABLISHES A BOUNDARY LINE IN A FORMER LOT CONFIGURATION, NOT SHOWN ON SURVEY.

   (7) BOUNDARY LINE AGREEMENT MADE BY AND AMONG ARVED INC., GEORGE MARCUS AND CENTER ISLAND LAND CORPORATION, DATED 5/17/1967 AND RECORDED 6/19/1967 IN LIBER 6169 OF DEEDS, PAGE 102. (SEE EXHIBIT C) DOCUMENT ESTABLISHES A BOUNDARY LINE IN A FORMER LOT CONFIGURATION, NOT SHOWN ON SURVEY.

   (8) PERMANENT EASEMENT ACQUIRED THE PEOPLE OF THE STATE OF NEW YORK BY APPROPRIATION PROCEEDING FOR PROJECT TITLED 'LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY, TOWN OF BROOKHAVEN', AND SHOWN AS PARCEL NOS. 101, 102, 103, 167, 168, 169 ON MAP NO. 39, FOR WHICH A NOTICE OF APPROPRIATION DATED 5/12/1968 WAS RECORDED 4/3/1968 IN LIBER 6539 OF DEEDS, PAGE 413. DOCUMENT CREATES A PERMANENT EASEMENT FOR SLOPES IN SUBJECT PARCEL, SHOWN ON SURVEY.

   (9) RESERVATIONS AND EASEMENT MADE BY ARVED, INC. TO LONG ISLAND LIGHTING COMPANY, DATED 9/23/1971 AND RECORDED 9/29/1971 IN LIBER 7016 OF DEEDS, PAGE 45. DOCUMENT CREATES A PORTION OF A PERMANENT UTILITY EASEMENT, SHOWN ON SURVEY.

   A) SUBJECT TO ABANDONMENT MAP NO. 925 FILED 5/17/1965 IN LIBER S OF DEEDS, PAGE 695. DOCUMENT ELIMINATES PREVIOUS SUBDIVISION LOT LINES IN THE LANDS CONTAINED IN SUBJECT PARCEL.

   (10) PERMANENT EASEMENT ACQUIRED THE PEOPLE OF THE STATE OF NEW YORK BY APPROPRIATION PROCEEDING FOR PROJECT TITLED 'LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY, TOWN OF BROOKHAVEN', AND SHOWN AS PARCEL NOS. 66, 67, 69 ON MAP NO. 35, FOR WHICH A NOTICE OF APPROPRIATION DATED 7/27/1966 WAS RECORDED 6/20/1972 IN LIBER 7021 OF DEEDS, PAGE 221. DOCUMENT DESCRIBES LANDS NOT LOCATED ON SUBJECT PARCEL.

   (11) AGREEMENT MADE BY NORMAN V. GIFFORD AND FRIDA A. GIFFORD, HIS WIFE TO LONG ISLAND LIGHTING COMPANY, DATED 12/22/1971 AND RECORDED 2/3/1972 IN LIBER 7099 OF DEEDS, PAGE 22. DOCUMENT CREATES A PORTION OF A PERMANENT UTILITY EASEMENT, SHOWN ON SURVEY.

   (12) PERMANENT EASEMENT ACQUIRED THE PEOPLE OF THE STATE OF NEW YORK BY APPROPRIATION PROCEEDING FOR PROJECT TITLED 'LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY, TOWN OF BROOKHAVEN', AND SHOWN AS PARCEL NOS. 66, 67, 68 ON MAP NO. 35, FOR WHICH A NOTICE OF APPROPRIATION DATED 7/27/1966 WAS RECORDED 4/18/1972 IN LIBER 7142 OF DEEDS, PAGE 587. DOCUMENT DESCRIBES LANDS NOT LOCATED ON SUBJECT PARCEL.

   (13) AGREEMENT MADE BY JESSIE A. MARR, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE GOODS, CHATTELS AND CREDITS WHICH HYDE OF MERLE B. JONES AND MARY E. SINCLAIR HANCE, AKA/A MARY E. S. HANCE, AND EDITH A. MCCONNELL, AND LONG ISLAND LIGHTING COMPANY, DATED 5/4/1972 AND RECORDED IN LIBER 7154 OF DEEDS, PAGE 577. DOCUMENT CREATES A PERMANENT UTILITY EASEMENT, NO LEGAL DESCRIPTION INCLUDED IN DOCUMENT, LOCATION CANNOT BE DETERMINED.

   (14) RECEIPT AND RELEASE RE: MAP NO. 45 EXECUTED BY THE COUNTY OF SUFFOLK RECORDED 2/22/1974 IN LIBER 7642 OF DEEDS, PAGE 24. DOCUMENT DESCRIBES LANDS NOT LOCATED ON SUBJECT PARCEL.

   (15) AGREEMENT MADE BY GEORGE F. HAGERMAN, FOR AND ON BEHALF OF, AND AS SUCCESSOR, DIRECTOR AND TRUSTEE OF THE NEW YORK AND SUBURBAN INVESTMENT COMPANY OF NEW YORK, DATED 3/20/1980 AND RECORDED 5/2/1980 IN LIBER 8815 OF DEEDS, PAGE 139. DOCUMENT CREATES A PORTION OF A PERMANENT UTILITY EASEMENT, SHOWN ON SURVEY.

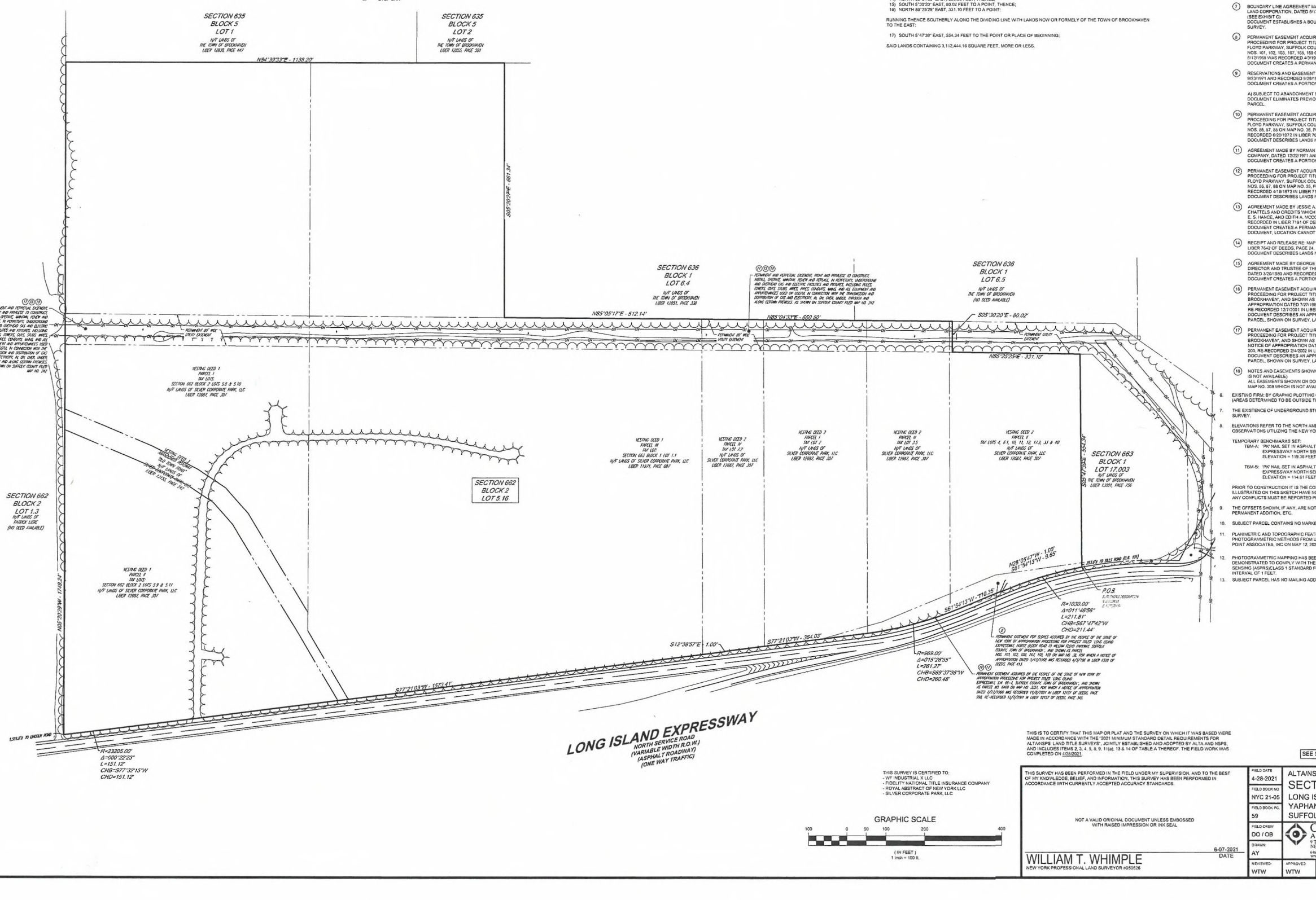
   (16) PERMANENT EASEMENT ACQUIRED THE PEOPLE OF THE STATE OF NEW YORK BY APPROPRIATION PROCEEDING FOR PROJECT TITLED 'LONG ISLAND EXPRESSWAY, S.H. 66-1, SUFFOLK COUNTY, TOWN OF BROOKHAVEN', AND SHOWN AS PARCEL NO. 6469 ON MAP NO. 3351, FOR WHICH A NOTICE OF APPROPRIATION DATED 7/27/1966 WAS RECORDED 11/8/2001 IN LIBER 12151 OF DEEDS, PAGE 998, RE-RECORDED 12/7/2001 IN LIBER 12157 OF DEEDS, PAGE 345. DOCUMENT DESCRIBES AN APPROPRIATION FOR RIGHT OF WAY PURPOSES LOCATED ON SUBJECT PARCEL, SHOWN ON SURVEY, LANDS NOT CONTAINED IN SURVEYOR'S DESCRIPTION OF PARCEL.

   (17) PERMANENT EASEMENT ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK BY APPROPRIATION PROCEEDING FOR PROJECT TITLED 'LONG ISLAND EXPRESSWAY, S.H. 66-1, SUFFOLK COUNTY, TOWN OF BROOKHAVEN', AND SHOWN AS PARCEL NO. 6469, 6467, 6468 ON MAP NO. 3349, 3375, FOR WHICH A NOTICE OF APPROPRIATION DATED 7/27/1966 WAS RECORDED 1/14/2003 IN LIBER 12163 OF DEEDS, PAGE 203, RE-RECORDED 2/4/2003 IN LIBER 12167 OF DEEDS, PAGE 121. DOCUMENT DESCRIBES AN APPROPRIATION FOR RIGHT OF WAY PURPOSES LOCATED ON SUBJECT PARCEL, SHOWN ON SURVEY, LANDS NOT CONTAINED IN SURVEYOR'S DESCRIPTION OF PARCEL.

   (18) NOTES AND EASEMENTS SHOWN ON FILED MAP NOS. 242, 243, 475, 308 AND 1258. (COPY OF MAP NO. 308 IS NOT AVAILABLE) ALL EASEMENTS SHOWN ON DOCUMENTS LISTED ARE SHOWN ON SURVEY, WITH THE EXCEPTION OF MAP NO. 308 WHICH IS NOT AVAILABLE PER TITLE REPORT.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE NEW YORK STATE DOT RTK NETWORK (NYSNET).

   TEMPORARY BENCHMARKS SET:
   TBM-A: PK NAIL SET IN ASPHALT AT EDGE OF ROADWAY ON SOUTH SIDE OF LONG ISLAND EXPRESSWAY NORTH SERVICE ROAD, SOUTHWEST OF SUBJECT PARCEL. ELEVATION = 119.36 FEET
   TBM-B: PK NAIL SET IN ASPHALT AT EDGE OF ROADWAY ON SOUTH SIDE OF LONG ISLAND EXPRESSWAY NORTH SERVICE ROAD, SOUTH OF SUBJECT PARCEL. ELEVATION = 114.61 FEET

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN, IF ANY, ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. SUBJECT PARCEL CONTAINS NO MARKED PARKING SPACES.
11. PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. PC UTILIZING PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC ON MAY 12, 2021 WITH A PHOTO SCALE OF 0.75 CM. OSO.
12. PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS)CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"= 30 AND A CONTOUR INTERVAL OF 1 FEET.
13. SUBJECT PARCEL HAS NO MAILING ADDRESS AT TIME OF SURVEY.



FOWARDE AND PERPETUAL EASEMENT, RIGHT AND PRIVILEGE TO CONSTRUCT, INSTALL, DISPOSE, MAINTAIN, REMOVE AND REPLACE, IN PERPETUITY, UNDERGROUND AND OVERHEAD GAS AND ELECTRIC FACILITIES AND FIXTURES, INCLUDING POLES, DUCTS, EDUCTS, DUCTS, SLABS, WIRES, PIPES, CONDUITS, MANS, AND ALL EQUIPMENT AND APPURTENANCES DEEMED BY GRANTEE TO BE NECESSARY OR CONVENIENT IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF GAS AND ELECTRICITY, IN, ON, OVER, UNDER, THROUGH AND ALONG CERTAIN PREMISES, AS SHOWN ON SUFFOLK COUNTY FILED MAP NO. 241

(2) FOWARDE EASEMENT ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK BY APPROPRIATION PROCEEDING FOR PROJECT TITLED 'LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY, TOWN OF BROOKHAVEN', AND SHOWN AS PARCEL NOS. 101, 102, 103, 167, 168, 169 ON MAP NO. 39, FOR WHICH A NOTICE OF APPROPRIATION DATED 5/12/1968 WAS RECORDED 4/3/1968 IN LIBER 6539 OF DEEDS, PAGE 413.

(10) FOWARDE EASEMENT ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK BY APPROPRIATION PROCEEDING FOR PROJECT TITLED 'LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY, TOWN OF BROOKHAVEN', AND SHOWN AS PARCEL NOS. 66, 67, 69 ON MAP NO. 35, FOR WHICH A NOTICE OF APPROPRIATION DATED 7/27/1966 WAS RECORDED 6/20/1972 IN LIBER 7021 OF DEEDS, PAGE 221.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11(a), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/28/2021.

SEE SHEETS 2, 3, & 4 OF 4 FOR TOPOGRAPHY

THIS SURVEY IS CERTIFIED TO:
- WF INDUSTRIAL X LLC
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- ROYAL ABSTRACT OF NEW YORK LLC
- SILVER CORPORATE PARK, LLC

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

6-07-2021
DATE

WILLIAM T. WHIMPLE
NEW YORK PROFESSIONAL LAND SURVEYOR #050526

FIELD DATE	4-28-2021
FIELD BOOK NO	NYC 21-05
FIELD BOOK PG	59
FIELD CREW	DG / OB
DRAWN	AY
REVIEWED	WTW

ALTA/NSPS LAND TITLE SURVEY
SECTION 662, BLOCK 2, LOT 5.16
LONG ISLAND AVENUE & SILLS ROAD
YAPHANK, TOWN OF BROOKHAVEN,
SUFFOLK COUNTY, STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC. PC
1 TIMES SQUARE, 300 WEST 43ST STREET, SUITE 1203
NEW YORK, NY 10036
646.780.8472 - 800.669.9193 FAX
WWW.CPASURVEY.COM

APPROVED	DATE	SCALE	FILE NO.	DWG. NO.
WTW	6-03-2021	1" = 100'	04-210132	1 OF 4

CONTROL POINT ASSOCIATES, INC. PC - ALL RIGHTS RESERVED
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PSEG Long Island
175 E. Old Country Road
Hicksville, NY 11801

PSEG LONG ISLAND
We make things work for you.

September 7, 2022

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

RE: PSEG Long Island Pole Installation Project, Long Island Expressway Service Road North, Town of Brookhaven
Request for Process Clarification

Dear Ms. Hargrave,

PSEG Long Island, as agent for Long Island Lighting Company d/b/a LIPA, a wholly owned subsidiary of Long Island Power Authority, is requesting confirmation that work proposed within the Compatible Growth Area (CGA) of the Pine Barrens does not constitute "development" as per NYS ECL Article §57-0107(13)(i) or (vi). PSEG Long Island is proposing the installation of twenty-two poles and replacement of ten existing utility poles within the Town of Brookhaven in support of the Silver Corporate Park/Syska development. Ten utility poles on Long Island Expressway Service Road North will be replaced in-kind and twenty-two new poles will be installed on Long Island Expressway Service Road North. The new and replacement poles are required to provide electric service to three new commercial buildings. All poles will be replaced in-kind and no pole height will increase more than 10 feet from the existing pole height after embedment. All new poles will be in line with and of similar height to the existing pole line. In addition, the proposed action includes the installation of 13,000 feet of primary overhead wire and approximately 4,000 feet of triplex overhead wire. .

The vast majority of the project is located within the Pine Barrens CGA. All work to be conducted within the CGA will occur within the paved roadway right-of-ways, concrete sidewalks, or vegetated road shoulders and maintained roadside areas. Minimal vegetation removal and/or trimming may be required for the installation of the new poles, overhead wires, and associated appurtenances. Any disturbed areas will be reseeded with appropriate native vegetation.

Enclosed for your reference please find a project location map (see Figure 1) and preliminary design drawings.

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

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

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(i) Public improvements undertaken for the health, safety, or welfare of the public. Such public improvements shall be consistent with the goals and objectives of this article, and shall include, but not be limited to, maintenance of an existing road or railroad track;
(vi) Work by a utility performed for the purpose of public health, safety, or welfare and consistent with the goals and objectives of this article.

PSEG Long Island is requesting a determination on the classification for this project and requesting this project be presented at the upcoming Central Pine Barrens Commission meeting scheduled for September 21, 2022.

Please let us know if you require additional information. Thank you for your consideration of this matter.

Sincerely,

Hannah Emouna
Lead Environmental Science and Planning Analyst



PSEG LONG ISLAND
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FIGURE 1
PINE BARRENS MAP
SILVER CORPORATE PARK
LONG ISLAND EXPRESSWAY SERVICE ROAD NORTH, YAPHANK

Sources: ESRI Web Map Server, 2018; LIPA GIS Database 2022

JOB NAME SYSKA HENNESSY GROUP	VILLAGE/TOWN YAPHANK	NOTIFICATION# 900000134992
STREET ADDRESS LIE NORTH SERVICE RD.	GRID NO. 071-43 & 51	
PERMIT REQUIRED ■ YES □ NO / PERMIT TYPE STATE	AREA ECOP / TAX DIST. NUMBER 500	
PRIMARY OPERATING VOLTAGE ■ 13.2KV □ 4KV	OVERHEAD POLES#800000342114	
EASEMENT REQ'D □ YES ■ NO / OUTRIGHT CONTRIBUTION$ 194,791.04	OVERHEAD WIRES & FIXTURES#800000342115	
ENVIRONMENTAL REQUIREMENTS SATISFIED ☐	OVERHEAD EQUIPMENT#800000342116	
PREPARED BY: KEN MUCCI 516-779-5784 / DATE DWG. COMPLETED 8-2-22	JUA1 NOTIFICATION FORM INITIATED □ YES ■ NO / DATE NOTIFIED TEL. CO.	
AUTHORIZED BY: CHRIS HAWKS 631-255-6095 / DATE DWG. ISSUED	TREE TRIM REQUIRED ■ YES □ NO / CIR. NO. 8EX-246	

PSEG

DISTRIBUTION DESIGN
117 DOCTORS PATH
RIVERHEAD, NY. 11901

FOREMAN IN CASE WORK CANNOT BE COMPLETED AS SHOWN:

NOTIFY: AT EXT:

TRANSF. LOAD	SEC'DY REG.	CUSTOMER LOAD
N/R	N/R	N/R

LEGEND BLUE EXISTING RED INSTALL GREEN REMOVE MAGENTA R/I

OWN	POLE #	LOCATION	SIZES	FURN	SET	OWN	REM	TR OWN	RE# AS	NEW	INAD	RELOCATION
L	16	C/O LIE N SVC RD & BELLPORT AVE	40'/45'2	L	L	L	LG				X	
	.5	N/S OF LIE N SVCE RD., 45' E/O BELLPORT AVE	I-45'2	L	L	L				X		
L	1	N/S OF LIE N SVCE RD., 145' E/O BELLPORT AVE	35'/45'2	L	L	L	LG				X	
L	2	N/S OF LIE N SVCE RD., 275' E/O BELLPORT AVE	35'/45'2	L	L	L	LG				X	
L	3	N/S OF LIE N SVCE RD., 405' E/O BELLPORT AVE	35'/45'2	L	L	L	LG					5' EAST
L	4	N/S OF LIE N SVCE RD., 560' E/O BELLPORT AVE	35'/45'2	L	L	L	LG				X	
L	5	N/S OF LIE N SVCE RD., 665' E/O BELLPORT AVE	35'/45'2	L	L	L	LG				X	
L	6	N/S OF LIE N SVCE RD., 795' E/O BELLPORT AVE	35'/45'2	L	L	L	LG				X	
	7	N/S OF LIE N SVCE RD., 875' E/O BELLPORT AVE	I-45'2	L	L	L				X		
L	16.5S	N/S OF LIE N SVCE RD., C/O LINCOLN RD	35'/45'2	L	L	L	LG		8		X	
L	9	N/S OF LIE N SVCE RD., 115' E/O LINCOLN AVE	35'/45'2	L	L	L	LG				X	
L	10	N/S OF LIE N SVCE RD., 230' E/O LINCOLN AVE	40'/45'2	L	L	L	LG				X	
	11	N/S OF LIE N SVCE RD., 370' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	12	N/S OF LIE N SVCE RD., 510' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	13	N/S OF LIE N SVCE RD., 650' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	14	N/S OF LIE N SVCE RD., 790' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	15	N/S OF LIE N SVCE RD., 940' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	16	N/S OF LIE N SVCE RD., 1085' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	17	N/S OF LIE N SVCE RD., 1230' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	18	N/S OF LIE N SVCE RD., 1375' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	19	N/S OF LIE N SVCE RD., 1520' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	20	N/S OF LIE N SVCE RD., 1680' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	21	N/S OF LIE N SVCE RD., 1835' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	22	N/S OF LIE N SVCE RD., 1990' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	23	N/S OF LIE N SVCE RD., 2145' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	24	N/S OF LIE N SVCE RD., 2300' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	25	N/S OF LIE N SVCE RD., 2455' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	26	N/S OF LIE N SVCE RD., 2610' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	27	N/S OF LIE N SVCE RD., 2765' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	28	N/S OF LIE N SVCE RD., 2920' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	29	N/S OF LIE N SVCE RD., 3070' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		
	30	N/S OF LIE N SVCE RD., 3220' E/O LINCOLN AVE	I-45'(2)	L	L	L				X		

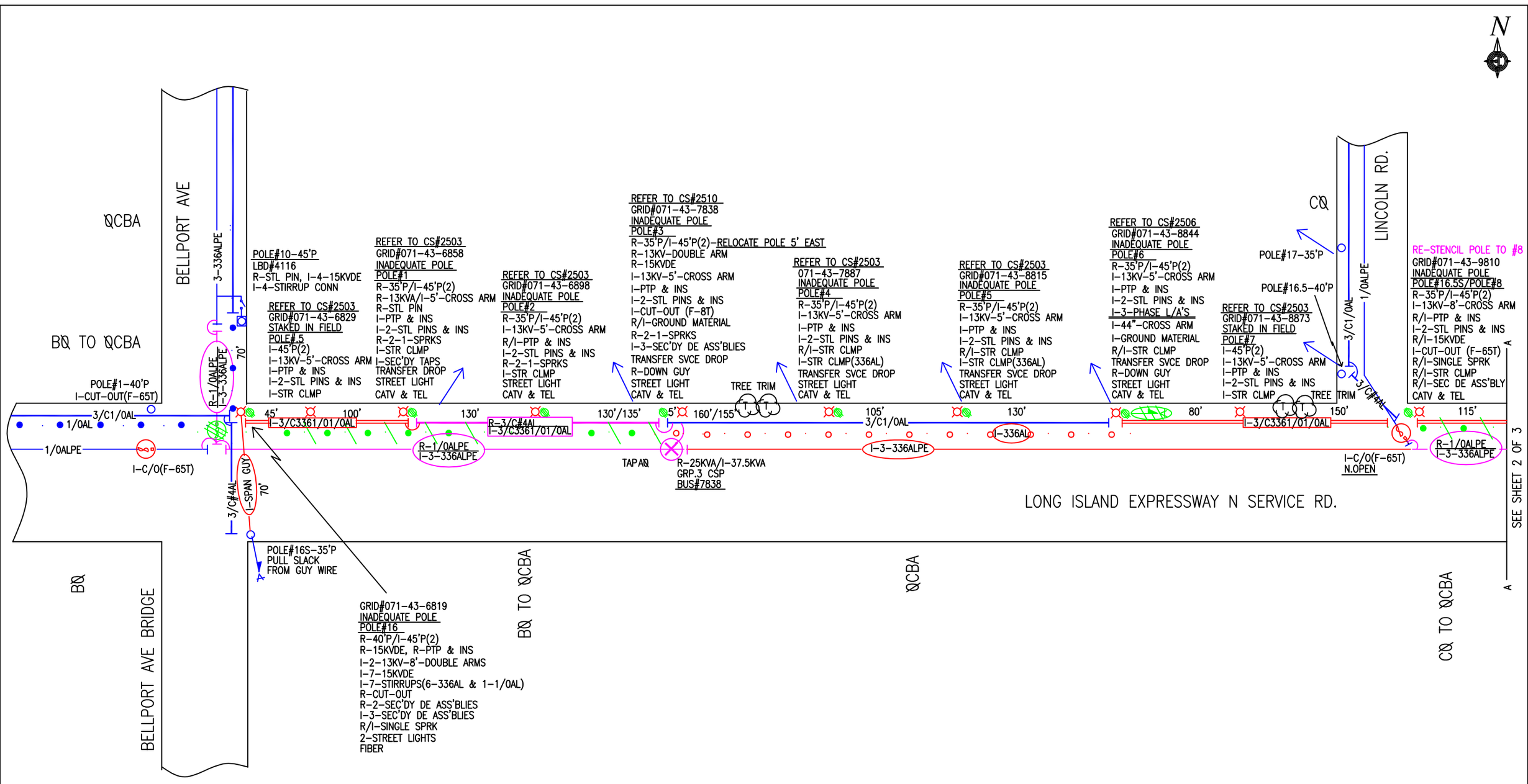
PURPOSE & NECESSITY

THIS WORK REPLACES 10 POLES WITH 45'CLASS 2 POLES AND INSTALLS AN ADDITIONAL 22 NEW 45' CLASS 2 POLES. IN ADDITION, THIS WORK INSTALLS 13,00 FEET OF 336ALPEOH PRIMARY WIRE & APPROXIMATELY 4,000 FEET OF 3/C-3361/01/0AL TRIPLEX. THIS WORK IS BEING DONE TO SUPPLY 3 NEW VERY LARGE BUILDINGS WITH THREE PHASE ELECTRIC SERVICE.

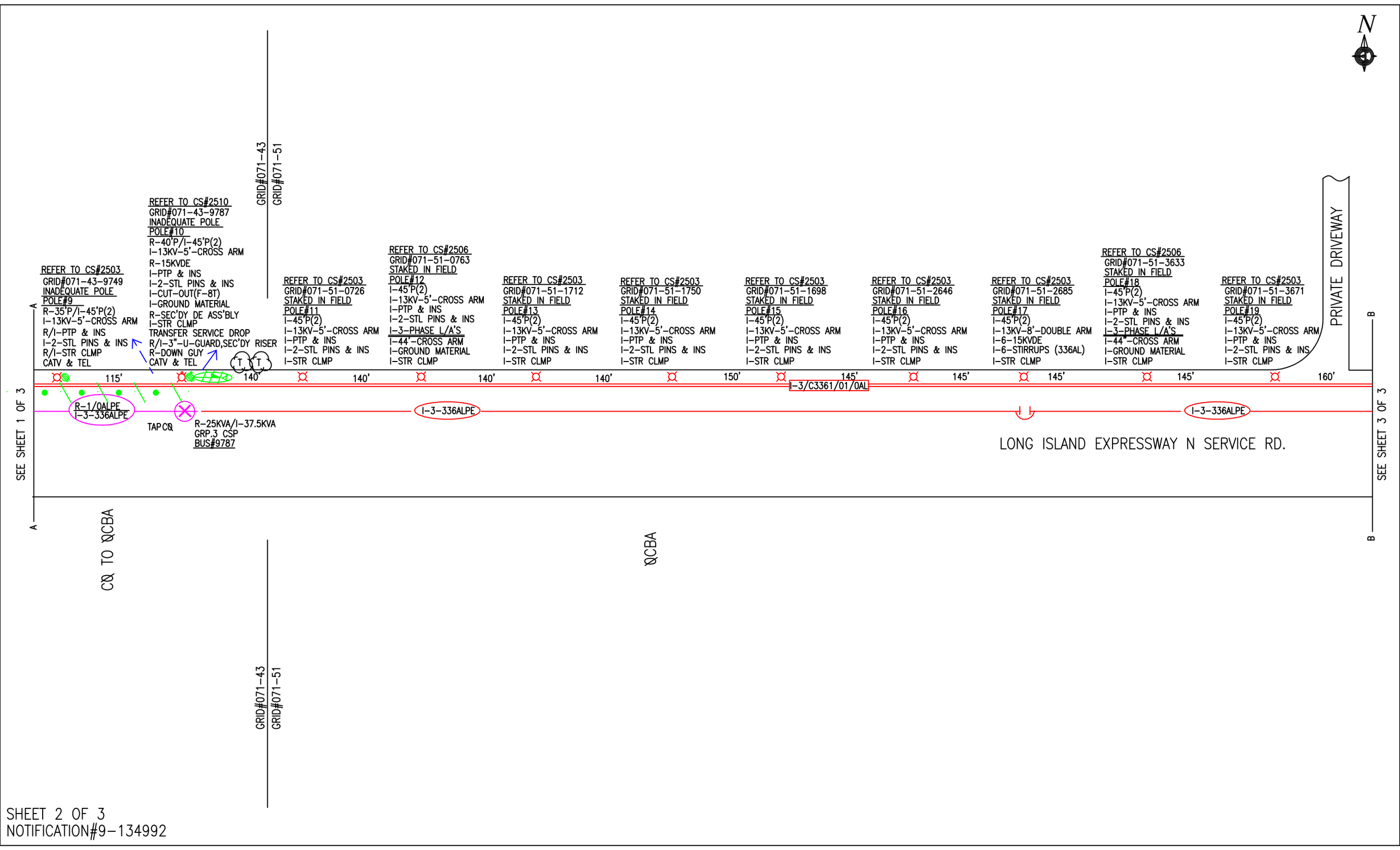
POLE LINE TO BE INSTALLED USING FEMA CONSTRUCTION STANDARDS.

STATE PERMIT RECEIVED

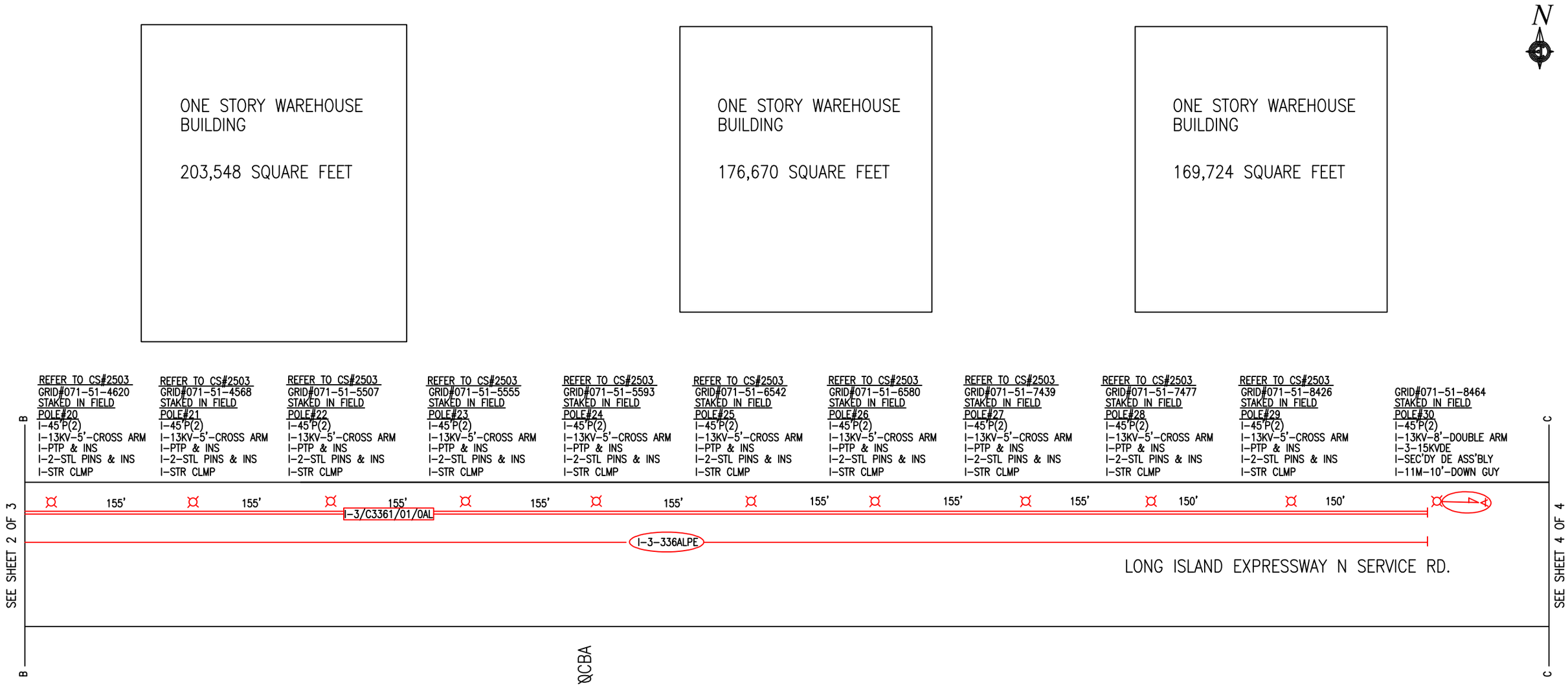
SHEET "A"



SHEET 1 OF 3
NOTIFICATION#9-134992



SHEET 2 OF 3
NOTIFICATION#9-134992



SHEET 3 OF 3
NOTIFICATION#9-134992

Hargrave, Julie

From: Emouna, Hannah <Hannah.Emouna@pseg.com>
Sent: Monday, September 12, 2022 11:53 AM
To: Hargrave, Julie
Cc: Pomi-urbat, Lara
Subject: RE: Pine Barrens Coordination Request Silver Corporate Park

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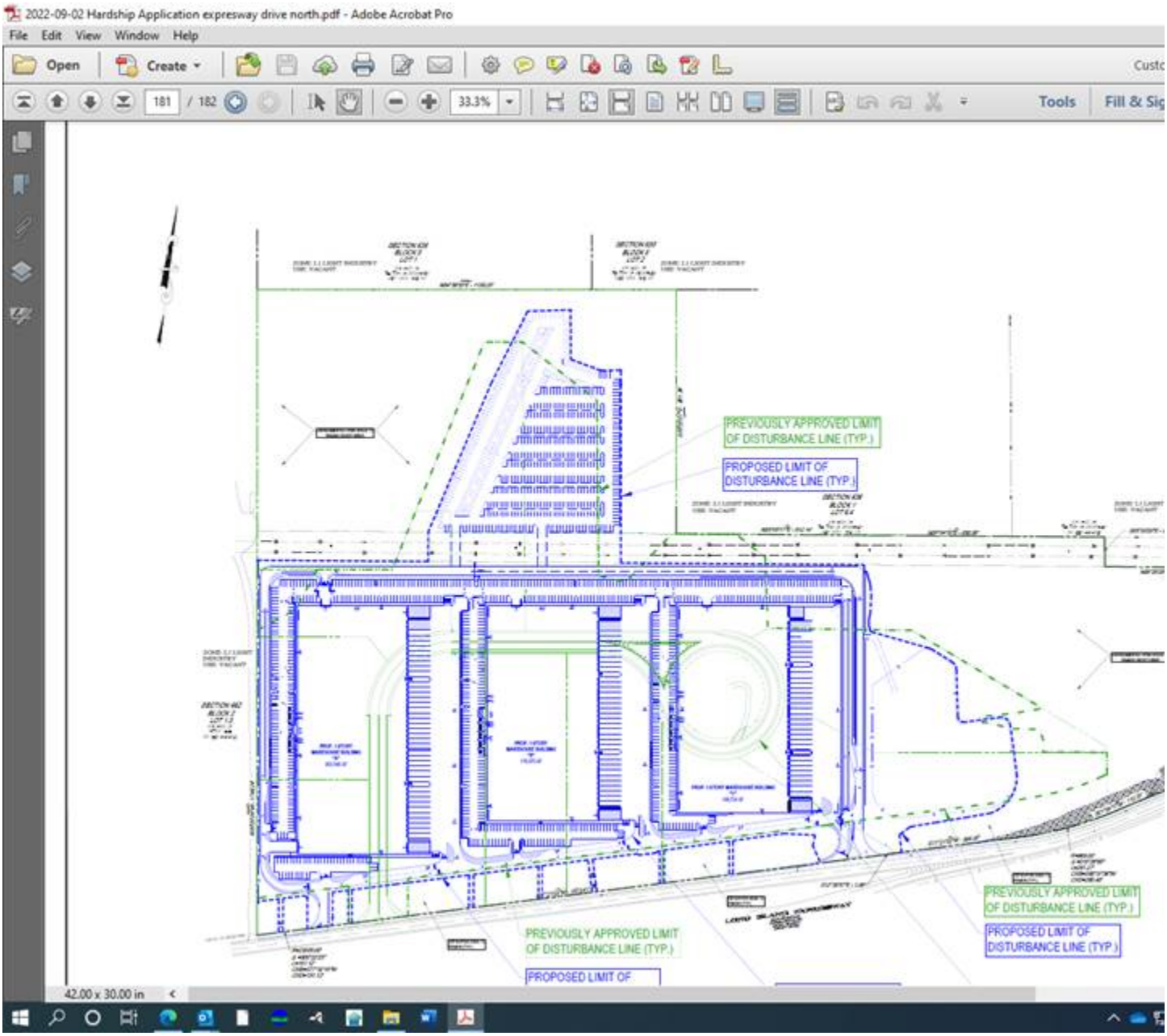
Morning Julie,
Hope you had a nice weekend! I spoke with our team and pulled together the following info:

- Vegetation removal is only in the direct area where the poles will be installed. We usually assume a maximum of 5x5 clearing for the poles but the actual disturbance is typically smaller; usually more like 2'x2' around each pole. So we'd be looking at a maximum of 800 SF but likely closer to 128 SF of total disturbance.
- No tree removal is required; only tree trim along the roadway within the public right of way.
- The project is designed to utilize the least number of poles required so we can't reduce it any further than the 20 new poles shown.
- The pole locations were designed to avoid the curb cuts but prior to installation we'll mark out the pole locations and confirm with the developer that they do not interfere.
- The right-of-way that bisects the development is a transmission ROW that utilizes steel poles. Unfortunately we can't underbuild the existing steel poles with distribution lines as the existing poles do not meet engineering standards for an underbuild configuration.

Thanks!
Hannah Emouna
Lead Environmental Science and Planning Analyst
PSEG LONG ISLAND
Project Management Office
999 Stewart Avenue
Bethpage, NY 11714
Cell: (516)738-6177
Email: Hannah.emouna@PSEG.com

From: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Sent: Friday, September 9, 2022 11:08 AM
To: Emouna, Hannah <Hannah.Emouna@pseg.com>
Cc: Pomi-urbat, Lara <Lara.Pomi-urbat@pseg.com>
Subject: [EXTERNAL] RE: Pine Barrens Coordination Request Silver Corporate Park

Thank you Hannah
Would you be able to find out that if the poles are for the project and there are no poles currently on the north service road stretch in front of the project site, could the poles be placed along the right of way that actually runs through the middle of the site where disturbance will already occur, so that they would not be visible from the public road
Here's the plan and you can see the lipa right of way traversing the central portion of the site and there will be development in that area. could the poles be installed in that location as an alternative?
you can see the current photos of the site there are no poles currently on the roadfront
The poles that were shown as existing in your map must be further west
Thank you



From: Emouna, Hannah <Hannah.Emouna@pseg.com>
Sent: Thursday, September 08, 2022 8:06 AM
To: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Subject: RE: Pine Barrens Coordination Request Silver Corporate Park

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

Morning Julie,
Our designer is out till Monday so it'll take me a little bit to compile some of these answers. I'll get back to you asap but it will likely be Monday/Tuesday.
Thanks!
Hannah

From: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Sent: Wednesday, September 7, 2022 4:29 PM
To: Emouna, Hannah <Hannah.Emouna@pseg.com>
Cc: Pomi-urbat, Lara <Lara.Pomi-urbat@pseg.com>
Subject: [EXTERNAL] RE: Pine Barrens Coordination Request Silver Corporate Park

The letter says minimal vegetation removal, could you quantify this?

Will trees and other be removed, not just trimmed?

Is the vegetation in the road right of way or in the private property?

What is the purpose for 20 new poles, could this be reduced? Will they interfere with the proposed curb cut(s)? There are two curb cuts proposed but we have suggested they reduce to one; the former project had only one. The public hearing on the project has not occurred yet; the application was incomplete last month.

Do you have the current plan for the project, no longer called Silver Corp Park, now Expressway Drive North? Here are the links to the recent application. It's a development of regional significance and a hardship to impact steep slopes

Expressway Drive North Compatible Growth Area Hardship Application [pb.state.ny.us]
September 2, 2022
Expressway Drive North Development of Regional Significance (DRS) Application [pb.state.ny.us]
September 2, 2022
Expressway Drive North existing conditions survey [pb.state.ny.us]
September 6, 2022

From: Emouna, Hannah <Hannah.Emouna@pseg.com>
Sent: Wednesday, September 07, 2022 3:00 PM
To: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Subject: RE: Pine Barrens Coordination Request Silver Corporate Park

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Wood to wood and all new poles are wood as well.
Thanks!
Hannah

From: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Sent: Wednesday, September 7, 2022 2:59 PM
To: Emouna, Hannah <Hannah.Emouna@pseg.com>
Subject: [EXTERNAL] RE: Pine Barrens Coordination Request Silver Corporate Park

Thank you so much for this information
And wood to wood or wood to steel?

From: Emouna, Hannah <Hannah.Emouna@pseg.com>
Sent: Wednesday, September 07, 2022 2:16 PM
To: Hargrave, Julie <Julie.Hargrave@SCWA.com>

Cc: Pomi-urbat, Lara <Lara.Pomi-urbat@pseg.com>
Subject: RE: Pine Barrens Coordination Request Silver Corporate Park

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Hi Julie,
Correct. 22 new poles and 10 replacements.

Eight of the poles to be replaced are class 4 poles which will be replaced with class 2 poles. The minimum circumference at six feet above the bottom of the class 4 pole is approximately 31.5 inches (radius=5.1inches). The minimum circumference at six feet above the bottom of a class 2 poles is approximately 38.5 inches (radius=6.13). As such, replacement of the class 4 poles with class 2 poles will result in a 1 inch increase in radius, which is a two inch increase in diameter of the poles. One replacement pole is a class 2 pole and will be replaced with a class 2 pole. One pole is currently a class 5 pole and will be replaced with a class 2 pole. The minimum circumference of a class 5 pole is approximately 29.0 inches (radius=4.61") which will result in a 1.52 inch increase in the radius (3 inch increase in diameter) . It is not anticipated that this increase in diameter will be perceptible. All new poles will be class 2 poles. The replacement of all class 4 poles with a minimum of class 2 poles is aligned with FEMA storm hardening guidelines.

The existing poles are between 30 and 40 feet. All poles, replacement and new poles, will be 45'. After embedment the poles will measure approximately 38.5 feet above ground.

Hannah Emouna
Lead Environmental Science and Planning Analyst
PSEG LONG ISLAND
Project Management Office
999 Stewart Avenue
Bethpage, NY 11714
Cell: (516)738-6177
Email: Hannah.emouna@PSEG.com

From: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Sent: Wednesday, September 7, 2022 1:41 PM
To: Emouna, Hannah <Hannah.Emouna@pseg.com>
Cc: Pomi-urbat, Lara <Lara.Pomi-urbat@pseg.com>
Subject: [EXTERNAL] RE: Pine Barrens Coordination Request Silver Corporate Park

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

Dear Hannah,

Thank you.

So is there a net increase of 20 poles and the replacement of 10 other poles? And what is the height and width of existing poles and the new poles and replacements?

I'll review the information, maybe it is in there

Thank you
Julie Hargrave
631-218-1192

From: Emouna, Hannah <Hannah.Emouna@pseg.com>
Sent: Wednesday, September 07, 2022 1:09 PM
To: Hargrave, Julie <Julie.Hargrave@SCWA.com>
Cc: Pomi-urbat, Lara <Lara.Pomi-urbat@pseg.com>
Subject: Pine Barrens Coordination Request Silver Corporate Park

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Good Afternoon Julie,

PSEG Long Island is proposing the installation of twenty-two poles and replacement of ten existing utility poles within the Town of Brookhaven in support of the Silver Corporate Park/Syska development. Ten utility poles on Long Island Expressway Service Road North will be replaced in-kind and twenty-two new poles will be installed on Long Island Expressway Service Road North. The new and replacement poles are required to provide electric service to three new commercial buildings. The Proposed Action is located within the Pine Barren Compatible Growth Area.

Please see the attached letter and map outlining the proposed work and proposed disturbance areas. PSEG Long Island would like to coordinate with the Commission early in the planning process, and confirm that the proposed activities are not considered "development" and do not require a Hardship Waiver Application.

Please let me know if you need anything else.
Thank you,

Hannah Emouna
Lead Environmental Science and Planning Analyst
PSEG LONG ISLAND
Project Management Office
999 Stewart Avenue
Bethpage, NY 11714
Cell: (516)738-6177
Email: Hannah.emouna@PSEG.com

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DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

September 21, 2022

Town of Southampton Planning Board
116 Hampton Road
Southampton, New York 11968

Attention:
Clare Shea, Assistant Town Planning Director
Anthony Trezza, Principal Planner

RE: Referral: Lewis Road Planned Residential Development
Site Plan, Final Subdivision and Groundwater Review
Central Pine Barrens Core Preservation Area,
Critical Resource Area and Compatible Growth Area

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Ms. Shea and Mr. Trezza:

On August 17, 2022, the Central Pine Barrens Commission office received referral materials for the project known as Lewis Road Planned Residential Development (PRD) Site Plan and Final Subdivision.

The referral indicates it is classified as a Type I Action pursuant to SEQRA. The Planning Board scheduled a public hearing for September 8, 2022.

On January 20, 2021, the Commission decided the Lewis Road PRD Assertion of Jurisdiction application was in conformance with the Comprehensive Land Use Plan.

The project site area, 607.74 acres, covers approximately 175 parcels. It includes road abandonments and Town of Southampton Development Rights in an old filed map. The project site is located east of Lewis Road and north of Old Country Road, north and south of Sunrise Highway, in the hamlet of East Quogue.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

The resort development contains 118 residences, 12 workforce housing units, a private 18 hole golf course with clubhouse and other recreational amenities and related infrastructure including a sewage treatment plant.

The referral included 122 maps and a Groundwater Monitoring Plan. No written narrative to accompany the plans or an application was provided to explain the current plans and any changes that may have occurred since the Commission's decision. A list of the referral material is provided.

Plan or Map Title	Date	Number of sheets
• Map of Property Location and Key Map including Overall Plan, Drainage plans, road profiles, Grading plans for the golf course, Erosion control plans, Pool area plans, Sport area and athletic fields plans, Sewage Treatment Plant plans	May 9, 2022	37 sheets
• Map of Lewis Road Planned Residential Development	December 2021	38 sheets
• Architectural Plat Submission Elevations	December 10, 2021	13 sheets
• Groundwater Monitoring Plan Rev. 1	January 2022	
• Hardscape and Materials Enlargements including lighting and planting plans	March 29, 2022	20 sheets
• Proposed Clearing Plan	May 2, 2022	1 sheet
• Turf Care and Workforce Housing including floor plans and exterior views	May 10, 2022	9 sheets
• Aquifer Protection Overlay District (APOD) Compliance Exhibit	June 22, 2022	1 sheet
• Comprehensive Land Use Plan (CLUP) Compliance Exhibit	June 22, 2022	1 sheet
• Planned Residential Development (PRD) Compliance Exhibit	June 22, 2022	1 sheet
• Survey of Existing Clearing Limits	July 6, 2022	2 sheets (received only sheet 1 of 2)

Comments

Please direct the applicant to submit material including:

- A plan with the layout of the approved plan with an overlay of the new project and explain the comparison and the purpose for changes, if any.

- Please identify:
    - the clearing limit based on the Plan standard
    - the amount of existing natural vegetation on the project site
    - the amount of existing cleared area on the project site
    - the amount of proposed clearing
    - the total area to be cleared for the project including existing cleared area and the area of proposed clearing
    - the total amount of area to remain natural when the project is completed

- Clearing for wells
    - The "Proposed Clearing Plan" prepared by PWGC dated May 2, 2022, lists 16 Boring IDs and 16 Well IDs and the total clearing required is approximately 6 acres. Please clarify if the 6 acres of clearing will occur in areas that will be cleared for the project or if 6 additional acres will be cleared for this purpose.
    - The tables refer to "areas previously cleared (fully or partially)." If an area is identified as only "partially cleared," then clearing is proposed. Sites such as

BW-1 and SB-16 appear to be located close to or in natural areas. Please have the applicant explain if it is possible to work in areas that will be cleared for the project rather than in areas that require excess clearing.

- New York State listed Threatened species, Northern Long-eared Bat Proposed Clearing Plan key map and summary table of Bat Habitat Areas 1 through 5 identifies:
    - Areas to be Cleared Year Round, 47 acres
    - Areas to be Cleared December through February, 107 acres
    - Please explain the information that is presented in the table including:
        - Bat Habitat Area #1 where 20 acres will be cleared appears to be in the southerly portion where "outparcels" exist in lots not owned by the Applicant.
        - Bat Habitat Area #4 is in the northern portion that is to remain natural open space and the table lists 8 acres to be cleared in that area.

- Please identify if the current proposal and layout continues to conform with the Plan Standards and Guidelines and changes to the plan, if any, that have occurred and the purpose of the changes.

- An amendment to the Commission decision is expected to be necessary for the record to reflect the current plan and project.

- The Commission reserves its right to fully review the project in accordance with the Act and the Plan once it has received all of the relevant information on the current project and its comparison to the Lewis Road Master Plan that was determined to conform with the Central Pine Barrens Comprehensive Land Use Plan.

- Timeline to satisfy Commission requirements in the decision dated January 20, 2021
    - Please submit a timeline to satisfy the requirements and conditions of the Commission's decision.
    - Please indicate and submit information including:
        - the status of the project including staking clearing limits for inspection,
        - a phased development plan
        - a schedule that is consistent with avoiding clearing during windows established by the NYSDEC to protect individuals and habitat of Northern Long-eared Bat
        - filing covenants to protect open space
        - fulfilling the conditions of approval

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact this office.

Sincerely,

Julie Hargrave
Policy and Planning Manager

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

Town of Southampton
116 Hampton Road
Southampton, NY 11968

PLANNING BOARD

631 287-5735 tel
631 287-5706 fax

RECEIVED
AUG 17 2022
Central Pine Barrens Joint
Planning & Policy Commission

8/16/2022

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

RE: Lewis Road PRD (Site Plan), Site Plan – Application

Dear Ms. Jacobsen:

Please find enclosed the following with reference to the above application on the properties generally north and east of Lewis Road in the vicinity of Spinney Road and extending north to and beyond Sunrise Highway, East Quogue, Town of Southampton, SCTM#'s 900-250-3-1 (with additional surrounding tax lots) which is presently being considered by the Planning Board. The Site Plan application proposes some of the residential subdivision yield clustered lots as eight (8) condominium units within/above the accessory clubhouse and golf pro shop and twelve (12) on-site workforce housing units. Also proposed is a recreation area, a private 18-hole golf course, as a fitness center, community pool and 90,151 sq. ft. clubhouse and other accessory structures. SEQR designation is Type I action.

Material Enclosed:
Application, Site Plan, Other

Please review and provide your comments and recommendations on proposed activity, so that the Planning Board may take them into consideration in their review of the subject application.

A public hearing is scheduled for 9/8/2022. Please notify the planner named below if you have special concerns regarding this project, or if you will not be able to submit a response in a timely manner.

> In addition to mailing a hard copy, we respectfully request that you e-mail a copy of your response to the planner named below. This will be greatly appreciated.

Your prompt attention to this matter would be greatly appreciated.

Very Truly Yours,

Kerri Meyer

Clare Shea, Asst. Town Planning Director for CS
cshea@southamptontownny.gov

F:\Site Plan & Special Exceptions\Applications\Lewis Road PRD (2022)\2022-08-16_Lewis Road PRD Site Plan_referral to CPB_km.docx

Town of Southampton
116 Hampton Road
Southampton, NY 11968

PLANNING BOARD

631 287-5735 tel
631 287-5706 fax

RECEIVED
AUG 17 2022
Central Pine Barrens Joint
Planning & Policy Commission

8/16/2022

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

RE: Lewis Road PRD (Subdivision), Subdivision – Final

Dear Ms. Jacobsen:

Please find enclosed the following with reference to the above application on the properties generally north and east of Lewis Road in the vicinity of Spinney Road and extending north to and beyond Sunrise Highway, East Quogue, Town of Southampton, SCTM#'s 900-250-3-1 (with additional surrounding tax lots) which is presently being considered by the Planning Board. The final application proposes 118 units as: 8 clubhouse condominium units, 18 village cottages, 40 village lots, 20 village estates, and 32 woodland estates, plus an additional twelve (12) workforce rental housing units on-site. Other project components include: a recreational complex, fitness center, community pool and clubhouse, private 18-hole golf course and other accessory structures, all as on-site amenities; and 72.50% open space equaling 440.66 acres, on a total of 180 assembled tax parcels totaling 607.74 acres of land situated in the CR-200 Zoning District, Compatible Growth Area of the Central Pine Barrens Overlay District and Aquifer Protection Overlay District. SEQR designation is Type I action.

Material Enclosed:
Application, Map, Other

Please review and provide your comments and recommendations on proposed activity, so that the Planning Board may take them into consideration in their review of the subject application.

A public hearing is scheduled for 9/8/2022. Please notify the planner named below if you have special concerns regarding this project, or if you will not be able to submit a response in a timely manner.

In addition to mailing a hard copy, we respectfully request that you e-mail a copy of your response to the planner named below. This will be greatly appreciated.

Your prompt attention to this matter would be greatly appreciated.

Very Truly Yours,

Anthony Trezza, Principal Planner
atrezza@southamptontownny.gov

F:\Subdivisions\Application Projects\Lewis Road PRD (fka Hills at Southampton)\Final Application (2022)\2022-08-16_Lewis Road PRD Subdivision_referral to CPB_km.docx

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116 Hampton Road
Southampton, NY 11968

PLANNING BOARD

631 287-5735 tel
631 287-5706 fax

RECEIVED
AUG 17 2022
Central Pine Barrens Joint
Planning & Policy Commission

8/16/2022

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

RE: Lewis Road PRD (Subdivision), Subdivision – Groundwater Review

Dear Ms. Jacobsen:

Please find enclosed the following with reference to the above application on the properties generally north and east of Lewis Road in the vicinity of Spinney Road and extending north to and beyond Sunrise Highway, East Quogue, Town of Southampton, SCTM#'s 900-250-3-1 (with additional surrounding tax lots) which is presently being considered by the Planning Board. The final application proposes 118 units as: 8 clubhouse condominium units, 18 village cottages, 40 village lots, 20 village estates, and 32 woodland estates, plus an additional twelve (12) workforce rental housing units on-site. Other project components include: a recreational complex, fitness center, community pool and clubhouse, private 18-hole golf course and other accessory structures, all as on-site amenities; and 72.50% open space equaling 440.66 acres, on a total of 180 assembled tax parcels totaling 607.74 acres of land situated in the CR-200 Zoning District, Compatible Growth Area of the Central Pine Barrens Overlay District and Aquifer Protection Overlay District. SEQR designation is Type I action.

Additionally, please review and approve the clearing for the groundwater management plan wells.

Material Enclosed:
Application, Map, Other

Please review and provide your comments and recommendations on proposed activity, so that the Planning Board may take them into consideration in their review of the subject application.

A public hearing is scheduled for 9/8/2022. Please notify the planner named below if you have special concerns regarding this project, or if you will not be able to submit a response in a timely manner.

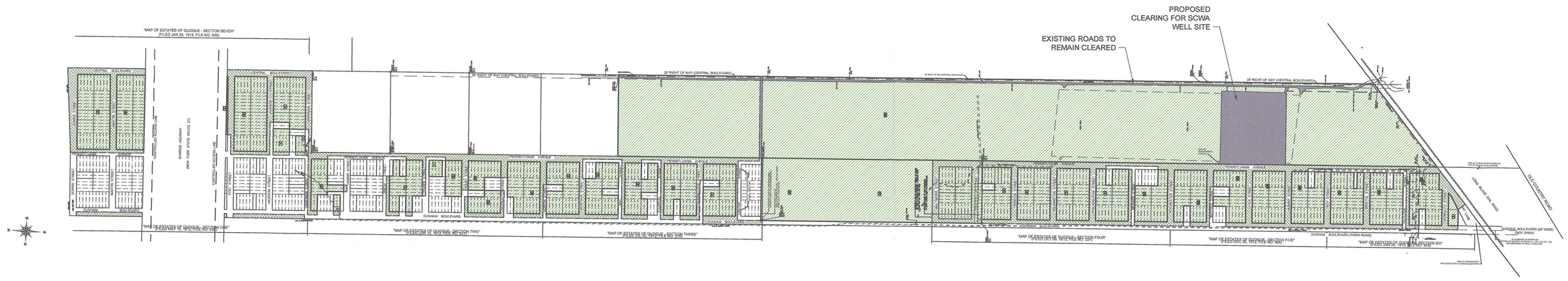
In addition to mailing a hard copy, we respectfully request that you e-mail a copy of your response to the planner named below. This will be greatly appreciated.

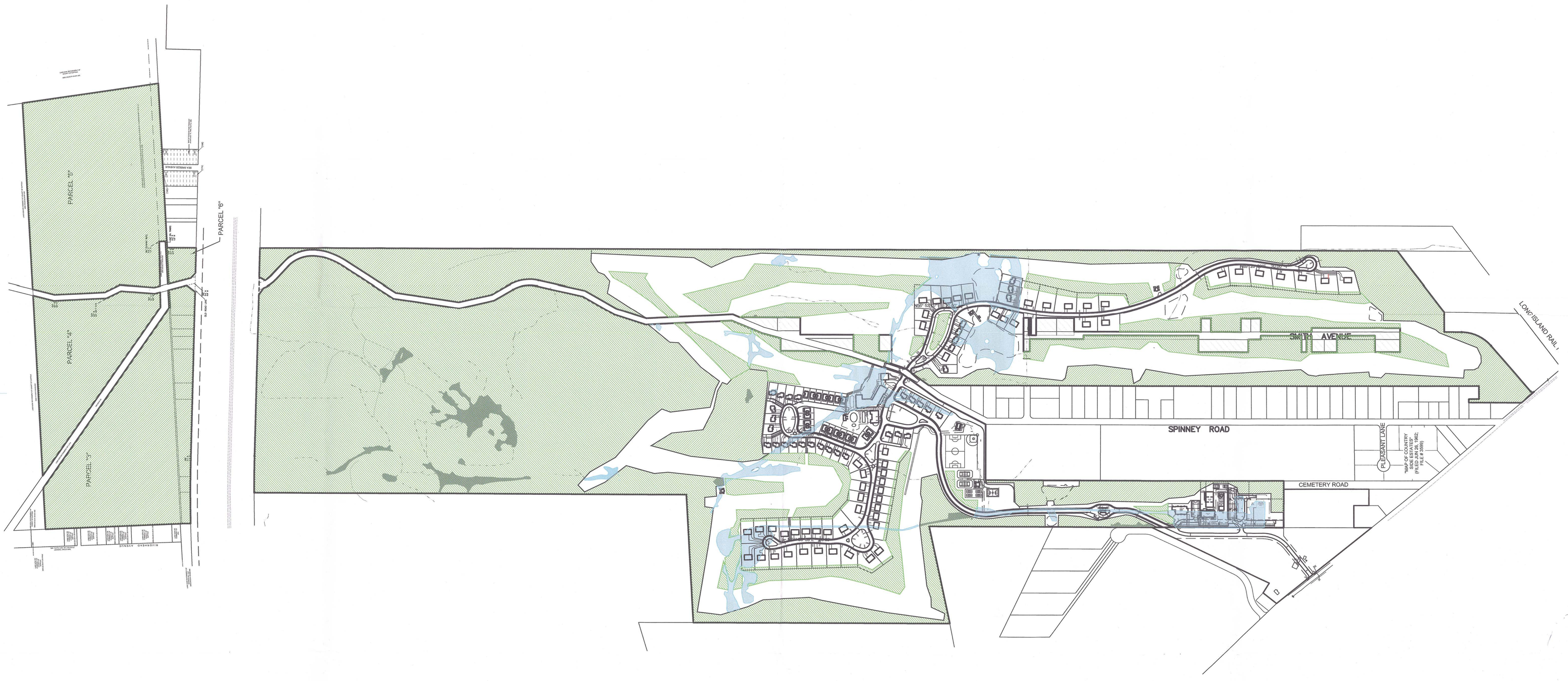
Your prompt attention to this matter would be greatly appreciated.

Very Truly Yours,

Anthony Trezza, Principal Planner for AT
atrezza@southamptontownny.gov

F:\Subdivisions\Application Projects\Lewis Road PRD (fka Hills at Southampton)\Final Application (2022)\2022-08-16_Lewis Road PRD Subdivision_referral to CPB 2 (ground water review)_km.docx





TOTAL AREAS

AREA OF SITE SOUTH OF SUNRISE HIGHWAY:
(61.26 KRACKE) + (339.42 HILLS SOUTH) = 400.68 ACRES
AREA NORTH OF SUNRISE HIGHWAY: 87.62 ACRES
AREA OF PARLATO / TIMPERMAN PROPERTY: 119.44 ACRES
TOTAL AREA: 607.74 ACRES*

* TOTAL AREA INCREASED DUE TO THE ADDITION OF THE ABANDONMENT OF PART OF SMITH ROAD AND ELIMINATION OF GORE ON AREA NORTH OF SUNRISE HIGHWAY

LEGEND

- NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC
- NATURAL VEGETATION TO REMAIN (INSIDE DEVELOPMENT) = 43.71 AC
- EXISTING CLEARED AREA (OUTSIDE DEVELOPMENT) = 4.63 AC
- EXISTING / PROPOSED CLEARING FOR SCWA WELL AND ROADS = 5.4 AC
- EXISTING CLEARED AREA (INSIDE DEVELOPMENT) = 21.47 AC
- NATURAL VEGETATION TO BE CLEARED (INSIDE DEVELOPMENT) = 140.21 AC

CLUP COMPLIANCE CALCULATIONS

MAXIMUM CLEARED AREA ON SITE: 28.26 %

TOTAL SITE: 607.74 AC.
MAXIMUM CLEARING OF SITE: 607.74 X 0.2826 = 171.75 AC.
EXISTING CLEARED AREA AND PROPOSED CLEARING FOR SCWA WELL SITE (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 5.4 AC + 21.47 AC = 31.50 AC
TOTAL SITE CLEARED = 31.50 AC + 140.21 AC = 171.71 AC < 171.75 AC

SCALE: 1" = 300'
0 150 300 600

APPLICANT:
DJV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

NO.	DATE:	REVISIONS:	BY:
-	-	-	-

CLUP COMPLIANCE EXHIBIT
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

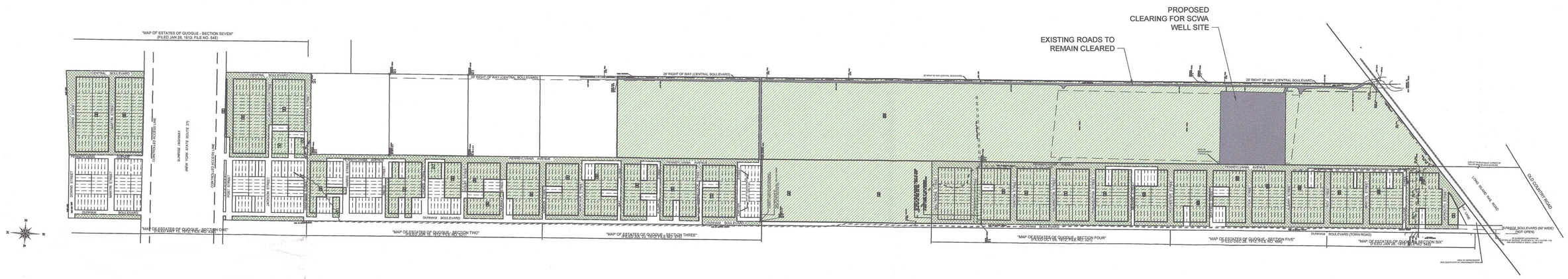
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JUN 17 2022
Central Pine Barrens Joint Planning & Policy Commission

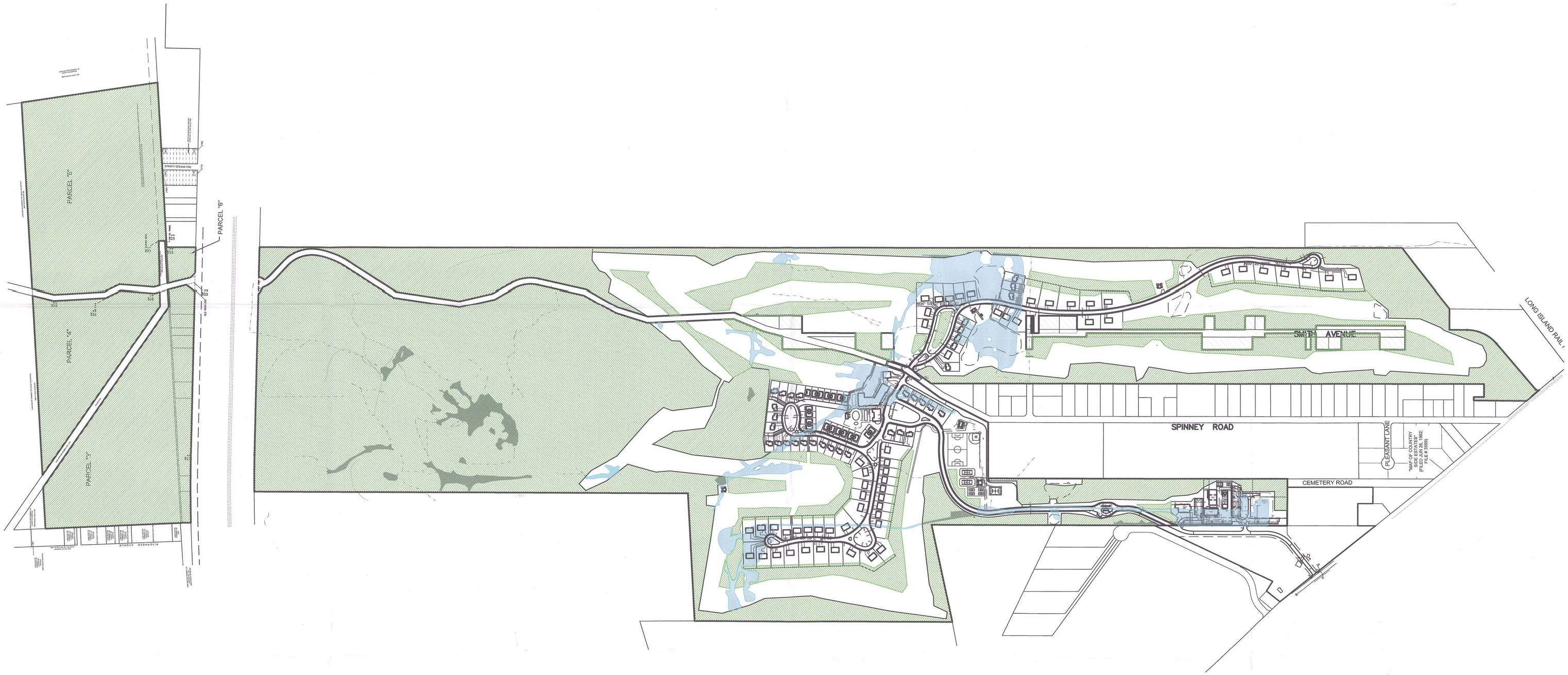
RECEIVED
JUN 0 9 2022
TOWN OF SOUTHAMPTON PLANNING DEPARTMENT

JOHN R. VOLPE
NEW YORK
20973
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.:	05105
DRAWN BY:	JRW
CHECKED BY:	LB
DATE:	6-22-22
SCALE:	1" = 300'
FILE NO.:	-
CADD:	05105 EXHIBIT.DWG
DRAWING NO.:	A-101
SHEET NO.:	1 OF 1





TOTAL AREAS

AREA OF SITE SOUTH OF SUNRISE HIGHWAY:
(81.26 KRACKE) + (339.42 HILLS SOUTH) = 400.68 ACRES
AREA NORTH OF SUNRISE HIGHWAY: 87.62 ACRES
AREA OF PARLATO / TIMPERMAN PROPERTY: 119.44 ACRES
TOTAL AREA: 607.74 ACRES*

* TOTAL AREA INCREASED DUE TO THE ADDITION OF THE ABANDONMENT OF PART OF SMITH ROAD AND ELIMINATION OF GORE ON AREA NORTH OF SUNRISE HIGHWAY

LEGEND

- NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC
- NATURAL VEGETATION TO REMAIN (INSIDE DEVELOPMENT) = 43.71 AC
- EXISTING CLEARED AREA (OUTSIDE DEVELOPMENT) = 4.63 AC
- EXISTING / PROPOSED CLEARING FOR SCWA WELL AND ROADS = 5.4 AC
- EXISTING CLEARED AREA (INSIDE DEVELOPMENT) = 21.47 AC
- NATURAL VEGETATION TO BE CLEARED (INSIDE DEVELOPMENT) = 140.21 AC

APOD COMPLIANCE CALCULATIONS

MAXIMUM CLEARING OF EXISTING VEGETATION: 25.0%

TOTAL SITE AREA: 607.74 AC.
EXISTING CLEARED AREA AND PROPOSED CLEARING FOR SCWA WELL SITE (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 5.4 AC + 21.47 AC = 31.50 AC
TOTAL AREA OF SITE WITH NATURAL VEGETATION = 607.74 AC - 31.50 AC = 576.24 AC
MAXIMUM CLEARING OF EXISTING VEGETATION = 576.24 AC x 0.25 = 144.06 AC
CLEARING OF EXISTING VEGETATION = 140.21 AC.< 144.06 AC

SCALE: 1" = 300'
0 150 300 600

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

NO.	DATE:	REVISIONS:	BY:
-	-	-	-

APOD COMPLIANCE EXHIBIT
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

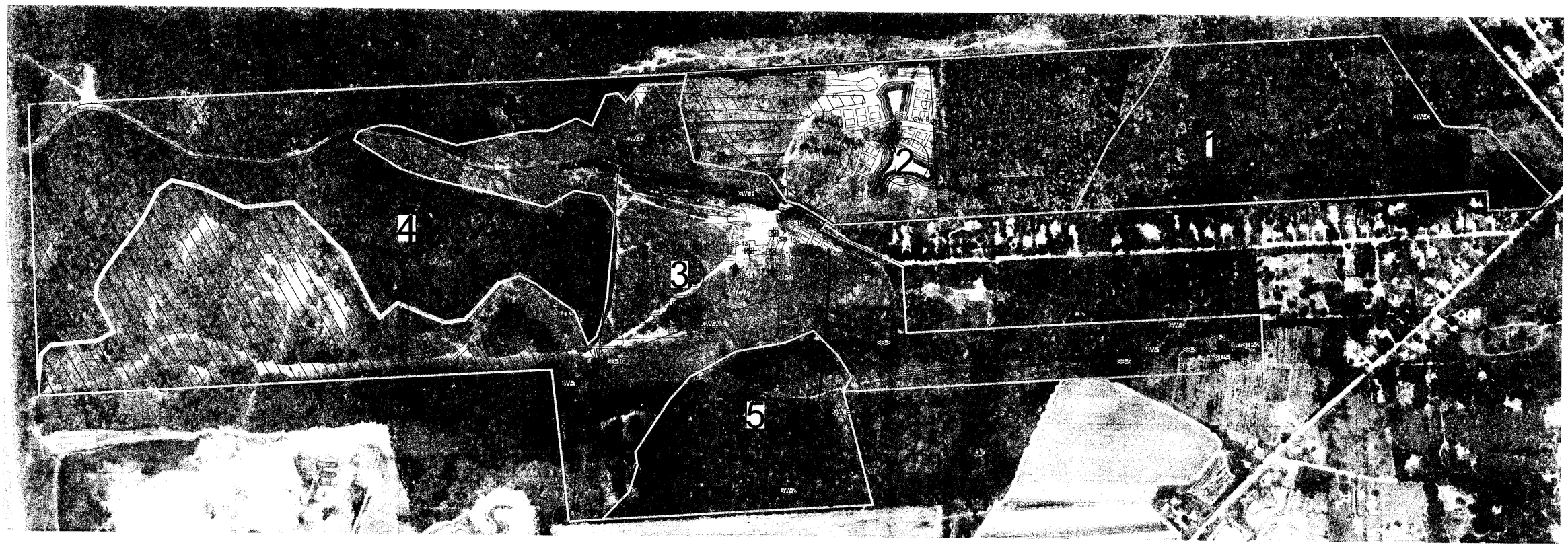
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STATE OF NEW YORK
JOHN R. WILKINSON
089973
LICENSED PROFESSIONAL ENGINEER

NELSON+POPE
engineers • architects • surveyors
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Bat Habitat Area	To Be Cleared Year Round (Acres)	To Be Cleared Dec-Feb (Acres)
1	0	20
2	24	18
3	23	44
4	0	8
5	0	17
Total	47	107

LEGEND

- CURRENT PROPOSED GOLF COURSE LAYOUT. CONFORMS WITH CURRENT PLANNED CLEARING LIMITS.
- PROPERTY LINE
- PROPOSED NATURALLY VEGETATED AREA INSIDE OF DEVELOPMENT ENVELOPE
- PROPOSED NATURALLY VEGETATED AREA OUTSIDE OF DEVELOPMENT ENVELOPE
- IW-1 — PROPOSED IRRIGATION WELLS
- GW-A — PROPOSED GOLF COURSE MONITORING WELLS
- BW-1 — PROPOSED BACKGROUND MONITORING WELLS
- SB-16 — PROPOSED SOIL BORINGS
- PROPOSED CLEARING FOR DRILLER
- AREAS PREVIOUSLY CLEARED
- DEC DELINEATED AREA - CAN BE CLEARED YEAR-ROUND
- BAT HABITAT SAMPLING AREA
- 1 — HABITAT SAMPLING AREA NUMBER

Boring ID	Clearing Required for Access to Boring Site (SF)	Clearing Required at Boring Site (SF)	Total Clearing Required for Soil Boring (SF)	Notes
SB-1***	0	2400	2400	Clearing begins at STP-1
SB-2***	0	2400	2400	Clearing begins at STP-1
SB-3*	169	2400	2569	Clearing begins at IW-1
SB-4***	1566	2400	3966	Clearing beings at SB-3
SB-5*	629	2400	3029	Clearing begins on path to IW-1
SB-6	17783	2400	20183	
SB-7	203	2400	2603	
SB-8*	3385	2400	5785	Clearing begins on Path to IW-1
SB-9**	3009	2400	5409	
SB-10***	1343	2400	3743	Clearing begins at SB-10
SB-11**	0	2400	2400	
SB-12**	0	0	0	
SB-13**	0	0	0	
SB-14**	0	0	0	
SB-15**	0	2400	2400	
SB-16***	807	2400	3207	Clearing begins on path to GW-A

*This length assumes clearing will begin at the end of another clearing, so cleared areas are not counted multiple times.
**Area previously cleared (fully or partially)
***Both of the above

Well ID	Clearing Required for Access to Well Site (SF)	Clearing Required at Well Site (SF) (Drill Pad)	Total Clearing Required for Well Installation (SF)	Notes
GW-A	5709	2400	8109	
GW-B	0	0	0	
GW-C*	55446	2400	57846	Clearing begins at GW-F
GW-D*	4611	2400	7011	Clearing begins at IW-1
GW-E	16547	2400	18947	
GW-F**	1392	2100	3492	
GW-G	18760	2400	21160	
GW-H**	0	2028	2028	
GW-I	4203	2400	6603	Clearing begins at SB-6
BW-1*	1772	2400	4172	Clearing begins at SB-16
BW-2*	13741	2400	16141	Clearing begins at GW-E
BW-3***	3831	2400	6231	Clearing begins at GW-D
STP-1***	1595	2400	3995	Clearing begins at path to BW-3
STP-2***	0	2400	2400	Clearing begins at STP-1
IW-1*	33810	2400	36210	Clearing begins on path to GW-E
IW-2	5939	2400	8339	

*This length assumes clearing will begin at the end of another clearing, so cleared areas are not counted multiple times.
**Area previously cleared (fully or partially)
***Both of the above

TOTAL CLEARING REQUIRED: 262,778 SF

PROPOSED CLEARING PLAN
SCALE: 1"=350'

0 350 700
SCALE: 1" = 350'

NOTES:
1. CLEARING LIMITS AND PROPERTY BOUNDARIES PROVIDED BY NELSON & POPE VIA EMAIL.
2. ALL CLEARING PATHS CALCULATED TO BE 15 FEET WIDE.
3. SMALLEST INNER TURNING RADIUS OF PATHS IS 33'.
4. ALL DRILL PAD AREAS TO BE 40' x 60' IN DIMENSION.
5. THIS PLAN ASSUMES AREAS OUTSIDE OF THE CLEARING LIMITS THAT ARE ALREADY CLEARED CAN NOT BE TRAVERSED THROUGH (SPECIFICALLY, TO GET TO GW-A, SB-16, AND BW-1).

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.
630 Johnson Avenue, - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

Number	Revision Description	Revision Date
7		
6		
5		
4		
3		
2		

Designed By: — Date Submitted: --
Drawn By: HS — Date Created: 05/02/2022
Approved By: PWG — Scale: AS SHOWN

Client:
DISCOVERY LAND COMPANY
14605 NORTH 73RD ST.
SCOTTSDALE, ARIZONA 85260

Project:
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT

Project Address:
EAST QUOGUE, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

County Tax Map Number: — Contract Number:
Regulatory Reference Number:

Title of Drawing:
PROPOSED CLEARING PLAN

Drawing Number:

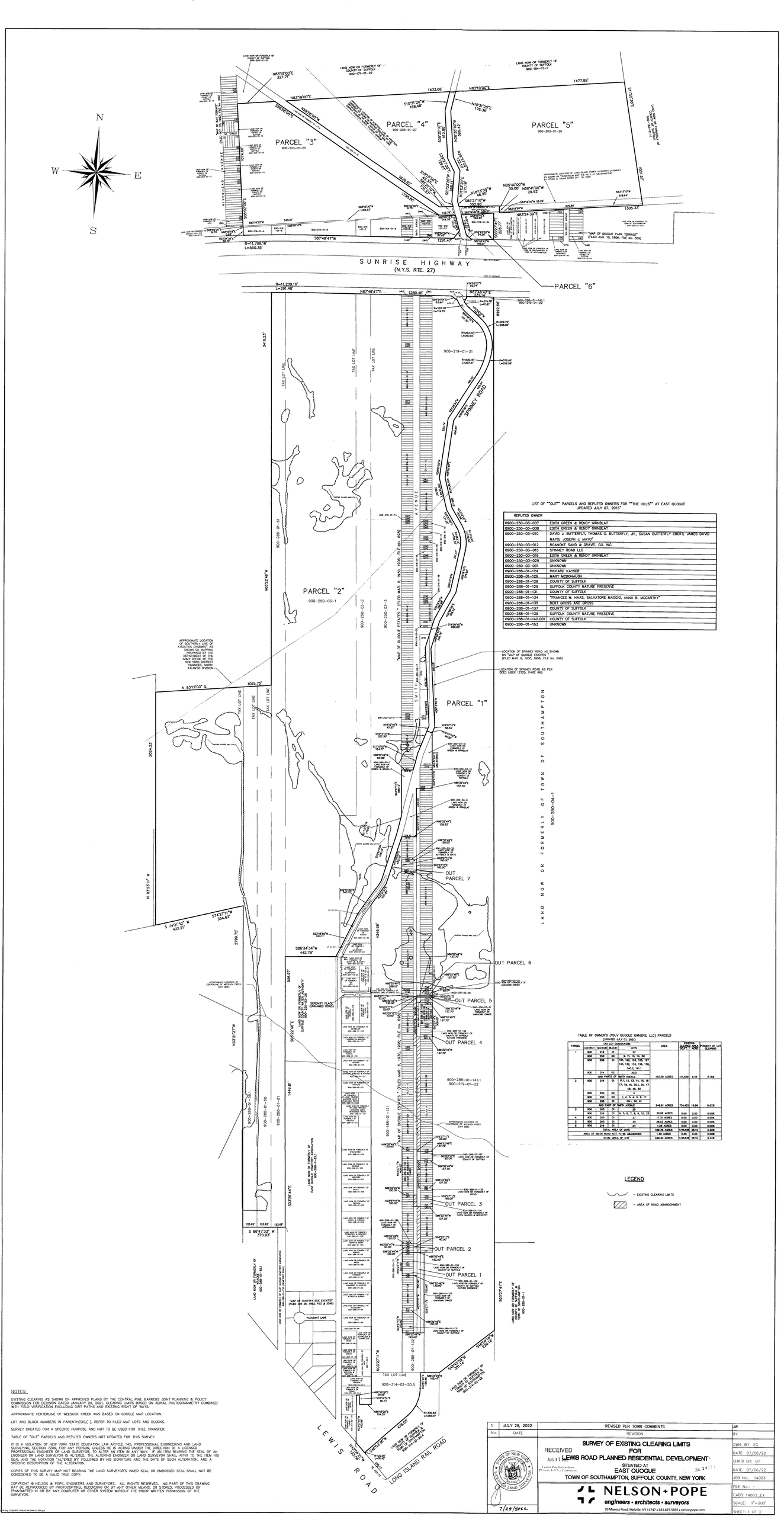
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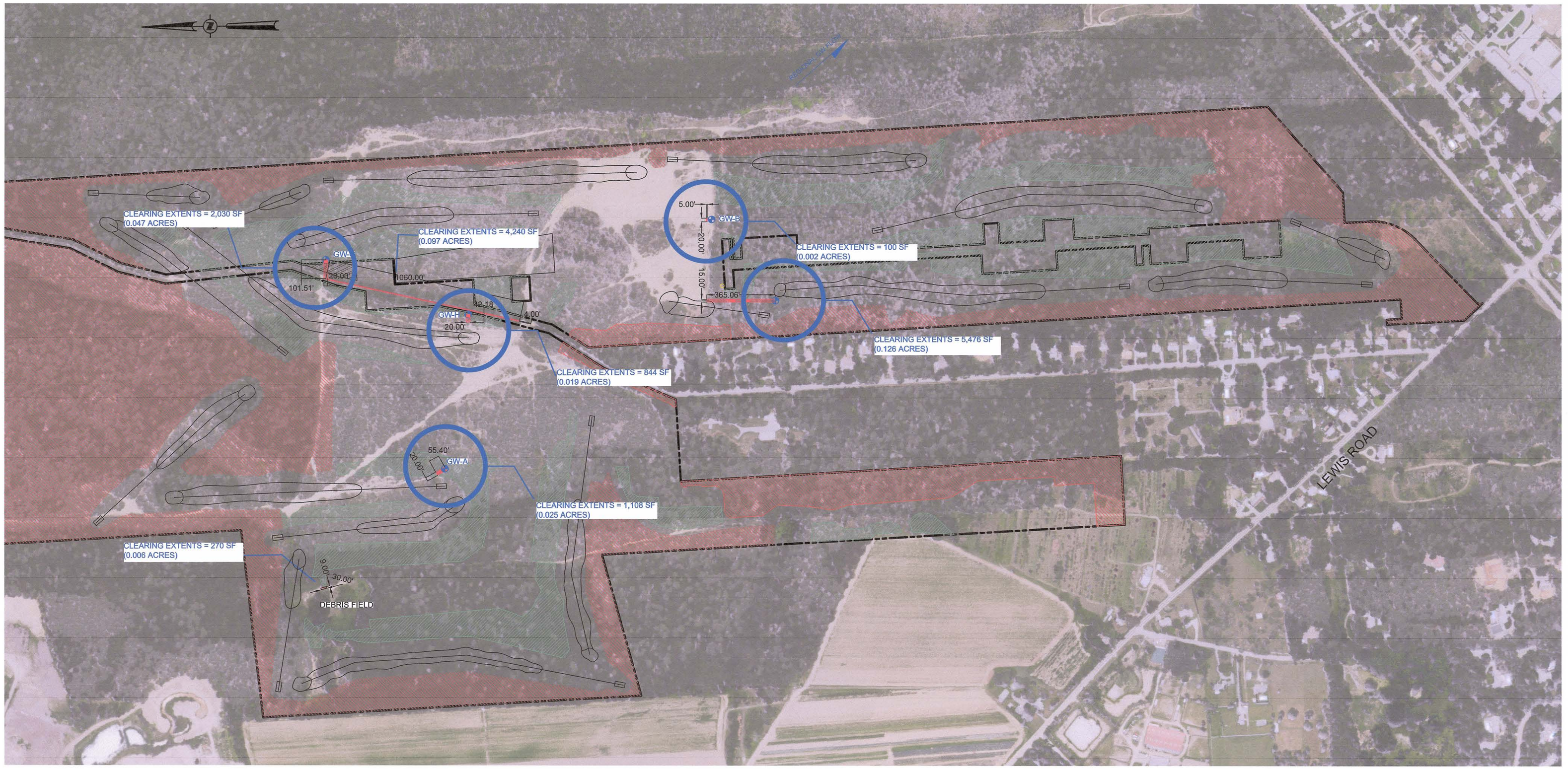
Sheet 1 of 1

PWGC Project Number: DLC1901

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law

E:\WWE_Projects-AUTOCAD\DLC1901 - Lewis Road (150 Hayground Wash)\ACAD\Clearing Jul-Feb and BW\DLC1901_GW-BW_Clearing-Jul-Feb-2022-Reg-Exemption_Option.dwg
Plotted: May 23, 2022 3:54pm By: Ashley


N
W
E
S
SUNRISE HIGHWAY
(N.Y.S. RTE. 27)
PARCEL "1"
PARCEL "2"
900-250-03-1
PARCEL "3"
900-203-01-29
PARCEL "4"
900-203-01-27
PARCEL "5"
900-203-01-30
PARCEL "6"
SPINNEY ROAD
LEWIS ROAD
LONG ISLAND RAIL ROAD
OUT PARCEL 1
OUT PARCEL 2
OUT PARCEL 3
OUT PARCEL 4
OUT PARCEL 5
OUT PARCEL 6
OUT PARCEL 7
SERENITY PLACE (UNNAMED ROAD)
PLEASANT LANE
"MAP OF QUOGUE PARK TERRACE" (FILED AUG. 10, 1906, FILE No. 359)
"MAP OF QUOGUE ESTATES" FILED MAR. 6, 1930, 1906, FILE No. 698
"MAP OF COUNTRY SIDE ESTATES" (FILED JAN 29, 1982, FILE # 2086)
LAND NOW OR FORMERLY OF TOWN OF SOUTHAMPTON 900-250-04-1
LAND NOW OR FORMERLY OF COUNTY OF SUFFOLK 900-171-01-22
LAND NOW OR FORMERLY OF COUNTY OF SUFFOLK 900-184-02-1
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LAND NOW OR FORMERLY OF COUNTY OF SUFFOLK 900-314-01-4
LAND NOW OR FORMERLY OF COUNTY OF SUFFOLK



GROUNDWATER MONITORING WELL KEY MAP

SCALE: 1" = 300'

0 300 600

LEGEND

- GW-A — PROPOSED MONITORING WELLS (5 TOTAL)
- PROPERTY LINE
- PROPOSED CLEARING EXTENTS
- CLEARING EXTENTS WITHIN PROPOSED NATURALLY VEGETATED AREA.
- INDICATES WELL TO BE INSTALLED (5 TOTAL).
- PROPOSED NATURALLY VEGETATED AREA OUTSIDE OF DEVELPMENT ENVELOPE
- PROPOSED NATURALLY VEGETATED AREA OUTSIDE OF DEVELPMENT ENVELOPE
- PARCEL NOW OR FORMERLY OF E. GREEN

CLEARING EXTENTS

WELL ID	CLEARING LENGTH	CLEARING WIDTH	DRILLING PAD	ANTICIPATED AREA (SF)	ANTICIPATED ACRES	ACTUAL AREA (SF)	ACTUAL ACRES	DRILL RIG	CLEARED AREA WITHIN PROPOSED VEGETATED AREA	CLEARED AREA WITHIN PROPOSED AREA TO BE CLEARED
GW-A	56	20	60 X 40	1,108	0.025	330 X 8	0.061	WHEEL	1,108 SF = 0.025 ACRES	0 ACRES
GW-B	5	20	60 X 40	100	0.002	300 X 8	0.028	WHEEL	0 SF = 0.000 ACRES	0.002 ACRES
GW-F	365	15	60 X 40	5,476	0.126	195 X 20	0.090	TRACK	1,084 SF = 0.025 ACRES	0.101 ACRES
GW-G	102	20	60 X 40	2,030	0.047	14.7 X 20	0.007	WHEEL	331* SF = 0.008 ACRES	0.039 ACRES
GW-H	42	20	60 X 40	844	0.019	90 X 8	0.017	WHEEL	326 SF = 0.007 ACRES	0.002 ACRES
NORTHEAST OF DEBRIS FIELD	30	9	N/A	N/A	N/A	270	0.006	N/A	0 SF = 0.000 ACRES	0.006 ACRES
					TOTAL 0.22				2,849 SF = 0.065 ACRES TOTAL	0.15 ACRES TOTAL

NOTES:
1. LENGTH AND WIDTH IN FT.
2. DISTANCES BASED ON VISUAL ASSESSMENT OF PUBLICLY AVAILABLE AERIAL DATA.
3. CLEARING LIMITS MAY NOT MATCH FIELD CLEARING LIMITS.
4. *CLEARED AREA OUTSIDE OF CLEARING LIMITS DOES NOT INCLUDE CLEARING DONE IN SPINNEY ROAD RIGHT OF WAY OR PROPERTY OWNED E. GREEN. AN EXISTING PATH FROM SPINNEY ROAD, THROUGH E. GREEN'S PROPERTY WAS TRAVERSED TO ARRIVE AT THE AREA CLEARED WITHIN THE PROJECT SITE. TREES ON THIS PATH WERE A RESULT OF TRAVERSING THROUGH THE PATH ON SPINNEY ROAD.

SPINNEY ROAD RIGHT OF WAY CLEARING EXTENTS

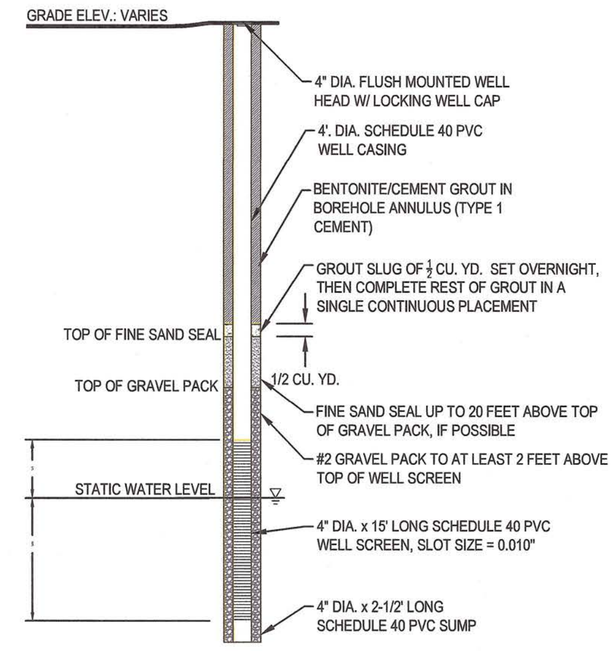
CLEARING LENGTH	CLEARING WIDTH	CLEARED AREA (SF)	CLEARED ACRES
1,060	4	4,240	0.097

NOTES:
1. LENGTH AND WIDTH IN FT.
2. DISTANCES BASED ON A COMBINATION OF VISUAL ASSESSMENT OF PUBLICLY AVAILABLE AERIAL DATA AND REPORTED ESTIMATES FROM THE FIELD.
3. CLEARING TRAVERSED AN ALREADY CLEARED PATH.
4. CLEARING LIMITS MAY NOT MATCH FIELD CLEARING LIMITS.

MONITORING WELL DEPTHS

WELL ID	DEPTH OF WELL (FT)
GW-A	65
GW-B	43
GW-F	23
GW-G	89
GW-H	67

MONITORING WELL DEPTH NOTES:
1. GROUNDWATER ELEVATION IS ASSUMED TO BE 20 FT.
2. DEPTHS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY DEPTH TO WATER IN THE FIELD AND ADJUST THE DEPTHS OF THE WELLS AS NECESSARY.



MONITORING WELL DETAIL (TYP. 6)

NOT TO SCALE

PWGC
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P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.
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E-mail: INFO@PWGROSSER.COM

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7		
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Drawn By | Date Created
Approved By | Scale

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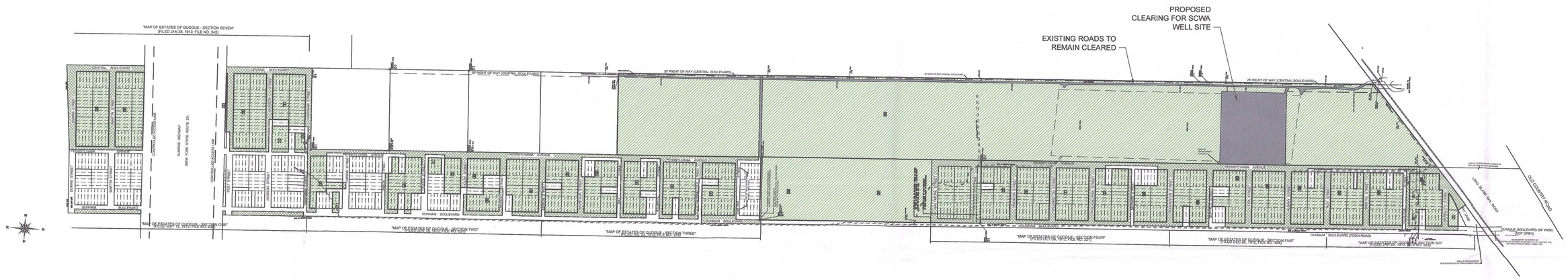
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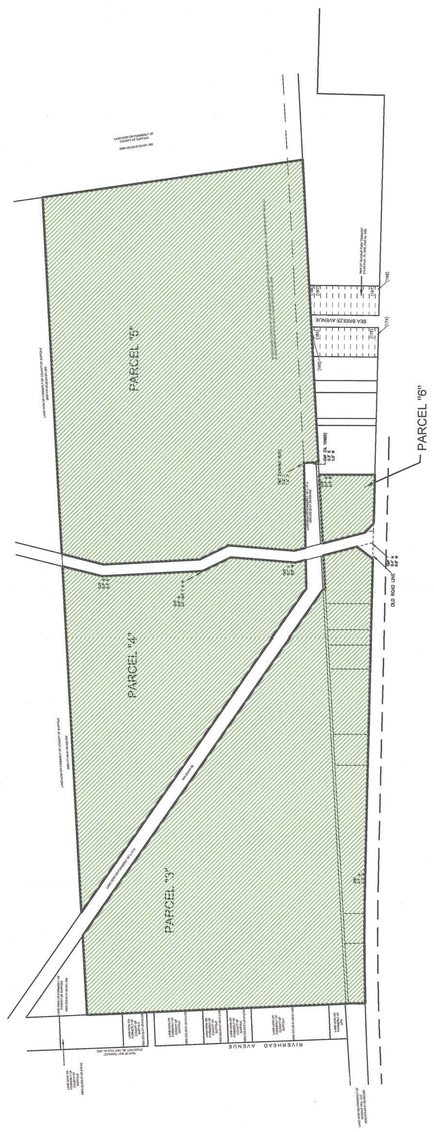
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Title of Drawing:

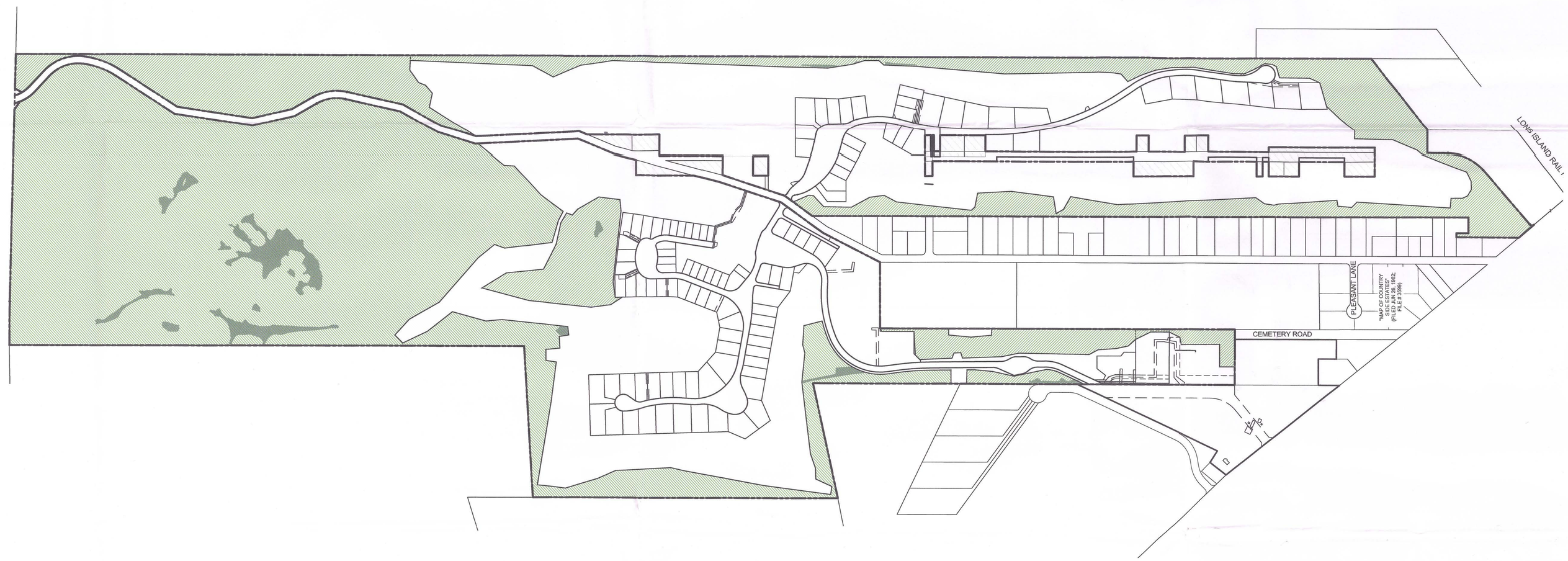
Drawing Number:
Sheet 2 of
PWGC Project Number: DLC1901

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PWGC FILE MAP: J:\Projects A-D\DLC\1901 Lewis Road RPD Application\Maps\PWGC FILE\1901_LRR_Drawings 20210826.dwg geometallan modified by jlahti
PLOT DATE/TIME: Aug 26, 2021 4:19pm By: lsahtal







TOTAL AREAS
AREA OF SITE SOUTH OF SUNRISE HIGHWAY:
(61.26 KRACKE) + (339.42 HILLS SOUTH) = 400.68 ACRES
AREA NORTH OF SUNRISE HIGHWAY: 87.62 ACRES
AREA OF PARLATO / TIMPERMAN PROPERTY: 119.44 ACRES
TOTAL AREA: 607.74 ACRES*

* TOTAL AREA INCREASED DUE TO THE ADDITION OF THE ABANDONMENT OF PART OF SMITH ROAD AND ELIMINATION OF GORE ON AREA NORTH OF SUNRISE HIGHWAY

LEGEND

NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC

EXISTING CLEARED AREA (OUTSIDE DEVELOPMENT) = 4.63 AC

EXISTING / PROPOSED CLEARING FOR SCWA WELL SITE AND ROADS = 5.4 AC

PRD COMPLIANCE CALCULATIONS

NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC
EXISTING CLEARED AREA (OUTSIDE DEVELOPMENT) = 4.63 AC
TOTAL OPEN SPACE AREA (OUTSIDE DEVELOPMENT) = 392.32 AC + 4.63 AC = 396.95 AC

PERCENT OF SITE AREA AS OPEN SPACE = 396.95 AC / 607.74 AC = 65.32% > 65% REQUIRED

SCALE: 1" = 300'
0 150 300 600

APPLICANT:
DLV QUOGUE, LLC
1400 N. 73rd STREET
SCOTTSDALE AZ. 85260

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NO.	DATE:	REVISIONS:	BY:
-	-	-	-

PRD COMPLIANCE EXHIBIT
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

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LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT
EAST QUOGUE, SOUTHAMPTON, NY

GROUNDWATER MONITORING PLAN
REV. 1

RECEIVED
AUG 17 2022
Central Pine Barrens Joint
Planning & Policy Commission

JAN 27 2022

PREPARED FOR:

Discovery Land Company
14605 North 73rd Street
Scottsdale, Arizona 85260
Phone: 631-335-1003

PREPARED BY:

P.W. Grosser Consulting, Inc.
630 Johnson Ave., Suite 7
Bohemia, NY 11716
Phone: 631-589-6353

Regina Bykov, PG, Sr. Project Manager rbykov@pwgrosser.com

PWGC Project Number: DLC1901

JANUARY 2022

PWGC
CLIENT DRIVEN SOLUTIONS

GROUNDWATER MONITORING PLAN
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT
EAST QUOGUE, SOUTHAMPTON, NY

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1.0 INTRODUCTION

P.W. Grosser Consulting, Inc. was contracted to develop a Groundwater Monitoring Plan for the proposed community and golf course called the Lewis Road Planned Residential Development (PRD), located in East Quogue, New York. The project is proposed by the Discovery Land Company (DLC), a private development company. The Groundwater Monitoring Plan is required by the Town of Southampton. The project is located within the Long Island Pine Barrens Region where protection of groundwater quality is a priority.

1.1 Purpose

The purpose of this Groundwater Monitoring Plan for the Lewis Road PRD is to describe:

- an effective groundwater monitoring network;
- procedures for installation of the groundwater monitoring network;
- procedures for establishing baseline groundwater quality conditions beneath the proposed development;
- procedures for groundwater sampling, analysis, and data evaluation;
- a plan for future annual groundwater monitoring; and
- required reporting.

1.2 Project Description

The Lewis Road PRD is a proposed Planned Residential Development (PRD) on 608.45 acres located in the hamlet of East Quogue, Town of Southampton, Suffolk County, New York. The planned project will be a seasonal resort residential community consisting of 118 various sized units with a golf course, clubhouse, and other outdoor recreational amenities including a ball field, community pool, tennis courts, pickle ball courts, a basketball court, and related facilities. The project will also include construction of 12 workforce housing units and a state-of-the-art Turf Center/Environmental Maintenance Facility and administration building in the southwest panhandle of the site.

The overall project incorporates four distinct parcels of land grouped into three properties located north and east of Lewis Road near Spinney Road and extending north of Sunrise Highway (New York State Route 27). The Hills property consists of 427.83 acres, with 340.91 acres south of Sunrise Highway and 86.92 acres north of Sunrise Highway. The Kracke property is adjacent to the west side of the Hills property and consists of 61.26 acres. The Parlato property consists of multiple parcels and road abandonments totaling 119.36 acres located east of the Hills property.

As part of the Master Plan for the PRD, no development will occur on the Parlato property (119.36 acres) or on the Hills property north of Sunrise Highway (86.92 acres); this acreage will be dedicated to the Town of Southampton for Open

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Space and preserved. These properties are at least partially located in the Core Area of the Pine Barrens and development is prohibited there. A 4-acre area in the Parlato property will be dedicated to the Suffolk County Water Authority (SCWA) for a future public supply well field. In addition, a tertiary sanitary wastewater treatment plant designed and engineered to serve only the proposed project will be constructed within the Hills property south of Sunrise Highway.

The 18-hole golf course will be maintained using low input, environmentally sustainable methods, and the turf will be primarily fertilized using fertigation. Some stormwater will be collected onsite and retained for site irrigation. In addition, two (2) irrigation wells will be installed onsite, each with a pumping capacity of 600 gallons per minute (GPM) to provide irrigation water for the golf course. One of these wells will be installed downgradient of, and within, an existing nitrogen plume resulting from agricultural activity occurring to the north and west of the site. The irrigation well will intersect the existing nitrogen plume, which is flowing southeast toward Weesuck Creek, and is already beneath the site. This irrigation well will recover nitrogen laden groundwater which will be used to "fertigate" (simultaneously irrigate and fertilize) the golf course. The second irrigation well will be a backup and will be located outside of the plume and north of the golf course. If needed, groundwater from the backup well will be used to dilute the nitrogen content of the primary irrigation water.

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2.0 PHYSICAL SETTING

The site is located on the south shore of Long Island in the Pine Barrens region.

2.1 Site Description

The property is undeveloped but was previously disturbed for the development of Sunrise Highway and for avigation issues for nearby Gabreski Airport. Historical aerial photography shows that the site has repeatedly been disturbed primarily in the center of the Hills property south of Sunrise Highway. Currently, the property is mostly vegetated with some cleared areas and dumped debris and is situated downgradient of active farms and the adjacent East Coast Sand Mine. Site topography is hilly in the northern portion near Sunrise Highway and generally flat in the southern portion. Elevation ranges from a high of approximately 255 feet above mean sea level (msl) down to 100 feet msl in the north end of the Site, with elevation decreasing to the south. The southern portion of the property ranges from 100 feet msl down to approximately 17 feet msl at Lewis Road. The northern portion generally slopes from north to south at approximately 0.041 feet per foot, while the southern portion slopes gently to the south at approximately 0.013 feet per foot.

The nearest surface-water body is Weesuck Creek, off-site and southeast of the property and flows southeast toward, and into, Shinnecock Bay.

2.2 Land Use

The property of the future Lewis Road PRD is undeveloped pine barrens land that has been previously disturbed for highway construction and avigation purposes. Surrounding properties include active farmland to the west, an active sand mine to the northwest, undeveloped pine barrens land to the north, east and south, and an SCWA well field and residential homes along Spinney Road to the southwest. Sunrise Highway (NYS Route 27) runs east-west through the northern portion of the property. Gabreski Airport is located approximately 0.65 miles to the west.

2.3 Geology

The geologic setting of Long Island is well documented and consists of crystalline bedrock composed of schist and gneiss overlain by layers of unconsolidated deposits. Immediately overlying the bedrock is the Raritan Formation, consisting of the Lloyd sand confined by the Raritan Clay Member. The Lloyd sand is an aquifer and consists of discontinuous layers of gravel, sand, sandy and silty clay, and solid clay. The Raritan Clay is a solid and silty clay with few lenses of sand and gravel, abundant lignite and pyrite, and gray, red, or white in color.

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Above the Raritan Clay lies the Magothy Formation. The Magothy Aquifer consists of layers of fine to coarse sand of moderate to high permeability, with interbedded lenses of silt and clay of low permeability resulting in areas of preferential horizontal flow; therefore, this aquifer generally becomes more confined with depth. The Magothy Aquifer is overlain by the Upper Glacial Aquifer. The Upper Glacial Aquifer is the water-table aquifer at this location and is comprised of medium to coarse sand and gravel with occasional thin lenses of fine sand and brown clay. This aquifer extends from the land surface to the top of the Magothy Aquifer; therefore, it is hydraulically connected to the Magothy Aquifer.

The site is underlain by unconsolidated Pleistocene glacial deposits consisting of both terminal moraine and glacial outwash deposits. The north portion of the property is located on the Ronkonkoma Moraine. Moraine deposits are typically poorly sorted and range in grain size from clay to boulders. The south portion of the site is located on the outwash plain, where deposits are primarily well-sorted sands and gravels.

Based on a review of the FEMA Flood Insurance Rate Map (FIRM) for Southampton, NY, the entire property is located with Zone X, an area of minimal flood risk (FEMA, 2021).

2.4 Hydrogeology

Groundwater on Long Island is derived from precipitation. Precipitation entering the soils in the form of recharge passes through the unsaturated zone to a level below which all strata are saturated. This level is referred to as the water table. In general, the groundwater table coincides with sea level on the north and south shores of Long Island and rises in elevation toward the center of the Island. The high point of the parabola is referred to as the groundwater divide. Differences in groundwater elevation create a hydraulic gradient which causes groundwater to flow perpendicular to the contours of equal elevation, or generally toward the north and south shores from the middle of the Island (Freeze and Cherry, 1979). Near the shore, water entering the system tends to flow horizontally in a shallow flow system through the Upper Glacial Aquifer to be discharged from subsurface systems into streams or marine surface waters as subsurface outflow. Water that enters the system further inland generally flows vertically to deeper aquifers before flowing toward the shores (Krulikas, 1986).

The major water-bearing units beneath the subject site include the Upper Glacial aquifer, the Magothy aquifer, and the Lloyd aquifer (Jensen and Soren, 1974; Koszalka, 1984). The top altitude of the Upper Glacial aquifer is equal to the topographic elevation of the property which ranges from 17 to 255 feet above mean sea level (asl) and ranges in thickness from 117 to 355 feet. The top of the

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Magothy aquifer is approximately 200 feet below msl (bsl) and exhibits an approximate thickness of 800 feet (Koszalka, 1984). Below the Magothy lies the Raritan Clay which restricts vertical flow between the Lloyd aquifer and the Magothy. The Lloyd aquifer is 1,100 feet bsl and exhibits a thickness of 350 feet (Jensen and Soren, 1974; Koszalka, 1984). Bedrock is present at a depth of about 1,450 feet bsl.

The subject parcel is southeast of the regional groundwater divide, indicating that flow is generally toward the southeast. **Figure 1** depicts the general direction of groundwater flow in the area of the site. Groundwater will be ultimately discharged from the subsurface system in the form of stream flow and/or subsurface outflow to the waters of Weesuck Creek and western Shinnecock Bay. The elevation of groundwater beneath the subject site ranges from approximately 10 to 15 feet msl, depending on meteorological conditions associated with the water year (Eckhardt, Wexler, 1986). The average topographic elevation of the property ranges from approximately 17 to 255 feet msl, therefore, the depth to groundwater ranges from approximately 6 to 240 feet.

Review of the present geographic delineation of the Groundwater Management Zones as determined by Suffolk County Department of Health Services (SCDHS) indicates that the site lies within Zone III, a deep recharge area of pristine water quality. The aquifer underlying the subject property is the Upper Glacial aquifer and is noted to have an average horizontal hydraulic conductivity of 254.6 feet per day (ft/day) (McClymonds and Franke, 1972) and an average vertical hydraulic conductivity of 27 feet/day (Franke and Cohen, 1972). Darcy's Law uses horizontal hydraulic conductivity, porosity and the slope of the water table to compute the velocity of groundwater flow. The formula for velocity, V = Ki/n, was solved using hydraulic conductivity (K = 254.6 feet/day), hydraulic gradient (i = 0.0012121 feet/foot; based on 2 feet vertical over 1,650 feet horizontal), and porosity (n = 0.30). Using Darcy's Law, the groundwater velocity in the vicinity of the site is estimated to be 1.03 feet/day (Town of Southampton, 2016).

2.5 Site-Specific Groundwater Quality Data

Site specific groundwater data was collected from six (6) monitoring wells installed on the subject property (TW-1, TW-2, KWM-1, KWM-2, KWM-3, and KWM-4) on May 20, 2016. Nitrogen concentrations results ranged from 1.2 mg/L to 28.7 mg/L in the groundwater. The results revealed increasing nitrogen concentrations towards the center of the row of test wells, TW-1, and indicating that a nitrogen plume exists on the subject property. This nitrogen plume originates west of the site, on the adjacent agricultural land and flows southeast beneath the site and toward Weesuck Creek.

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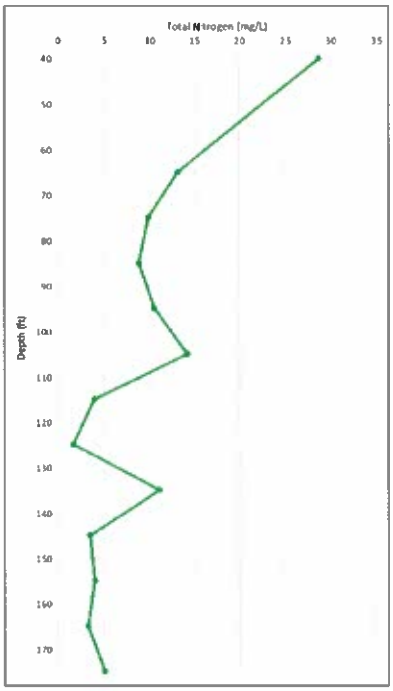
A vertical profile well was installed adjacent to the location of TW-1, which was drilled to a depth of 175 feet below grade, where a clay layer was encountered separating the Upper Glacial aquifer from the Magothy aquifer.

Samples were taken at ten-foot intervals starting at a depth of 175 feet and continuing to a depth of 40 feet below grade, the groundwater table. Nitrogen levels ranged from 1.71 mg/L to 28.7 mg/L and varied with depth, as shown below:

Vertical Profile Well Sampling Results

Hills Vertical Profile Well Results	
Depth Interval (ft)	Total Nitrogen (mg/L)
40	28.7
65	13.20
75	9.92
85	8.85
95	10.60
105	14.30
115	4.00
125	1.71
135	11.20
145	3.52
155	4.06
165	3.29
175	5.13
Average* =	14.26

*Based on depths of 40-105 ft.



The average nitrogen concentration of the groundwater between the depths of 40 and 105 feet below grade was 14.26 mg/L.

2.6 Surface Water

The nearest observed saltwater body to the proposed irrigation well locations is the Shinnecock Bay, located approximately 4,390 feet to the southeast. This surface-water body is a saltwater body with interconnection to the Atlantic Ocean, located directly south of the site.

The nearest freshwater body is Weesuck Creek approximately 2,000 feet to the southeast of the site. Weesuck Creek flows southeast and discharges into Shinnecock Bay.

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3.0 GOLF COURSE ENVIRONMENT

The golf course will occupy 93.17 acres of the total 160 acres developed in this project, and more specifically will be located on the southern portion of the Hills property. A state-of-the-art Turf Center/Environmental Maintenance Facility will be located onsite in the southwest panhandle of the site. Two irrigation wells will be installed onsite. The irrigation wells will be connected by piping to two interconnected, lined irrigation ponds, constructed near the center of the developed area. The ponds are primarily sited in previously cleared areas.

The golf course will consist of approximately 35.99 acres (39%) of non-fertilized, sand, natural and revegetated areas, and approximately 57.18 acres (61%) of fertilized areas within the golf envelope. The fertilized areas are approximately broken down as follows:

- Rough – 30.99 acres
- Tees – 3.18 acres
- Greens – 3.58 acres
- Fairways – 19.43 acres

3.1 Environmental Goals

The developer of the Lewis Road PRD golf course is committed to constructing and maintaining the golf course utilizing environmentally sustainable turf management practices which minimize the use of traditional application practices using pesticides and fertilizers. The owner's goal is to combine challenging golf within an environmentally sensitive framework. The project will employ two compatible guidelines in working toward this goal. First, a fertigation system will be constructed to recover and reuse nitrogen-laden water for golf course irrigation. This system will include:

- green liners which will collect stormwater drainage from the greens and, where feasible, pipe this drainage to the irrigation ponds for reuse, and
- an irrigation well which will pump groundwater from an existing nitrogen plume (originating from adjacent active farms) to irrigation ponds for reuse.

Drainage from other green liners will be piped to rain gardens for purification. Second, an Integrated Turf Health Management (ITHM) protocol will be adopted for the construction and maintenance of the golf course. The ITHM is based on the research of Dr. Michael Boehm and his colleagues at Ohio State University and has been peer reviewed by Dr. Alfred Turgeon and Dr. Mike Fidenza, each from the Penn State Turf Science Department of Agricultural Sciences, and by Dr. A. Martin Petrovic, Emeritus Faculty at the School of Integrative Plant Science Horticulture Section of Cornell University. The *Integrated Turf Health Management Plan for the Hills of Southampton, East Quogue, NY,* prepared by Jeffery L. Seeman, CGCS/CEP (2016) details the protocols that will be

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implemented at the site. ITHM represents an advancement beyond earlier Integrated Pest Management (IPM) programs. An ITHM will be provided under separate cover.

3.2 Establishment and Maintenance

Following is a preliminary list of elements key to reaching the project goal of establishing and maintaining an environmentally sensitive golf course that minimizes adverse environmental impacts.

- Implementing environmentally sensitive design and construction procedures.
- Building a healthy soil profile, primarily through the use of soil amendments and cultivation practices.
- Properly irrigating and draining the course.
- Using the most appropriate disease-and pest-resistant turf grass varieties on the in-play areas.
- Using native and compatible grass, shrub, and tree species in secondary rough and out-of-play restoration areas. Material shall be suitable to withstand non-management (no irrigation, fertilizers, etc. after grow-in).
- Following a vigilant and proactive Integrated Turf Health Management Program.

Some of the procedures and techniques that will be employed include:

- Soil ecology monitoring and management.
- Daily scouting of the course for determination of maintenance needs and early detection of disease with regular condition reports (weekly, monthly, annual).
- Collecting and managing the data using geographic information system technology, and a facility management application specifically tailored for this project and site. This data will enhance the decision-making process required of the Superintendent in maintaining soil and turf health. In addition, the data will be available to the research/educational project members.
- Regular testing to assess soil conditions in terms of biological activity, organic content, macro-and micronutrient levels, compaction, and drainage characteristics.
- Establishment of acceptable thresholds for regionally common pests and disease.
- Pre-planned response actions to early warning detections and threshold exceedance.
- Use of organic, non-toxic primary treatment options such as physical removal of pest ridden or diseased section, adjustment of watering rates, cutting heights, nutritional levels, etc., and the use of biological/organic products to treat pests or disease organisms.

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To protect storm drains and groundwater, liquid fertilization will be implemented as opposed to pelleted fertilizer. Other environmentally friendly techniques that will be employed are detailed in the *Integrated Turf Health Management Plan for the Hills of Southampton, East Quogue, NY* (Seeman, 2016).

3.3 Green Liners

In order to control nitrate leaching from the most actively managed part of the course, the greens will be lined with an impermeable 40 mil high density polyethylene (HDPE) liner. Drainage will be collected and conveyed to a lined irrigation pond for irrigation recycling or to nearby rain gardens for purification. Having the greens lined will allow for consistent sample collection and analysis that will enhance the study of the use of natural and organic materials.

While use of a green liner system is not a common practice, it is consistent with the environmental sensitivity applied throughout the project and the developer is committed to reducing nitrogen leaching from the golf course. The liner prevents leaching of nitrogen and other turf care products that may be used on the greens in emergencies. These protocols are supported by the *Integrated Turf Health Management Plan for the Hills of Southampton, East Quogue, NY,* prepared by Jeffery L. Seeman, CGCS/CEP (2016).

As the greens are typically the most intensively managed areas of the course, this approach will enhance the water quality protection efforts for the overall project. The use of the liners is not just for water quality protection, but also serves a research function by allowing periodic monitoring of the quantity and quality of water moving through the system. The use of lined greens, with the planned drainage swales and drainpipe system of the project's drainage system, will also improve water conservation by providing a means to recycle the irrigation water from these areas of the course. The drainage system will include sampling ports installed off the sides of the greens.

Although the use of liners in golf course greens is a relatively new approach, the technology employed has been proven on other golf courses in the Town of Southampton and across the USA. This project will take the liner concept further by incorporating the drainage systems into a water recycling and fertigation system, as well as a series of rain gardens that will purify the water. The liner will be made of HDPE material and be approximately 40 mils thick. The life span of this material is predicted to exceed 700 years when exposed to leachate at 20°C (68°F) (Rowe et al, 2009). Failures are exceedingly rare, and when reported and are usually related to the liner being punctured, not deterioration of the material. The performance of the liner system will be reviewed by monitoring and recording the volume of water collected for each green over time and

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comparing the results to the amount of water applied through irrigation and precipitation.

If a significant unexplained increase or reduction in the amount of water collected by the drain system is observed, monitoring will be increased to assess the possibility of a failure or leak. If monitoring indicates a failure in the drainage system, surrounding terrain will be inspected for such evidence as overly moist or soft ground. If a failure in the liner is suspected, samples of the collected water will be analyzed for pesticide/fertilizer compounds which were applied to the green within the past 12 months. If it is determined that a failure is probable, repairs will be performed, and the liner or system component fixed or replaced.

Drainage water from the green liners for Holes 3, 8, and 9 will be piped into the onsite irrigation pond and reused in the fertigation process. The remainder of the green liners will be directed to rain gardens, which will be distributed throughout the golf course adjacent to fairways. The series of rain gardens will capture about 50% of the water, remove 70 to 80% of the nitrogen in the greens drainage water, and remove most of the short-lived pesticides by retaining the water in the rain garden system for removal (Petrovic, 2016).

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4.0 GROUNDWATER MONITORING NETWORK

For the maintenance of environmental quality and to facilitate monitoring for research and management adjustments, monitoring wells will be installed in key locations as shown on **Figure 2**. The groundwater monitoring network will consist of 14 shallow monitoring wells: three (3) in background locations, nine (9) throughout the golf course, and two (2) immediately downgradient of the sewage treatment plant (STP). The nine (9) monitoring wells on the golf course will be distributed across the course adjacent to tee, fairway, and green areas.

The hydrological analysis performed indicates that groundwater flows southeast to east-southeast toward the major surface-water bodies in the area. The effective result is that, depending on location on the course, groundwater flow is either toward Weesuck Creek or Shinnecock Bay. Therefore, the proposed monitoring well locations were selected to determine groundwater quality adjacent to and locally downgradient of relatively high maintenance areas such as tee boxes, and, in a regional sense, downgradient of the full course at positions along the southeast boundary (**Figure 2**).

4.1 Monitoring Well Placement

The goal of the monitoring well placement plan is to determine the groundwater quality from preexisting features (up gradient sand mine, agricultural fields with a known nitrate impact, and residential properties on Spinney Road) and post construction features including the golf course greens (via rain garden and irrigation pond), tees, fairways, golf course maintenance facility, sewage treatment plant, and the general water quality of the project site including groundwater flow towards Weesuck Creek and Shinnecock Bay.

A total of 14 monitoring wells will be installed at the following locations:

- Upgradient background wells BW-1 through BW-3 will be installed along the west, upgradient edge of the site;
- Golf Course wells GW-A through GW-I will be installed throughout the course, adjacent and downgradient of tees, fairways, and greens; and
- Sewage Treatment Plant (STP) monitoring wells STP-1 and STP-2 will be installed approximately 80 feet apart and immediately downgradient of the STP.

The rationale for selecting each monitoring well location is detailed in **Table 1**, below. Proposed well locations are shown in **Figure 2**.

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TABLE 1
Monitoring Well Location Selection

WELL	PURPOSE
BW-1	To monitor upgradient, background groundwater quality from the active sand mine northwest of the site, flowing southeast toward the northern area of the golf course.
BW-2	To monitor upgradient, background groundwater quality from the agricultural area northwest of the site, flowing southeast toward the central (main) area of the golf course and PRD residences.
BW-3	To monitor background groundwater quality from the active farming area west of the site and upgradient of the onsite STP, flowing southeast toward the southern area of the golf course.
GW-A	To monitor leaching from the tee area at the 14th hole, the rain garden accepting drainage from the green area at the 13th hole, and general groundwater quality in the northwestern area of the course.
GW-B	To monitor for potential leakage from the two irrigation ponds along the east-central side of the course.
GW-C	To monitor leaching from the tee area at the 6th hole, the rain garden in the 7th hole fairway, and general downgradient groundwater quality in the southeast corner of the site migrating toward Weesuck Creek and Shinnecock Bay.
GW-D	To monitor groundwater quality downgradient of the maintenance area.
GW-E	To monitor leaching from the fairway area at the 10th hole, the rain gardens accepting drainage from the 10th and 11th holes, and general groundwater quality in the west side of the course.
GW-F	To monitor leaching from the tee area at the 9th hole, and general groundwater quality in the central portion of the course.
GW-G	To monitor leaching from the tee area at the 16th and 18th holes.
GW-H	To monitor leaching from the rain garden accepting drainage from the green area at the 18th hole, and general groundwater quality in the north-central area of the course, and upgradient of the irrigation ponds.
GW-I	To monitor leaching from the fairway area at the 4th hole, and general groundwater quality along the east, downgradient side of the course migrating toward Weesuck Creek.
STP-1	To monitor groundwater quality downgradient of the STP.
STP-2	To monitor groundwater quality downgradient of the STP

Wells that require no clearing will be installed pre-construction. Wells that require clearing will not be installed pre-construction, and therefore will not be

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included in the pre-construction monitoring. These wells will be installed during clearing activities for the golf course. If it is determined that a groundwater quality impact for the Spinney Road properties, then an additional background monitoring well(s) will be installed just east of the Spinney Road properties but before the golf course.

4.2 Monitoring Well Installation

Monitoring wells will be constructed to straddle the water table and extend approximately 10 feet below into the Upper Glacial aquifer. The two (2) irrigation wells will also be part of the monitoring network, but these wells will be screened from approximately 30 to 60 feet below the water table.

Monitoring wells will be constructed of four-inch diameter, flush joint, schedule 40 PVC casing with 15 feet of 0.010-inch slot PVC screen, as shown in **Figure 2**. It is anticipated that a hollow-stem auger rig will be used to install the wells and split-spoon core barrel soil samples will be collected at 5-foot intervals to characterize the subsurface geology. A PWGC hydrogeologist will be onsite to oversee drilling and well installation, and to characterize the soil samples and geologically log each well. Since perched groundwater can occur on top of clay lenses in the Upper Glacial moraine deposits, the hydrogeologist shall confirm that the water table has been reached prior to well installation.

After drilling to the required depth, the screen and riser will be set into the borehole. Screens will be set so that 10 feet of screen is below the water table and 5 feet is above. A filter pack consisting of Number 0 Morie Sand will be placed in the borehole annulus around the well screen to 5 feet above the top of the screen. A 2-foot layer of bentonite pellets will be placed on top of the filter sand and hydrated with deionized water to form an effective seal. The remainder of the borehole annulus will then be filled with a cement-bentonite mixture to surface level. Each well will be set flush to grade in a protective manhole, with a watertight locking cap installed on top of the PVC casing.

4.3 Monitoring Well Development

Monitoring wells will be developed by over-pumping to remove fine material and allow water in the formation to flow freely into the well screen. The equipment used to develop the wells will be cleaned and decontaminated prior to use and between each well using a laboratory-grade detergent and water solution, and a tap water rinse. A portable turbidity, pH, temperature and conductivity meter will be used to monitor the effectiveness of the well development. The development of the well will continue until the turbidity of the well water is equivalent to or less than 50 Nephelometric Turbidity Units (NTUs). PWGC will monitor pH, temperature, and specific conductivity until

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each parameter stabilizes (three consecutive five-minute interval readings within 10% of each other). Following development, the wells will be allowed to equilibrate a minimum of two weeks prior to sampling.

4.4 Surveying

The 14 monitoring wells will be surveyed vertically so that groundwater elevations can be determined. The survey will establish the elevation for the manhole surface and the top of each monitoring well casing to the nearest 0.01-foot, using a local benchmark to reference the elevations to the National Geodetic Vertical Datum of 1929. Water-level measurements will be obtained and used to determine groundwater elevation relative to mean sea level (msl). This information can be used to monitor water-level trends over time and to construct a groundwater contour map showing the direction of flow. The location of each monitoring well will also be surveyed in for horizontal control.

4.5 Water-Level Gauging

Water-level measurements will be collected during each groundwater sampling event. Water levels will be gauged with an electronic water-level probe relative to a survey point permanently marked on the top of the well casing. These depth-to-water measurements will be recorded in a dedicated bound project field notebook along with the time collected and the general weather conditions. Measuring equipment will be decontaminated between wells using a laboratory-grade detergent and water solution and tap water rinse.

Depth-to-water measurements will be subtracted from the surveyed measuring point elevations to determine the groundwater elevation relative to mean sea level (msl) at each well. This information obtained over time will be used to monitor water-level trends and to construct a groundwater contour map showing the direction of groundwater flow. The groundwater flow is essential to make sure the groundwater monitoring well locations adequately determine the locations of background wells, golf course wells, and maintenance facility/sewage treatment plant wells. Groundwater monitoring well location(s) may be adjusted to take into consideration the actual direction of groundwater flow.

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5.0 SAMPLING AND ANALYSIS PROGRAM (SAP)

The SAP will employ a monitoring network of 14 monitoring wells:

- three (3) background monitoring wells to detect and track nutrients and other inputs migrating through the soil and the groundwater from upgradient, preexisting uses,
- nine (9) monitoring wells installed on the course to detect and track nutrients and other inputs migrating through the soil and the groundwater, and
- two (2) monitoring wells installed downgradient of the STP to monitor groundwater quality downgradient of the STP.

The basic network of monitoring wells will be supplemented by collecting water samples from the drainage system of the lined greens, from the onsite irrigation ponds, and from the two onsite irrigation wells.

5.1 Pesticide Risk Assessment

Pesticide risk assessment is used to identify pesticides that pose a risk of ground and surface water contamination, and the health risk to workers/golfers, beneficial organisms, and wildlife.

A comprehensive list of compounds historically used at local courses has been reviewed to select a target compound analytical list for the program's baseline. These target compounds were chosen for monitoring based on leaching potential and frequency of detection during the Golf Course Impact Study, performed by SCDHS (2002). This list includes the following compounds:

- Dacthal
- Metalaxyl
- Bromicil
- DEHP

The list of pesticides considered for emergency use on-site is presented in **Table 2**. However, please note that inclusion on this list does not indicate that any or all of these pesticides will actually be used onsite.
Since the project is located in an area of active farming, samples will also be analyzed for commonly detected agricultural pesticides in Suffolk County. These chemicals are:

- Aldicarb
- Metolachlor
- EDB
- DEET
- DCPA

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Table 2
Pesticides Considered for Use

ACTIVE INGREDIENT	COMMON NAME	A.I. %	FEIQ LOW RATE	FEIQ HIGH RATE	EIQ
Pesticides Considered for Use					
2,4-D-dicamba-mecroprop	Trimec	25.93%	52 oz/A = 17.4	64 oz/A = 21.4	20.7
2-chloro-4-ethylamino-6-isopropylamino-s-triazine	Atrazine	41.9%			22.85
Azoxystrobin	Heritage, Quadris	50%	.2 oz/M = 7.3	.4 oz/M = 14.7	26.9
Bacillus subtilis	Companion	0.03%	4 oz/M = 0	6 oz/M = 0.1	10.3
Bensulide	Bensumec	46.00%	5.6 oz/M = 182.3	7.3 oz/M = 237.7	26
Bensulide Oxadiazon	Ronstar	14.00%	2.6 lbs = 16.3		44.7
Bispyribac-sodium, polyoxin D	Affirm	11.30%	6.2 oz/A 1.1		24.6
Boscalid	Emerald	70.00%	.13 oz/M = 6.6	.18 oz/M = 9.3	26.5
Carfentrazone-ethyl	Quicksilver	21.30%	2 oz/A = .5	6.7 oz/A = 1.8	21.3
Chlorothalonil	Daconil Ultrex	82.50%	1 oz/M = 84	3.25 oz/M = 273.2	37.4
Ethephon	Proxy	21.70%	5 oz/M = 73.3		24.8
Fenoxaprop-p-ethyl	Acclaim	6.59%	3.5 oz/A = .6		42
Fluazifop-P-Butyl	Fusilade 2	24.40%	8 oz/A = 3.5	16 oz/A = 7.0	28.7
Fludioxonil	Medallion	1.20%	5 oz/M = 3.9	11 oz/M = 8.6	23.9
Fosetyl-Al	Signature	60%	2 oz/M = 12	6 oz/M = 36	39.2
Imidacloprid	Mallet	21.40%	.45 oz/M = 9.6	.6 oz/M = 12.8	36.7
Mefenoxam	Subdue	22%	.5 oz/M = 5.7	1 oz/M = 11.4	19.1
Mesotrione	Tenacity	40.00%	5 oz/A = 2.3		18.7
Metconazole	Tourney	50%	8 oz/A = 6.0	16 oz/A = 12.0	24
Myclobutanil	Eagle	19.70%	1.2 15.5	2.4 30.9	24
Paclobutrazol	Trimmit	22.90%	0.1 /A.6	0.25/ 1.5	26.4
Phosphonates					
Propamocarb Hydrochloride	Banol	66.50%	1.3 oz/M = 56.2	4 oz/M = 173	23.9
Prodiamine	Barracade	40.70%	10 oz/Acre = 3	24 oz/Acre = 7.2	11.7
Propiconazole	Banner	14.30%	0.5 oz/M = 6.2	4 oz/M = 49.6	31.6

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ACTIVE INGREDIENT	COMMON NAME	A.I. %	FEIQ LOW RATE	FEIQ HIGH RATE	EIQ
Pyraclostrobin	Insignia	23.30%	0.4 oz/M = 6.9	0.7 oz/M = 12	27
Sethoxydim	Segment	13.00%	0.8 oz/M = 5.9	1.4 oz/M = 10.4	20.9
Spinosad	Match Point	36.00%	12 oz/A = 3.9	18 oz/A = 5.8	14.4
Triadimefon	Bayleton	43%	0.25 oz/M = 7.9	1.4 oz/M = 44.2	27
Trinexapac-ethyl	Primo	11.30%	3 oz/A = 0.4	44 oz/A = 5.9	19
New Chemicals					
Acibenzolar-s-methyl (ASM)	Secure action	0.60%	0.5 oz/M = 0.2		20.7
Cyazofamid	Segway	34.50%	0.45 oz/M = 6.5	0.90 oz/M = 13	15.3
Difenoconazole	Briskway	11.40%	22/A 6.5	52/A 15.4	41.5
Fluazinam	Secure	40%	0.5 oz/M = 12.7		23.3
Pydiflumetofen	Posterity	18.30%	7 oz/A .7	14 oz/A 1.4	0.7
Tebucanazole	Torque	38.7	0.6 oz/M = 25.5		40.3
Indoxacarb	Provaunt	30%	2 oz/A = 1.2	12 oz/A = 7.2	31.2
Cyantraniliprole	Ferrence	18.60%	12/A 2.7	20/A	11.7
Lamda-Chyhalothrin	Scimitar	9.70%	5 oz/A = 1.3	10 oz/A = 2.6	44.2
Cyfluthrin	Tempo	11.80%	4 oz/A = 1.2	8 oz /A = 2.4	39.6
Bionematicide (organic)	Zelto				
Carbaryl	Sevin	43.00%	1 qt/A = 19.5		22.7
Topramezone	Pylex	29.70%	1.0 oz/A = 0.5	1.5 oz/A = 0.8	27.2
Dithiopyr	Dimension 2EW	24.00%	16 oz/A=3.8		15.73
Siduron	Tupersan	50%	4 lb/A = 23.5	12 lb/A = 70.5	11.7
Flupiclide	Stellar	5.54%	1.2 oz/M 4.7		26
Propamocarb Hydrochloride	Stellar	55.40%	1.2 oz/M 43.2	2.4 fl/M 86.5	23.9
Flurprimidol	Muskateer	5.60%	12 oz/A 1.3	18/A 2.0	31
paclobutracol	Muskateer	5.60%	12 oz/A 1.1	18/A 2.1	26.4
Trinexapac-ethyl	Muskateer	1.40%	12/A .2	18/A .3	19
Benzovindiflupyr	Ascernity	2.24%	1 oz/M .27		

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The results of the risk analysis performed on each of these compounds indicated that the potential leaching impact from the selected list was extremely low. Several of the products showed no leaching at all in the 10-year model, and none on the list showed leaching concentrations that are considered detectable by current practical laboratory methods.

Any pesticide with an FEIQ above 30 should not be used on fairways, tees, roughs or lawn areas and should only be considered for used on the lined greens as a last resort when other pesticides have not worked.

New, more environmentally friendly products are constantly being developed. The applicant may file a request with the Town Planning and Development Administrator to add these products as they become available. The Town will respond to such requests within 45 days.

It should be noted that New York State Department of Health (NYSDOH) and/or USEPA approved methods may not be currently available or may not currently exist for several of the listed compounds. In addition, it may not be feasible to analyze for every constituent on the site-specific list. However, alternative analysis methods, if available, will be considered in order to analyze for the presence of as many compounds on the list as possible. As test methods become available in the future, compounds that previously could not be tested will be included in the next scheduled sampling event to establish a baseline.

5.2 Baseline Investigation and Sampling

DLC will make effort to install each monitoring well as soon as possible. However, it should be noted that wells that will be installed in areas that need to be cleared cannot be installed pre-construction and will likely coincide, then, with the golf course construction. All wells that can be installed in areas previously cleared will be installed pre-construction. A minimum of three consecutive months of groundwater gauging and sampling will be completed at these wells prior to any clearing, construction, or use of chemicals onsite to establish a site-specific baseline. If after three consecutive months of baseline sampling construction has not started than groundwater gauging and sampling will continue every other month for up to a one-year period. The sampling collection program will be performed by a qualified environmental consulting company selected by the Town Planning and Development Administrator in accordance with New York State Department of Environmental Conservation (NYSDEC) and United States Environmental Protection Agency (USEPA) protocols to assure sample integrity.

During baseline sampling, samples collected from the full monitoring network shall be analyzed for:

- the complete nitrogen series (total nitrogen, total Kjeldahl nitrogen [TKN], nitrate, nitrite, and ammonia),
- the four historically used golf course pesticides (Dacthal, Metalaxyl, Bromicil, and DEHP),
- the commonly detected pesticides in Long Island groundwater (Aldicarb, Metolachlor, EDB, DEET, and DCPA) and
- the pesticides listed in **Table 2**.

As previously discussed, an existing nitrogen plume resulting from upgradient agricultural activity is present beneath the site. This contamination is expected to be detected in multiple monitoring wells during the baseline and quarterly sampling rounds. If the adjacent sand and gravel mine is contributing to groundwater contamination specifically related to the sampling parameters for the golf course, these contaminants should be detected during the baseline monitoring events.

5.3 Annual Sampling Plan

Following baseline sampling, the groundwater monitoring network will be gauged and sampled four times annually (March, June, September, and December). Samples will be collected from the network of installed monitoring wells. As additional areas are cleared and wells are installed, these wells will be added to the network, until samples are collected from the entire network of 14 monitoring wells. To assess impacts from the fertigation of the golf course, each quarterly round of groundwater samples will be analyzed for:

- the complete nitrogen series, and
- the four historical compounds listed previously,
- the commonly detected pesticides in Long Island groundwater listed previously, and
- site-specific compounds, consisting of pesticides/herbicides that may have been used on the course during the previous twelve-month period.

If atrazine is detected during baseline monitoring it will be continued to be tested for.

Every third quarter of the year (September), water samples from the green liners, two irrigation wells, and the irrigation ponds will be collected and analyzed for:

- the complete nitrogen series (excluding the irrigation wells), and
- the four historical compounds listed previously,
- the commonly detected pesticides in Long Island groundwater listed previously, and
- site-specific compounds (pesticides/herbicides that may have been used on the course during the previous twelve-month period).

If atrazine is detected during baseline monitoring it will be continued to be tested for.

Green liner drainage will be collected from either the piping or the sump prior to the water's discharge into the irrigation ponds. Drainage that is conveyed to rain gardens will not be sampled directly from the rain gardens. Instead, monitoring wells installed downgradient of rain gardens will be sampled to determine if this drainage is having an impact on groundwater quality. The irrigation well samples will not be analyzed for the nitrogen series, since these wells will be equipped with continuous nitrate monitoring meters. Only one sample will be collected from the irrigation ponds since these ponds are interconnected.

During the first one to two years following construction startup, concentrations of nutrients (including nitrogen) in groundwater are expected to significantly increase. This temporary, initial spike is expected and typically occurs following vegetation removal during clearing activities and prior to new turf and vegetation becoming established. This gap in established vegetation allows nutrients, that would otherwise be absorbed by plant roots, to leach into the groundwater. When construction is complete and new turf and vegetation established, these concentrations are expected to return to baseline, or near baseline, levels.

An independent comprehensive review of the results will be made and changes (if any) to the SAP will be recommended to the Town for approval. Analytical results will be evaluated by a Cornell University professor and turf management expert (A. Martin Petrovic, PhD), after two years of monitoring after the project has been completed and every two years afterward. He will make appropriate recommendations to the Town of Southampton and DLC. As part of the two-year evaluation, Dr. Petrovic will determine if the groundwater monitoring frequency can be reduced to twice each year and make a recommendation. The sampling frequency will be subject to review by the Town Planning and Development Administrator and may be adjusted in response to trends in sample results. PWGC will review the expert's report and assist the Town in any revisions, as appropriate.

If approved by the Town, any recommended program modifications will be implemented as part of the next scheduled monitoring round.

5.4 Five-Year Sampling Plan

The baseline sampling event will be repeated on a five-year schedule and updated by modifying the **Table 2** list to reflect only those compounds which were used on the course during the previous five years. The five-year testing frequency of any golf course applied pesticides over the past five years is

necessary, especially if pesticides are no longer used by the golf course or as a result of the two-year comprehensive review recommendation. This schedule should provide sufficient sampling information and recognizes that many of the compounds contained on the site-specific list have relatively high retardation factors and leach slowly through the soil to groundwater. This sampling protocol will be subject to periodic review, based on the analytical data base as it accumulates.

Samples collected for the five-year sampling event will be analyzed for:

- the nitrogen series compounds,
- the four historical compounds listed previously,
- the commonly detected pesticides in Long Island groundwater listed previously, and
- the compounds on the **Table 2** list that were used on the golf course at any time during the previous five years.

Sample analytical work for the monitoring program will be performed by a NYSDOH-Certified Environmental Laboratory. A summary of the sampling plan for the year 2022 is provided in **Table 3**.

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Table 3
The Lewis Road PRD Golf Course 2022 Monitoring Program

Well	Nitrogen Sampling						Pesticide Sampling			
	Monitoring Frequency	Field[1] Measure-ments	Sampling Parameters	Goal Concentra-tion[2] (ppm)	Management Response Level (ppm)	Resampling Threshold (ppm)	Monitoring Frequency	Sampling Parameters	Resampling Threshold[3]	Suspended Use Level[3]
Background Wells										
BW-1	Quarterly	Yes	N series	5	10	NA	Quarterly	Historical, LI + Table 2	NA	NA
BW-2	Quarterly	Yes	N series	5	10	NA	Quarterly	Historical, LI + Table 2	NA	NA
BW-3	Quarterly	Yes	N series	5	10	NA	Quarterly	Historical, LI + Table 2	NA	NA
Turf Response Wells[6]										
GW-A	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
GW-B	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
GW-C	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
GW-D	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
GW-E	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
GW-F	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
GW-G	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
GW-H	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
GW-I	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
STP Wells										
STP-1	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
STP-2	Quarterly	Yes	N series	2	4	4	Quarterly	Historical, LI + Table 2	>25% HAL	>25% NYS AWQS
Irrigation Wells, Irrigation Ponds and Greens Drainage										
IW-1	Continuous	Yes	Nitrate Meter	5	10	NA	Annually	Site-Specific[4]	NA	NA

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	Nitrogen Sampling						Pesticide Sampling			
Well	Monitoring Frequency	Field[1] Measure-ments	Sampling Parameters	Goal Concentra-tion[2] (ppm)	Management Response Level (ppm)	Resampling Threshold (ppm)	Monitoring Frequency	Sampling Parameters	Resampling Threshold[3]	Suspended Use Level[3]
IW-2	Continuous	Yes	Nitrate Meter	5	10	NA	Annually	Site-Specific[4]	NA	NA
IP-1/IP-2	Annually[5]	NA	N series	2	4	4	Annually	Site-Specific[4]	>25% HAL	>50% NYS AWQS
GD-1	Annually	NA	N series	2	4	4	Annually	Site-Specific[4]	>25% HAL	>50% NYS AWQS

(1) Field Measurements include conductivity (QS/cm), Temperature (°F), and pH.

(2) When analytical results show nitrate is less than 5 ppm for 2 years, wells may be removed from monitoring program.

(3) Resampling and suspension levels are a detection of > 25% of the HAL, 10% of the aquatic LC50, or 50 Qg/l, whichever is lower.

(4) Pesticide Sampling will include all Pesticides used on-site during the previous 12-month period.

(5) Only one pond sample will be collected since the ponds are interconnected with a pipe.

NYS AWQS – New York State Ambient Water Quality Standards and Guidance Values

(6) it is expected that, at times, nitrate—nitrogen may exceed 2 mg/L at individual wells. Therefore, the goal will also be an average of <2 mg/L of nitrate-nitrogen for all turf monitoring wells after adjustments for background concentrations.

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6.0 SAMPLING METHODOLOGY AND QA/QC PROCEDURES

6.1 Monitoring Well Sampling

Prior to each sampling event, measurements will be obtained to calculate groundwater elevations and the volume of water contained in the well casing. A minimum of three casing volumes will be purged from each well using a submersible pump or other suitable purging equipment. Field parameters including pH, conductivity, and temperature will be monitored periodically while purging. Upon completion of the purging, a water sample will be obtained using either a disposable dedicated polyethylene bailer and rope, or a pump and new polyethylene tubing capable of low-flow sampling.

6.2 Quality Assurance/Quality Control (QA/QC) Procedures

Collected samples will be placed in laboratory-supplied containers and delivered to a New York State Department of Health approved laboratory for analysis of some or all of the following compounds, as indicated by sample type, location and event (baseline, 5 yr, 1 yr, quarterly):

- Site-specific list of insecticides, herbicides, and fungicides provided by the golf course management
- Nitrogen series (Total N, TKN, NO_2, NO_3, NH_3).
- SCDHS 2002 Golf Course Pesticide Study - detected compound list: Dacthal, metalaxyl, bromicil, DEHP

QA/QC implemented during sampling activities will include the use of trip blanks and field blanks. A laboratory prepared trip blank will accompany samples while in transit on each day of sampling to ensure contamination of the samples does not occur during handling and transport. A field blank will be prepared to document whether decontamination procedures are effectively preventing cross contamination between sampling locations. The field blank shall be prepared by pouring laboratory supplied water over the decontaminated sampling device into laboratory supplied containers. Field blanks will only be prepared when non-dedicated, non-disposable materials are used to collect samples. One field blank will be prepared for each different combination of sampling method/decontamination procedure employed. Trip blanks and field blanks will be analyzed for the same suite of analysis as that of the collected samples.

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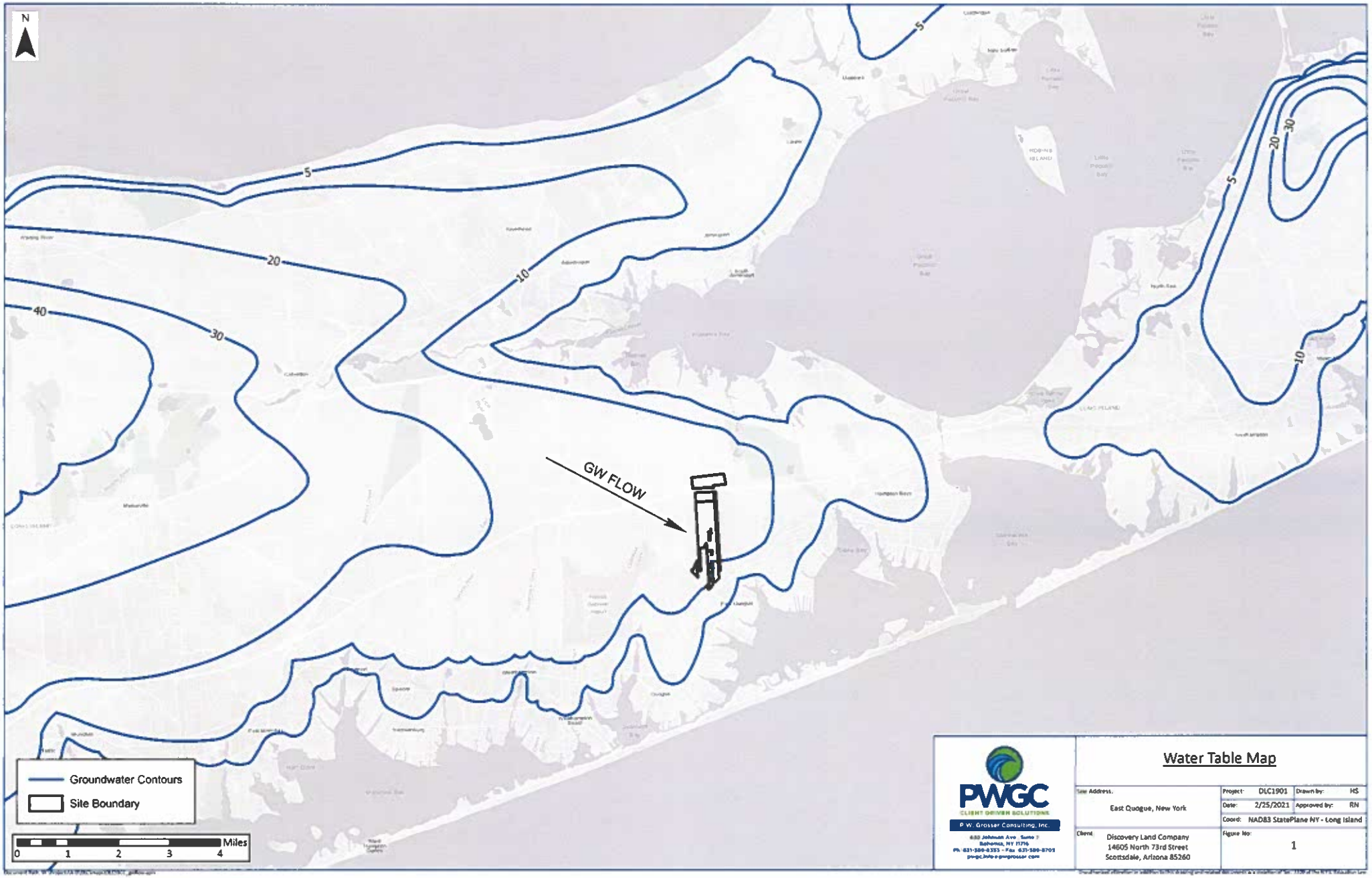
P.W. GROSSER CONSULTING, INC.
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.
PHONE: 631.589.6353 PWGROSSER.COM
630 JOHNSON AVENUE, STE 7 BOHEMIA, NY 11716
LONG ISLAND • MANHATTAN • SARATOGA SPRINGS • SYRACUSE • SEATTLE • SHELTON

Town of Southampton, 2016. Draft Environmental Impact Statement for The Hills at Southampton, Mixed-Use Planned Development District (MUPDD). https://www.southamptontownny.gov/DocumentCenter/View/8073/DEIS-Main-Text---September-2016-PDF

USGS, 2021. Public domain. Map of Long Island topography and the generalized glacial moraine locations. https://www.usgs.gov/centers/ny-water/science/long-island-topography?qt-science_center_objects=0#qt-science_center_objects

USGS, 2019. 7.5-Minute Series Topographic Map, Quogue Quadrangle, New York – Suffolk County. Available online at https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=660d2405fcc3c607438506548ec1b1b7

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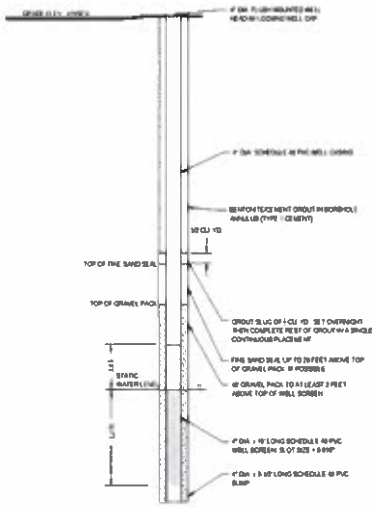
Water Table Map

Site Address: East Quogue, New York	Project: DLC1901	Drawn by: HS
	Date: 2/25/2021	Approved by: RN
	Coord: NAD83 StatePlane NY - Long Island	
Client: Discovery Land Company 14605 North 73rd Street Scottsdale, Arizona 85260	Figure No: 1	



GROUNDWATER MONITORING PLAN

SCALE 1" = 400'



MONITORING WELL DETAIL (TYP. 14)

NOT TO SCALE

LEGEND

PROPOSED GOLF COURSE FEATURES

PROPOSED IRRIGATION WELLS

PROPOSED UNDERGROUND PIPE

PROPOSED GOLF COURSE MONITORING WELLS

PROPOSED BACKGROUND MONITORING WELLS

PROPERTY LINE

PROPOSED CLEARING LIMITS



VICINITY MAP

SCALE: NTS

MAP REFERENCES

1. PROPERTY BOUNDARY, PROPOSED STP LOCATION AND PROPOSED HOLE LOCATIONS PROVIDED BY NELSON AND POPE VIA EMAIL.

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.
538 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2610
Phone: (631) 589-8383 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

	PWG		11/08/2021
	HS/BC		03/11/2021
	PWG		AS REVISED

DISCOVERY LAND COMPANY
14805 NORTH 73RD ST.
SCOTTSDALE, ARIZONA 85260

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT

89 LEWIS ROAD AND MULTIPLE OTHER LOTS
EAST QUOGUE, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

GROUNDWATER MONITORING PLAN

DLC1901

Hargrave, Julie

From: Jakobsen, Judith
Sent: Friday, August 26, 2022 11:46 AM
To: Chic Voorhis
Cc: Hargrave, Julie; Milazzo, John
Subject: RE: Lewis Road
Attachments: 2021_01_20 Final Lewis Road PRD decision w plans.pdf

Chic,

I have discussed with staff and have concluded it would be more meaningful and productive to have a meeting after we have received the information indicated below on how the project has changed from what was approved in the Commission's findings and decision dated 1/20/2021(attached for your reference). This will be a better way to keep the project moving forward and provide a better understanding of what may be required from the Commission. Once we have time to review, we can discuss meeting to go over any questions we may have on the project and will have a better idea on process.

Please submit to this office for review, project material, particularly as it relates to the "Conformance Conditions" in the Commission decision dated January 20, 2021, including:

- A written explanation of the current project or project description, identify changes that have occurred in the project since January 20, 2021, and the status of other permits and approvals received to date (e.g., DEC, Health Department, SWPPP) (related to conditions #1 through 6, 12)

- Review of the current project's conformance with Plan Standards and Guidelines

- Comparison map of the project referenced in the January 20, 2021 Commission decision (Master Plan dated November 17, 2020) with the current project overlay

- Identify all changes that have occurred in the project and discuss in writing how the current project compares to the project decided by the Commission on January 20, 2021

- Project phasing plans for (related to condition #9):

    - clearing while adhering to the Northern Long-eared Bat protection windows (condition #7)
    - construction and development phasing plan, updated from prior plans with the current timeline

- Timeline to satisfy the conditions of the January 20, 2021 Commission decision

- Review the Commission's January 20, 2021 decision and indicate any changes or updates that may be necessary including requirements to satisfy conditions (e.g., construction phasing, covenants, expiration of decision and timeframe to complete the project) (related to conditions #9, 16)

- Any additional or timely requests the applicant may have involving revegetation pursuant to the violation, well installation, clearing limits fencing inspection (condition #5), etc.

- The proposal may require the Commission to amend the decision and findings statement dated January 20, 2022.

Currently the draft referral response to the Town is on the draft September 21 meeting agenda. If materials identified above are submitted to this office by Sept. 7, it could potentially be on the Sept. 21 agenda. Staff and commission will need time to review the materials submitted subsequent to the Commission meeting.

The Commission reserves the right to request more information once the commission has a chance to review the current proposal and materials as it relates to the project that was decided on Jan 20, 2021.

Sincerely,
Judy Jakobsen

Executive Director
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978
631-563-0306

CONFIDENTIALITY NOTICE: This electronic mail transmission is intended only for the use of the individual or entity to which it is addressed and may contain confidential information. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by e-mail and delete the original message.

From: Chic Voorhis <CVoorhis@nelsonpope.com>
Sent: Friday, August 26, 2022 11:12 AM
To: Jakobsen, Judith <Judy.Jakobsen@SCWA.com>
Subject: Re: Lewis Road

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

Okay, PLMK as soon as you can. Any time M-Th of next week. PLMK today if possible.
Thanks, Chic

Charles J. Voorhis, CEP, AICP
Nelson Pope Voorhis
631-513-8594

From: Jakobsen, Judith <Judy.Jakobsen@SCWA.com>
Sent: Friday, August 26, 2022 10:11 AM
To: Chic Voorhis <CVoorhis@nelsonpope.com>
Subject: RE: Lewis Road

Good Morning Chic,
I will get back to you today on this. Need to confer with staff.

Sincerely,

Judy Jakobsen

Executive Director
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978
631-563-0306

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From: Chic Voorhis <CVoorhis@nelsonpope.com>
Sent: Thursday, August 25, 2022 5:26 PM
To: Jakobsen, Judith <Judy.Jakobsen@SCWA.com>; PB Jakobsen, Judy <jjakobsen@pb.state.ny.us>
Subject: Lewis Road

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

Judy - can we meet next week any day from Monday to Thursday.
As we discussed, there are a few procedural questions to go over.
PLMK and thanks! Chic

Charles J. Voorhis, CEP, AICP
Nelson Pope Voorhis
631-513-8594

NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
631.427.5665

Response to Information Request

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION PREVIOUSLY APPROVED ASSERTION OF JURISDICTION

Lewis Road, East Quogue, Town of Southampton, NY

NP&V No. 05105

Prepared For: Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

DLC East Quogue and affiliates
14605 N 73rd Street
Scottsdale, AZ 85260

Prepared By: Nelson Pope Voorhis
70 Maxess Road
Melville, New York 11747
Contact: Charles J. Voorhis, Principal

Date: August 31, 2022

1.0 INTRODUCTION

The Lewis Road PRD received approval for an Assertion of Jurisdiction application from the CPBC on January 20, 2021. The proposed project was found to be consistent with the Standards and Guidelines of the Central Pine Barrens Comprehensive Land Use Plan (CPB CLUP) as reflected in that decision. Since the CPBC approval, the proposed project has been subject to small changes as a result of ongoing Town review, changes in Town drainage requirements, conforming to conditions of the Town Preliminary Subdivision approval, and establishing safe/feasible access to the subdivision. These changes are the subject of this supplemental project information.

The applicant has prepared a Final Subdivision map that is pending before the Town Planning Board. The Town Planning Board found the Final Subdivision application to be complete on August 11, 2022, and subsequently sent the plans with a referral request to the CPBC. Nelson Pope Voorhis (NPV) reached out to Commission staff to discuss the changes in project plans and the process to have the Commission recognize these changes. In response, an email was received from Judy Jakobsen, Executive Director of the CPBC that outlined nine (9) comments with requested information. This document provides a response to an information request from the Central Pine Barrens Joint Planning & Policy Commission (CPBC or Commission) staff provided in an email dated August 26, 2022. The requested information is intended to assist Commission staff in review of changes in the Lewis Road Planned Residential Development (PRD).

2.0 COMMENTS AND RESPONSES

Each comment contained in the August 26, 2022 email is stated below, followed by a response that addresses the comment and provides supplemental information in support of the proposed project.

1. *A written explanation of the current project or project description, identify changes that have occurred in the project since January 20, 2021, and the status of other permits and approvals received to date.*

   Project Description

   The proposed project is essentially the same as the project approved by the Commission on January 20, 2021. The density remains the same with 118 units, (110 single and separate lots and 8 condos), an on-site sewage treatment plant (STP), a 12-unit workforce housing rental apartment building, a golf course recreational amenity, a recreational area with tennis and basketball courts and other community buildings for the on-site residents and their guests. The proposed project continues to comply with Vegetation Clearance Limits and the Fertilizer-dependent Vegetation Limit as depicted on project plans and all applicable Standards and Guidelines of the CPB CLUP.

   The total size of the subject site has changed from 608.45 acres at the time of approval on January 20, 2021 to 607.74 acres. This is based on survey updates for properties east of The Hills South parcel including former lands of Parlato and Timperman, and final updates to road abandonments in this area.

   The changes to the planned development are minor and include revisions to drainage plans to meet the Stormwater Pollution Prevention Plan (SWPPP) and stormwater retention requirements of the Town of Southampton. The plan changes reconfigure some surface detention areas and provide additional subsurface drainage capacity. The reconfiguration of drainage was completed in consideration of the allowable clearing, and the clearing remains unchanged from the approved plan. The revised plan results in the moving of one lot (Lot 36) from the clubhouse area to be accessed from the subdivision road, and adds two drainage easements to the plan for interconnection of stormwater systems.

   The access driveway was moved approximately 500 feet to the south. The revised access location uses an easement over private land that is currently cleared. The access location remains on Lewis Road. There is no increase in traffic and the access meets all safety and design parameters.

   Approvals to Date

   The following agency approvals have been received to date:

- Town of Southampton Planning Board - Preliminary Plat approval; October 24, 2019
- Central Pine Barrens Commission –Jurisdiction Assertion approval; January 20, 2021
- Suffolk County Sewer Agency – approval of sewer district; February 8, 2021
- NYSDEC – Irrigation wells approval; April 6, 2021
- SCDHS – Article 6 Realty Subdivision approval; May 11, 2022
- SCDPW – Subdivision approval; May 11, 2022
- NYSDEC – approval to install monitoring wells prior to December 1; August 12, 2022

The only approvals that are pending at this time are Town of Southampton Final Subdivision and SWPPP approval and conformance with applicable conditions, the approval of the onsite STP and collection systems by SCDHS/SCDPW, SCDHS Article 12 approval for onsite fuel/chemical storage, and approval of the plan changes addressed above by the Commission. All of these approvals are in the final stages of review.

2. *Review of the project's conformance with Plan Standards and Guidelines*

   The proposed project continues to conform with all Plan Standards and Guidelines. None of the refinements to the plan to meet engineering requirements have any incremental impact on the conformance of the plan with the CPB CLUP Standards and Guidelines.

3. *Comparison map of the project referenced in the January 20, 2021 Commission decision (Master plan dated November 17, 2020 with current project overlay)*

   Attached is a comparison map **(Attachment A)** that illustrates all of the changes in open space that occurred since the January 20, 2021 approved plan. This plan was prepared by PW Grosser cooperatively with Nelson + Pope using plans provided by N+P. Also included is **Attachment B**, which is the CLUP Compliance Exhibit map that was provided to the Town of Southampton Planning Board to demonstrate compliance with the Vegetation Clearance Limits. The full set of plans pending before the Town Planning Board for Final Subdivision is also included as an **Attachment** at the end of this document.

   - Limits of Clearing Changes map; prepared by PW Grosser, dated 6/29/2022 **(Attachment A)**
   - CLUP Compliance Exhibit; prepared by N+P; dated 7/11/2022 **(Attachment B)**
   - Lewis Road Full Engineering Plans (Final Subdivision/Site Plan); prepared by Nelson + Pope (N+P); consisting of Drawings M-1 through M-38 and Sheets 1 through 37; last dated 7/7/2022 **(Attachment C)**

4. *Identify all changes that have occurred in the project and discuss in writing how the current project compares to the project decided by the Commission on January 20, 2021*

The project is substantially the same as the project that was approved by the Commission. The basic changes to the plan are listed below:

- As noted on the comparison map (item 3 above), very minor changes were made to the golf course areas to accommodate the necessary drainage required by the Town of Southampton. Town requirements changed since the Commission approval where 3 inches of storage is required (instead of 2"), for site plan components of the plan.
- One (1) lot was moved from the clubhouse area to an area previously planned for conservation. The lot (Lot 36) is just over 14,000 square feet (SF). The conservation area loss was offset by additional conservation on the golf course areas.
- Two 15-foot wide, drainage easements were added (one by lots 41 and 42 and the other by lots 26 and 27) through areas previously planned for conservation. The conservation area loss was offset by additional conservation on the golf course areas.
- The access road was shifted from a paper road to an easement over a property on Lewis Road approximately 500 feet farther south, as the paper road owner would not come to terms with the project sponsor. The easement runs through previously cleared area.

5. *Project phasing plans for clearing while adhering to the NLEB protection windows*

The project is in the Final Subdivision and Site Plan review process with the Town of Southampton. The public hearing for the Final Subdivision and Site Plan is September 8, 2022. The statutory requirement of the Town is to have the Planning Board render a decision within 62 days of the public hearing. As a result, approval of the project is expected in late October/early November of 2022. The clearing window for the NLEB begins December 1, 2022. The Plan is to clear the entire development area between December 1, 2022 and February 28, 2023, once the Town SWPPP and all other pre-construction, pre-clearing requirements are in place.

6. *Construction and development phasing plan updated from prior plans with the current timeline*

The construction and development phasing plan is to begin pre-construction activity in previously cleared areas in November 2022 after Town approval and after all other CPBC and other agency conditions met. The clearing of the development areas would commence December 1, 2022. The roads, infrastructure and golf course would be developed from March 1, 2023 through July 2024. Residential lots would be developed starting March 1, 2023 through 2028. Community buildings would be developed starting in May 2023 through 2028.

7. *Timeline to satisfy the conditions of the January 20, 2021 Commission decision*

The following provides a timeline/summary of conditions, approvals and mechanisms to satisfy the conditions of the January 20, 2021 Commission decision:

Other Agency Approvals and Permit Requirements

- Condition 1: Article 6 approval from the SCDHS was received on May 11, 2022.
- Condition 2: The Sewage Treatment plant and conveyance system design approval is expected in October 2022.
- Condition 3: Article 7 and 12 approvals are expected September 2022.
- Condition 4: Town SWPPP approval is expected September 2022.
- Condition 5: NYSDEC approval of the SWPPP is expected in September 2022.
- Condition 6: NYSDEC has already approved the onsite irrigation wells.

Open Space Protection and Natural Resources

- Condition 1: No more than 171.93 acres will be cleared and developed per the attached N+P, M-1 plan, dated 07/07/2022.
- Condition 2: Approximately 203 acres are being dedicated to the Town of Southampton and 4 acres are being dedicated to the SCWA for a future public well site.
- Condition 3: At least 230 acres will be protected by the Hills HOA.
- Condition 4: Covenants and/or Conservation Easements will be provided to the Town and CPBC to protect 437 acres of open space - with 203 of those acres protected by the Town once is accepts the projects' offer of dedication.
- Condition 10: A recording instrument (covenant, etc.) to meet condition 10 of the 1/20/2021 approval will be provided to the Commission.
- Condition 11: The project applicant has submitted the final groundwater monitoring protocols to the Town which would be included in the referral from the Final Plat to the Commission.

All covenants will be provided by October 2022.

8. *Review the Commission's January 20, 2021 decision and indicate any changes or updates that may be necessary including requirements to satisfy conditions*

The Commission's January 20, 2021 decision has been reviewed. No additional requirements are needed based on the minimal project refinements described herein. The applicant would like to discuss several items related to the conditions, including:

a. Sequence/methods for installation of snow fence, silt fence
b. Mechanism to address sequence of project work and NLEB protection
c. Sequence for monitoring well installation for baseline groundwater data
d. Review of the Revegetation Plan required pursuant to the Order on Consent
e. Review of conditions of approval to ensure conditions are met
f. Preparation and filing of Covenants and/or Conservation Easements

The applicant requests a meeting to discuss these items.

9. *Any additional or timely requests the applicant may have involving revegetation pursuant to the violation, well installation, clearing limits, fencing inspection, etc.*

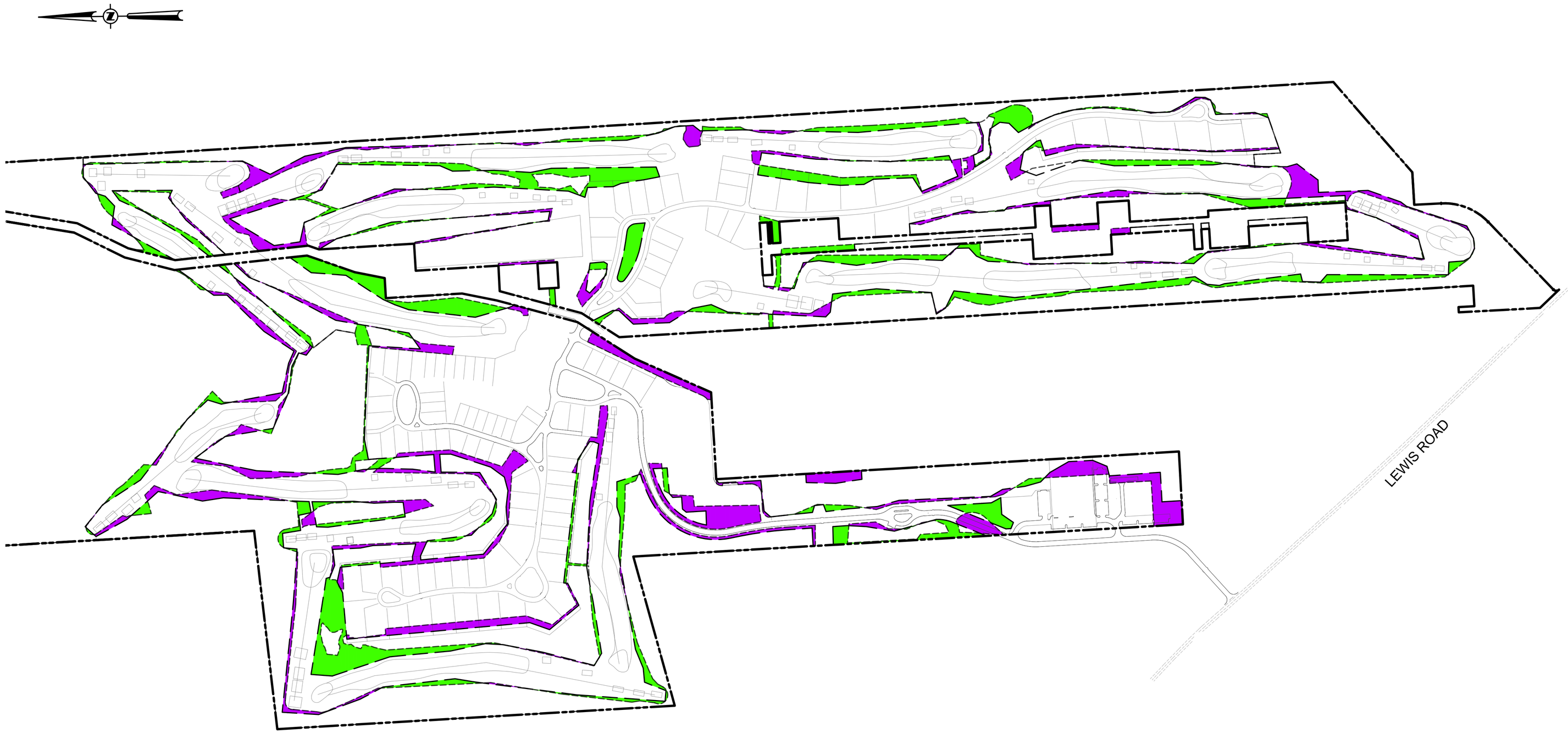
The NYSDEC has approved the installation of monitoring wells prior to December 1, based on an approved plan. Less than 3 acres of clearing is required to access and install the monitoring wells. The applicant is working with Town Staff to obtain SWPPP approval for this work. The applicant would like to obtain CPBC approval to install the wells. The applicant would also like to discuss the revegetation plan from the Order on Consent so CPBC approval is obtained to revegetate the 0.16 acres, this Fall. We would appreciate a meeting with CPBC Staff as soon as possible to discuss the items noted in Comments 8 and 9 above.

3.0 SUMMARY AND CONCLUSION

This document provides supplemental information for review by Commission staff in connection with minor changes to the Lewis Road PRD that received Commission approval for an Assertion of Jurisdiction project on January 20, 2021. This document provides a response to all comments contained in the Commission staff email of August 26, 2022. The changes to the project are minor and are outlined herein. There are several items for discussion that would benefit from a meeting between the applicant and Commission staff. The goal of the applicant is to obtain an updated decision to recognize the changes in the proposed project since the CPBC approval, and to comply with all conditions of the approval. A meeting is requested to determine the process to recognize these changes and to discuss items outlined in Comments 8 and 9 above. The applicant looks forward to working cooperatively with the Commission to complete this process.

ATTACHMENTS

ATTACHMENT A
LIMITS OF CLEARING CHANGES
PW Grosser; 6/29/2022



SCALE: 1" = 300'

0 300 600

LEGEND

- PROPERTY LINE
- 2020 PROPOSED CLEARING LIMITS - PREVIOUSLY APPROVED
- 2022 PROPOSED CLEARING LIMITS
- ADDITIONAL CONSERVATION
- ADDITIONAL CLEARING

ACREAGE OF ADDITIONAL CLEARING	ACREAGE OF ADDITIONAL CONSERVATION
15.44	16.36

DIFFERENCE IN CLEARING LIMITS (2020 - 2022) = 0.92 ACRES

PWGC

CLIENT DRIVEN SOLUTIONS

P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.

630 Johnson Avenue, • Suite 7
Bohemia • NY • 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

Number	Revision Description	Revision Date
7		
6		
5		
4		
3		
2		
1		

Designed By	--
Drawn By	HS
Approved By	--
Date Submitted	--
Date Created	06/29/2022
Scale	AS SHOWN

Client:

DISCOVERY LAND COMPANY
14605 NORTH 73RD ST.
SCOTTSDALE, ARIZONA 85260

Project:

LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT

Project Address:

EAST QUOGUE, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK

County Tax Map Number:

Contract Number:

Regulatory Reference Number:

Title of Drawing:

LIMITS OF CLEARING CHANGES

Drawing Number:

Sheet 1 of 1

PWGC Project Number: **DLC1901**

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law

PWGC FILE NAME: J:\Projects A-DOL\1901 - Lewis Road PRD Irrigation Wells\CAD\Clearing Limits Changes\DLC_ClearingLimitsChanges_06-29-2022.dwg [Plan Changes]
PLOT DATE/TIME: Jun 29, 2022 3:03pm By: hschatz

ATTACHMENT B
CLUP COMPLIANCE EXHIBIT
Nelson + Pope; 7/11/2022

NOTE:
BOUNDARY AND EXISTING CLEARING LIMITS FROM "SURVEY OF EXISTING CLEARING LIMITS" PREPARED BY NELSON AND POPE DATED JULY 6, 2022.

TOTAL AREAS
AREA OF SITE SOUTH OF SUNRISE HIGHWAY:
(61.28 KRAOKE) + (339.42 HILLS SOUTH) = 400.68 ACRES
AREA NORTH OF SUNRISE HIGHWAY: 87.62 ACRES
AREA OF PARLATO / TIMPEMAN PROPERTY*: 119.44 ACRES
TOTAL AREA: 607.74 ACRES*

* TOTAL AREA INCREASED DUE TO THE ADDITION OF THE ABANDONMENT OF PART OF SMITH ROAD AND ELIMINATION OF GORE ON AREA NORTH OF SUNRISE HIGHWAY

LEGEND

NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC

NATURAL VEGETATION TO REMAIN (INSIDE DEVELOPMENT) = 43.71 AC

EXISTING CLEARED AREA (OUTSIDE DEVELOPMENT) = 4.63 AC

EXISTING CLEARING FOR ROADS ON PARLATO PROPERTY = 1.4 AC

PROPOSED CLEARING FOR SCWA WELL SITE = 4.0 AC

EXISTING CLEARED AREA (INSIDE DEVELOPMENT) = 21.47 AC

NATURAL VEGETATION TO BE CLEARED (INSIDE DEVELOPMENT) = 140.21 AC

CLUP COMPLIANCE CALCULATIONS

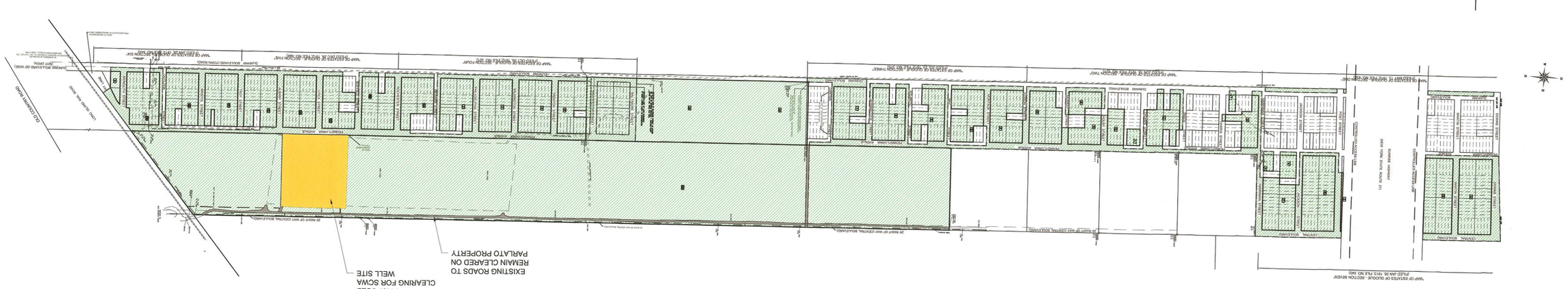
MAXIMUM CLEARED AREA ON SITE: 28.26 %

TOTAL SITE: 607.74 AC.
MAXIMUM CLEARING OF SITE: 607.74 X 0.2826 = 171.75 AC.
EXISTING CLEARED AREA (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 1.4 AC + 21.47 AC = 27.50 AC
TOTAL SITE CLEARED = 27.50 AC + 140.21 AC = 167.71 AC < 171.75 AC

SCALE: 1" = 300'

0 150 300 600





APPLICANT:
OLV GOOSNELL LLC
1460 N. 73rd STREET
SCOTTSDALE AZ. 85260

NELSON+POPE
engineers • architects • surveyors
70 Maiden Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

CLUP (CENTRAL PINE BARRENS COMPREHENSIVE LAND USE PLAN) COMPLIANCE EXHIBIT
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
EAST QUOGUE
SITUATED AT
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

NO.	DATE:	REVISIONS:	BY
1.	7/11/2022	REVISED PER TOWN COMMENTS	EG

PROJECT NO.: 05105
DRAWN BY: JNW
CHECKED BY: LB
DATE: 6-22-22
SCALE: 1" = 300'
FILE NO.:
DRAWING NO.: 05105 EXHIBIT.DWG

SHEET NO.: A-101 1 OF 1

ATTACHMENT C
FULL ENGINEERING PLANS
Nelson + Pope; 7/7/2022

SURVEYOR:

WE HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON SEPTEMBER 05, 2014 AND UPDATED JULY 07, 2021 AND CONCRETE MONUMENTS ARE PROPOSED TO BE SET AS SHOWN.

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS PLAT COMPLY WITH THE REQUIREMENTS OF THE TOWN OF SOUTHAMPTON ZONING LAW EXCEPT AS MODIFIED BY THE PLANNING BOARD PURSUANT TO SECTION 278 OF THE TOWN LAW AND CHAPTER 247 OF THE TOWN CODE. SUCH MODIFICATIONS OF THE APPLICABLE PROVISIONS OF THE ZONING LAW, AS NOTED HEREON, HAVE BEEN DEDICATED SIMULTANEOUSLY WITH THE APPROVAL OF THIS PLAT.

STATE OF NEW YORK · GREGORY DAVID PETERMAN · No. 050213 · LICENSED LAND SURVEYOR

GREGORY PETERMAN P.L.S. No. 50213 — 07/24/2022

ENGINEER:

I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

STATE OF NEW YORK · BRYAN ANDREW GROGAN · 092523 · LICENSED PROFESSIONAL ENGINEER

Bryan Grogan — 7-26-2022

BRYAN ANDREW GROGAN P.E. No. 092523 — DATE

TOWN OF SOUTHAMPTON:

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF SOUTHAMPTON BY RESOLUTION DATED:

CHAIRMAN OR SECRETARY — DATE

TABLE OF LOT MODIFICATIONS

LOT NUMBER	AREA (SQ.FT.)	FRONT YARD	SIDE YARD (MIN/TOTAL)	REAR YARD	LOT FRONTAGE	LOT WIDTH (MIN)	(% MAX) LOT COVERAGE	CLEARING (MAX SF)	PERCENT PROP. CLEARING	EXIST. CLEARED AREA (SF)
1	11,743	20	7.5 / 17.5	29	98.56	75.79	40	11,743	100.00 %	0
2	9,725	20	7.5 / 15	20	74.00	74.00	45	9,725	100.00 %	0
3	10,712	20	7.5 / 15	-	280.04	73.51	45	10,712	100.00 %	0
4	25,042	20	7.5 / 15	30	279.08	120.23	30	20,776	82.96 %	0
5	11,711	30	7.5 / 15	30	70.49	70.00	40	10,311	88.05 %	0
6	11,299	30	7.5 / 15	30	70.11	70.00	40	9,899	87.61 %	0
7	11,200	20	7.5 / 15	30	70.00	70.00	40	9,800	87.50 %	0
8	11,200	20	7.5 / 15	30	70.00	70.00	40	9,800	87.50 %	0
9	11,200	20	7.5 / 15	30	70.00	70.00	40	9,800	87.50 %	0
10	11,200	20	7.5 / 15	30	70.00	70.00	40	9,800	87.50 %	0
11	11,403	20	7.5 / 15	30	70.29	70.00	40	10,003	87.72 %	0
12	19,921	20	12.5 / 25	30	160.94	159.24	35	17,065	85.66 %	1,896
13	21,106	20	12.5 / 27.5	20	98.00	116.20	30	19,155	90.76 %	0
14	24,055	20	12.5 / 25	20	109.31	129.76	30	18,986	78.93 %	0
15	20,737	20	12.5 / 25	20	144.80	144.72	30	18,137	87.46 %	0
16	20,941	20	12.5 / 25	20	111.82	111.61	30	18,701	90.30 %	0
17	22,878	20	12.5 / 25	20	118.85	118.40	30	20,518	89.68 %	0
18	23,149	20	12.5 / 25	20	118.24	118.00	30	20,789	89.81 %	0
19	21,446	20	12.5 / 25	20	120.19	118.00	30	19,086	89.00 %	0
20	16,975	20	12.5 / 25	20	106.58	105.50	35	14,865	87.57 %	0
21	19,890	20	12.5 / 25	20	50.97	90.22	30	17,600	88.48 %	6,482
22	23,891	20	12.5 / 27.5	20	26.28	31.03	30	21,851	91.45 %	21,267
23	23,907	20	12.5 / 27.5	20	26.26	31.08	30	21,867	91.46 %	12,390
24	16,288	20	10 / 20	20	43.78	80.92	35	14,248	87.47 %	9,581
25	15,605	20	10 / 20	20	116.29	102.00	35	13,565	86.93 %	3,470
26	16,039	20	10 / 20	20	88.12	85.00	35	14,761	92.03 %	539
27	15,021	20	10 / 20	20	85.70	85.00	35	13,085	86.98 %	515
28	14,490	20	10 / 20	20	85.06	85.00	35	11,940	82.40 %	900
29	14,690	20	10 / 20	20	85.25	85.00	35	12,140	82.64 %	1,100
30	15,283	20	10 / 20	20	85.23	85.00	35	12,733	83.31 %	1,057
31	27,416	20	20 / 50	20	205.32	192.54	30	25,355	92.48 %	1,897
32	26,893	20	10 / 20	20	213.43	200.19	30	24,633	91.60 %	56
33	13,175	20	10 / 20	20	85.00	85.00	35	11,951	91.71 %	0
34	13,024	20	10 / 20	20	84.03	84.03	35	13,024	100.00 %	0
35	14,356	20	10 / 20	20	135.85	124.11	35	14,356	100.00 %	0
36	14,159	20	7.5 / 15	20	150.10	135.29	35	14,159	100.00 %	0
37	11,615	20	7.5 / 15	20	101.75	94.23	40	11,615	100.00 %	0
38	8,400	20	7.5 / 15	20	70.00	70.00	45	8,400	100.00 %	0
39	8,400	20	7.5 / 15	20	70.00	70.00	45	8,400	100.00 %	0
40	8,804	20	7.5 / 15	20	96.77	89.17	45	8,804	100.00 %	0
41	8,533	20	7.5 / 15	15	70.11	70.00	45	8,533	100.00 %	0
42	8,400	20	7.5 / 15	15	70.00	70.00	45	8,400	100.00 %	118
43	8,470	20	7.5 / 15	15	70.73	70.00	45	8,470	100.00 %	2,046
44	10,312	20	7.5 / 15	15	64.43	85.62	45	10,312	100.00 %	2,621
45	10,860	20	7.5 / 15	15	10.07	76.40	45	10,860	100.00 %	2,541
46	12,518	20	7.5 / 15	15	10.00	70.00	45	12,518	100.00 %	93
47	11,336	20	7.5 / 15	20	52.88	61.79	40	11,336	100.00 %	0
48	10,793	20	7.5 / 15	10	82.81	82.22	40	10,793	100.00 %	0
49	11,499	20	7.5 / 15	20	49.08	60.58	40	11,499	100.00 %	0
50	13,887	20	7.5 / 15	30	10.04	70.00	40	13,887	100.00 %	1,504
51	12,147	20	7.5 / 15	30	10.31	70.00	40	12,147	100.00 %	0
52	11,473	20	7.5 / 15	30	69.16	69.53	40	11,473	100.00 %	0
53	10,059	20	7.5 / 15	20	80.15	70.47	40	10,059	100.00 %	0
54	5,387	20	7.5 / 15	20	50.91	50.00	45	5,386	100.00 %	0
55	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	0
56	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	0
57	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	0
58	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	0
59	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	44
60	5,250	20	7.5 / 15	20	50.00	50.00	45	5,250	100.00 %	3,159
61	6,403	10	7.5 / 15	20	170.66	53.68	45	6,402	100.00 %	0
62	6,102	10	7.5 / 15	20	50.44	50.00	45	6,102	100.00 %	0
63	6,125	20	7.5 / 15	20	50.55	50.00	45	6,125	100.00 %	0
64	6,991	20	10 / 20	15	169.63	50.00	45	6,991	100.00 %	2,015
65	5,138	20	7.5 / 15	15	50.19	50.00	45	5,138	100.00 %	100
66	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
67	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
68	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
69	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
70	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
71	5,090	20	7.5 / 15	15	50.00	50.00	45	5,090	100.00 %	0
72	5,052	20	7.5 / 15	15	50.05	50.00	45	5,052	100.00 %	0
73	10,637	20	7.5 / 15	10	283.77	93.09	40	10,637	100.00 %	6,610
74	8,161	20	7.5 / 15	15	144.06	72.04	45	8,161	100.00 %	4,378
75	8,476	20	7.5 / 15	15	150.02	75.01	45	8,476	100.00 %	4,405
76	8,659	20	7.5 / 15	15	153.24	76.62	45	8,659	100.00 %	3,548
77	14,906	20	7.5 / 15	15	244.05	116.36	35	14,905	100.00 %	3,487
78	12,877	20	7.5 / 15	20	40.05	40.04	45	12,877	100.00 %	0
79	15,289	20	10 / 20	20	93.19	102.86	35	15,289	100.00 %	0
80	8,538	20	7.5 / 15	20	70.19	70.00	45	8,538	100.00 %	38
81	8,638	20	7.5 / 15	20	70.41	70.00	45	8,638	100.00 %	3,542
82	9,474	20	7.5 / 15	20	71.72	70.00	45	9,474	100.00 %	4,898
83	10,470	20	7.5 / 15	20	70.88	70.00	45	10,470	100.00 %	4,601
84	15,636	20	10 / 20	30	135.60	118.33	35	15,636	100.00 %	0
85	13,802	20	10 / 20	30	74.47	100.0	35	13,802	100.00 %	0
86	25,829	20	7.5 / 15	30	30.12	30.00	30	20,204	78.22 %	6,102
87	14,519	20	10 / 20	30	51.66	68.85	35	12,946	89.17 %	5,022
88	14,149	20	10 / 20	30	83.90	83.40	35	13,726	97.01 %	10,857
89	14,052	20	10 / 20	30	88.87	85.60	35	14,052	100.00 %	13,334
90	14,223	20	10 / 20	30	95.73	95.43	35	14,223	100.00 %	14,223
91	11,188	20	7.5 / 15	20	104.04	98.68	40	11,188	100.00 %	1,861
92	11,777	20	7.5 / 15	20	84.90	80.39	40	11,777	100.00 %	5,859
93	20,219	20	12.5 / 25	20	73.91	85.20	30	20,219	100.00 %	9,490
94	21,147	20	15 / 30	15	190.05	194.88	30	21,147	100.00 %	0
95	22,875	20	15 / 30	15	177.22	175.13	30	22,875	100.00 %	0
96	27,505	30	20 / 40	20	204.07	200.85	30	18,144	65.97 %	0
97	27,118	30	20 / 40	20	167.05	166.54	30	22,860	84.30 %	0
98	27,532	30	20 / 40	20	175.59	175.69	30	23,172	84.16 %	0
99	27,792	30	20 / 40	20	179.35	179.06	30	23,303	83.85 %	0
100	26,790	30	20 / 40	20	163.70	163.05	30	22,665	84.60 %	0
101	30,407	50	20 / 40	20	10.13	68.39	30	25,991	85.48 %	0
102	30,059	20	20 / 40	20	10.01	183.59	30	25,844	85.98 %	0
103	29,469	20	20 / 40	40	242.12	237.94	30	19,614	66.56 %	0
104	27,258	20	20 / 40	40	181.07	179.31	30	21,134	77.53 %	0
105	29,937	20	20 / 40	43.2	177.98	174.62	30	22,683	75.77 %	0
106	29,833	20	20 / 40	50	153.07	150.87	30	22,802	76.18 %	0
107	30,858	20	20 / 40	50	143.81	143.76	30	24,978	80.94 %	1,654
108	12,933	20	20 / 40	7.5	144.68	90.52	40	12,931	100.00 %	12,933
109	11,693	20	7.5 / 15	20	10.01	70.01	40	11,693	100.00 %	11,694
110	13,075	20	7.5 / 15	20	10.01	70.01	40	13,075	100.00%	8,648
REC. 1 (111)*	171,006	-	-	-	-	-	-	171,006	100.00 %	74,770
ENTRY	328,592	-	-	-	-	-	-	69,721	21.22%	5,040
REC. 2 (113)*	273,788	-	-	-	-	-	-	273,788	100.00%	2,503
REC 3 (114)*	264,636	-	-	-	-	-	-	264,636	100.00%	44,842
REC 4 (115)*	1,329,150	-	-	-	-	-	-	1,329,150	100.00%	93,253
REC 5 (116)*	1,289,781	-	-	-	-	-	-	1,289,781	100.00%	147,892
REC 6 (117)*	1,168,713	-	-	-	-	-	-	1,168,713	100.00%	97,782
O.S. 1 (122)*	5,785,019	-	-	-	-	-	-	0	0.00 %	205,709
O.S. 2 (119)*	2,123,119	-	-	-	-	-	-	0	0.00 %	7,803
O.S. 3 (120)*	53,390	-	-	-	-	-	-	0	0.00 %	0
O.S. 4 (121)*	259,799	-	-	-	-	-	-	0	0.00 %	17,114
O.S. 5 (122)*	92,173	-	-	-	-	-	-	0	0.00 %	0
O.S. 6 (123)*	38,982	-	-	-	-	-	-	0	0.00 %	800
O.S. 7 (124)*	76,737	-	-	-	-	-	-	0	0.00 %	1,291
O.S. 8 (125)*	459,956	-	-	-	-	-	-	0	0.00 %	3,738
O.S. 9 (126)*	48,120	-	-	-	-	-	-	0	0.00 %	1,117
O.S. 10 (127)*	71,304	-	-	-	-	-	-	0	0.00 %	0

TABLE OF LOT MODIFICATIONS

LOT NUMBER	AREA (SQ.FT.)	FRONT YARD	SIDE YARD (MIN/TOTAL)	REAR YARD	LOT FRONTAGE	LOT WIDTH (MIN)	(% MAX) LOT COVERAGE	CLEARING (MAX SF)	PERCENT PROP. CLEARING	EXIST. CLEARED AREA (SF)
O.S. 11 (128)*	311,725	-	-	-	-	-	-	0	0.00 %	33,570
O.S. 12 (129)*	10,587	-	-	-	-	-	-	0	0.00 %	0
O.S. 13 (130)*	20,582	-	-	-	-	-	-	0	0.00 %	0
O.S. 14 (131)*	86,534	-	-	-	-	-	-	0	0.00 %	0
O.S. 15 (132)*	190,577	-	-	-	-	-	-	0	0.00 %	0
O.S. 16 (133)*	62,619	-	-	-	-	-	-	0	0.00 %	0
O.S. 17 (134)*	274,997	-	-	-	-	-	-	0	0.00 %	0
O.S. 18 (135)*	18,491	-	-	-	-	-	-	0	0.00 %	0
O.S. 19 (136)*	55,405	-	-	-	-	-	-	0	0.00 %	8,659
O.S. 20 (137)*	6,429	-	-	-	-	-	-	0	0.00 %	0
ROAD 1 (138)*	436,617	-	-	-	-	-	-	436,586	100.00 %	47,934
ROAD 2 (139)*	260,772	-	-	-	-	-	-	200,185	90.61 %	10,081
WORK FORCE (140)*	43,101	-	-	-	-	-	23.46	43,101	100.00 %	25,318
ADMIN. (141)*	75,725	-	-	-	-	-	23.46	75,726	92.17 %	27,411
STP (142)*	167,445	-	-	-	-	-	23.46	112,885	67.42 %	54,960

LOT NUMBER	AREA (SQ.FT.)	FRONT YARD	SIDE YARD (MIN/TOTAL)	REAR YARD	LOT FRONTAGE	LOT WIDTH (MIN)	(% MAX) LOT COVERAGE	CLEARING (MAX SF)	PERCENT PROP. CLEARING	EXIST. CLEARED AREA (SF)
REC 7 (143)*	174,244	-	-	-	-	-	-	174,244	100.00 %	0
REC 8 (144)*	1,168,713	-	-	-	-	-	-	1,168,713	100.00%	97,782
REC 9 (145)*	1,289,781	-	-	-	-	-	-	1,289,781	100.00%	147,892
REC 10 (146)*	1,329,150	-	-	-	-	-	-	1,329,150	100.00%	93,253
REC 11 (147)*	264,636	-	-	-	-	-	-	264,636	100.00%	44,842
REC 12 (148)*	273,788	-	-	-	-	-	-	273,788	100.00%	2,503
REC 13 (149)*	171,006	-	-	-	-	-	-	171,006	100.00 %	74,770
REC 14 (150)*	328,592	-	-	-	-	-	-	69,721	21.22%	5,040
REC 15 (151)*	5,785,019	-	-	-	-	-	-	0	0.00 %	205,709
REC 16 (152)*	2,123,119	-	-	-	-	-	-	0	0.00 %	7,803
REC 17 (153)*	53,390	-	-	-	-	-	-	0	0.00 %	0
REC 18 (154)*	259,799	-	-	-	-	-	-	0	0.00 %	17,114
REC 19 (155)*	92,173	-	-	-	-	-	-	0	0.00 %	0
REC 20 (156)*	38,982	-	-	-	-	-	-	0	0.00 %	800
REC 21 (157)*	76,737	-	-	-	-	-	-	0	0.00 %	1,291
REC 22 (158)*	459,956	-	-	-	-	-	-	0	0.00 %	3,738
REC 23 (159)*	48,120	-	-	-	-	-	-	0	0.00 %	1,117
REC 24 (160)*	71,304	-	-	-	-	-	-	0	0.00 %	0
REC 25 (161)*	311,725	-	-	-	-	-	-	0	0.00 %	33,570
REC 26 (162)*	10,587	-	-	-	-	-	-	0	0.00 %	0
REC 27 (163)*	20,582	-	-	-	-	-	-	0	0.00 %	0
REC 28 (164)*	86,534	-	-	-	-	-	-	0	0.00 %	0
REC 29 (165)*	190,577	-	-	-	-	-	-	0	0.00 %	0
REC 30 (166)*	62,619	-	-	-	-	-	-	0	0.00 %	0
REC 31 (167)*	274,997	-	-	-	-	-	-	0	0.00 %	0
REC 32 (168)*	18,491	-	-	-	-	-	-	0	0.00 %	0
REC 33 (169)*	55,405	-	-	-	-	-	-	0	0.00 %	8,659
REC 34 (170)*	6,429	-	-	-	-	-	-	0	0.00 %	0
REC 35 (171)*	436,617	-	-	-	-	-	-	436,586	100.00 %	47,934
REC 36 (172)*	260,772	-	-	-	-	-	-	200,185	90.61 %	10,081
REC 37 (173)*	43,101	-	-	-	-	-	23.46	43,101	100.00 %	25,318
REC 38 (174)*	75,725	-	-	-	-	-	23.46	75,726	92.17 %	27,411
REC 39 (175)*	167,445	-	-	-	-	-	23.46	112,885	67.42 %	54,960

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

** TOWN OF SOUTHAMPTON 'PYRAMID LAW' SHALL NOT APPLY BUILDING HEIGHT TO BE MEASURED FROM THE PROPOSED GRADE ACCESSORY STRUCTURE SETBACK TO BE 0'-00"

REC 1 (111) SHALL HAVE 8 CONDOMINIUM UNITS.
WORKFORCE (140) SHALL HAVE 12 UNITTS.

LAND TO BE DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY

LOT NUMBER	AREA (SQ.FT.)	EXIST. CLEARED AREA (SF)
PARCEL LL (143)*	174,244	174,244

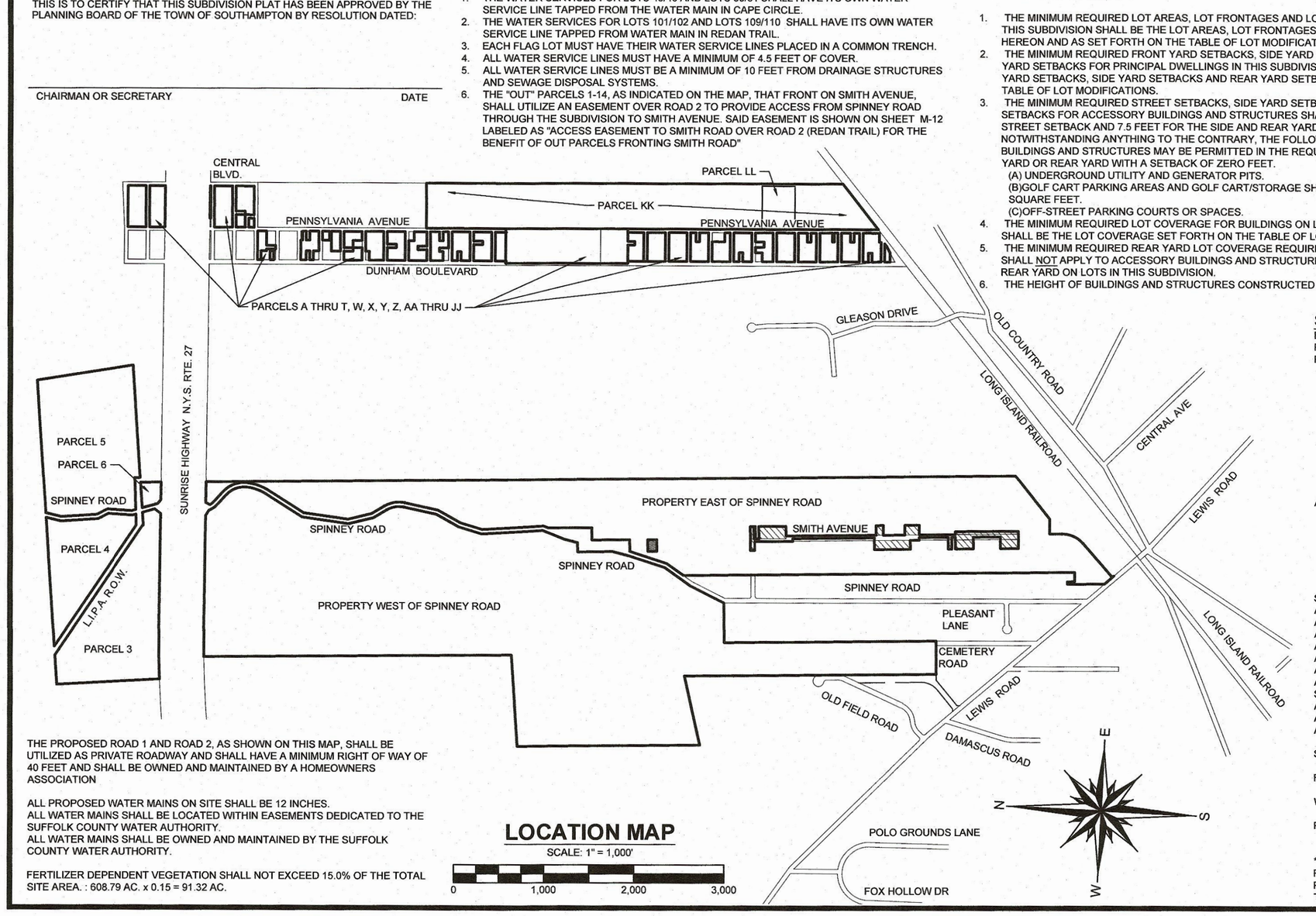
* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

LAND TO BE DEDICATED TO THE TOWN OF SOUTHAMPTON

LOT NUMBER	AREA (SQ.FT.)	EXIST. CLEARED AREA (SF)
PARCEL 3	1,350,107	0
PARCEL 4	754,114	0
PARCEL 5	1,656,747	0
PARCEL 6	55,696	0
PARCEL J	92,000	0
PARCEL B	79,049	0
PARCEL C	2,726	0
PARCEL D	92,000	0
PARCEL E	14,000	0
PARCEL F	60,000	0
PARCEL G	6,000	0
PARCEL H	30,000	0
PARCEL I	4,000	0
PARCEL J	48,000	0
PARCEL K	22,000	0
PARCEL L	8,000	0
PARCEL M	24,000	0
PARCEL N	28,000	0
PARCEL O	60,000	0
PARCEL P	60,000	0
PARCEL Q	54,000	0
PARCEL R	50,000	0
PARCEL S	60,000	0
PARCEL T	60,000	0
PARCEL W	53,461	0
PARCEL X	64,000	0
PARCEL Y	64,000	0
PARCEL Z	60,000	0
PARCEL AA	50,000	0
PARCEL BB	60,000	0
PARCEL CC	50,000	0
PARCEL DD	64,000	0
PARCEL EE	60,000	0
PARCEL FF	62,000	0
PARCEL GG	60,000	0
PARCEL HH	58,000	0
PARCEL II	9,266	0
PARCEL JJ	521,088	0
PARCEL KK	2,252,316	61,388
ROAD ABANDONMENT	686,957	0

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICE NOTES

1. THE WATER SERVICES FOR LOTS 45/46 AND LOTS 50/51 SHALL HAVE ITS OWN WATER SERVICE LINE TAPPED FROM THE WATER MAIN IN CAPE CIRCLE.
2. THE WATER SERVICES FOR LOTS 101/102 AND LOTS 109/110 SHALL HAVE ITS OWN WATER SERVICE LINE TAPPED FROM WATER MAIN IN REDAN TRAIL.
3. EACH FLAG LOT MUST HAVE THEIR WATER SERVICE LINES PLACED IN A COMMON TRENCH.
4. ALL WATER SERVICE LINES MUST HAVE A MINIMUM OF 4.5 FEET OF COVER.
5. ALL WATER SERVICE LINES MUST BE A MINIMUM OF 10 FEET FROM DRAINAGE STRUCTURES AND SEWAGE DISPOSAL SYSTEMS.
6. THE "OUT" PACKETS 1-14, AS INDICATED ON THE MAP, THAT FRONT ON SMITH AVENUE, SHALL UTILIZE AN EASEMENT OVER ROAD 2 TO PROVIDE ACCESS FROM SPINNEY ROAD THROUGH THE SUBDIVISION TO SMITH AVENUE. SAID EASEMENT IS SHOWN ON SHEET M-12 LABELED AS "ACCESS EASEMENT TO SMITH ROAD OVER ROAD 2 (REDAN TRAIL) FOR THE BENEFIT OF OUT PARCELS FRONTING SMITH ROAD"



LOCATION MAP

SCALE: 1" = 1,000'

0 — 1,000 — 2,000 — 3,000

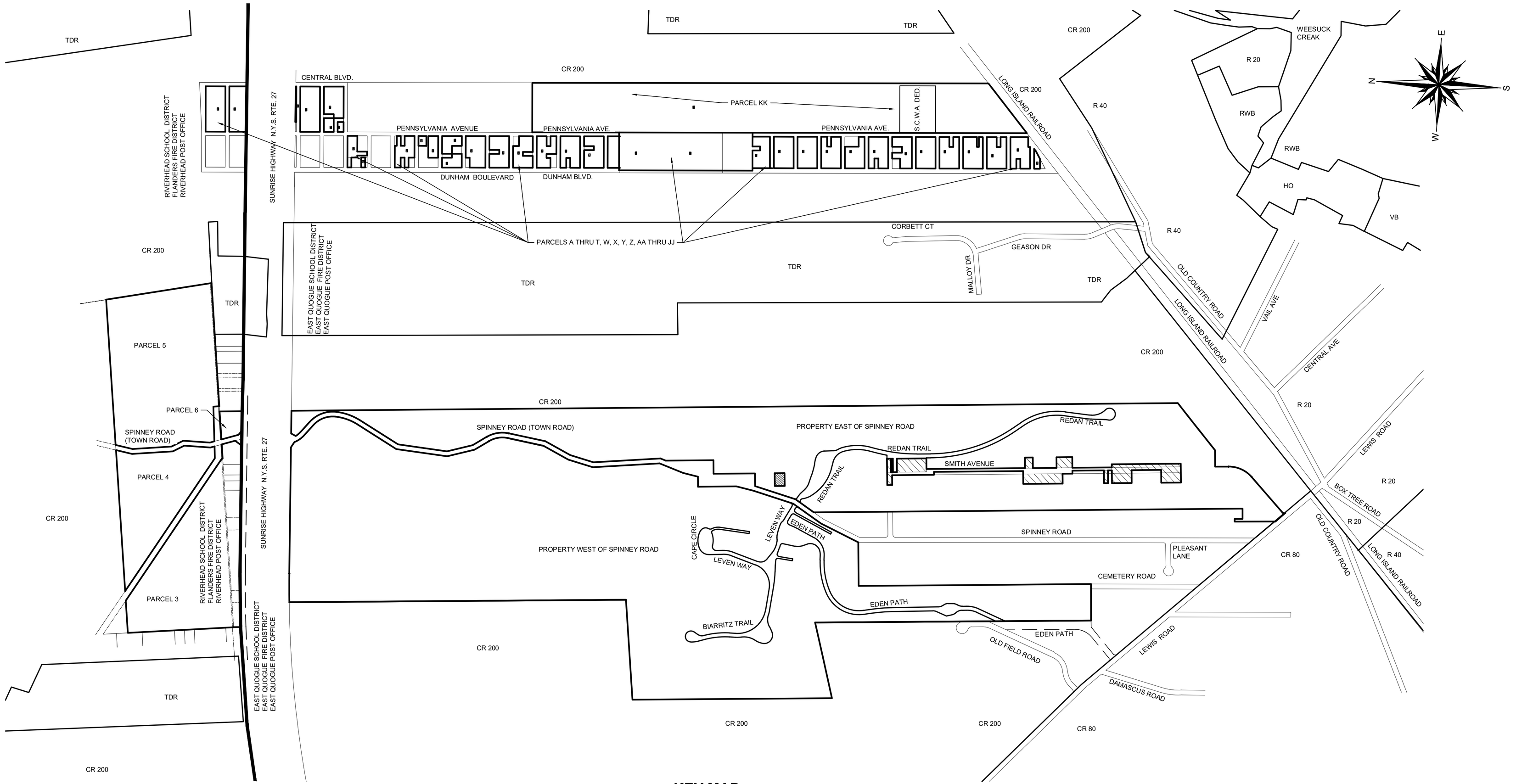
THE PROPOSED ROAD 1 AND ROAD 2, AS SHOWN ON THIS MAP, SHALL BE UTILIZED AS PRIVATE ROADWAY AND SHALL HAVE A MINIMUM RIGHT OF WAY OF 40 FEET AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

ALL PROPOSED WATER MAINS ON SITE SHALL BE 12 INCHES.
ALL WATER MAINS SHALL BE LOCATED WITHIN EASEMENTS DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY.
ALL WATER MAINS SHALL BE OWNED AND MAINTAINED BY THE SUFFOLK COUNTY WATER AUTHORITY.

FERTILIZER DEPENDENT VEGETATION SHALL NOT EXCEED 15.0% OF THE TOTAL SITE AREA. : 608.79 AC. x 0.15 = 91.32 AC.

THE ZONING REQUIREMENTS OF THE UNDERLYING CR-200 ZONING DISTRICT ARE HEREBY MODIFIED PURSUANT TO §278 OF THE NEW YORK STATE TOWN LAW AND §247-6 OF THE TOWN CODE AS PER THE FOLLOWING NOTES AND TABLE OF LOT MODIFICATIONS.

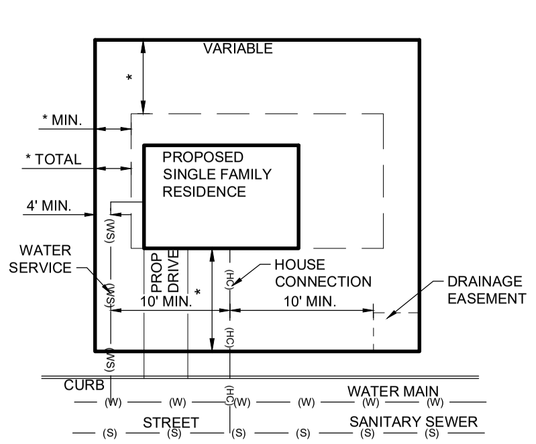
1. THE MINIMUM REQUIRED LOT AREAS, LOT FRONTAGES AND LOT WIDTHS FOR LOTS IN THIS SUBDIVISION SHALL BE THE LOT AREAS, LOT FRONTAGES AND LOT WIDTHS SHOWN HEREON AND AS SET FORTH ON THE TABLE OF LOT MODIFICATIONS.
2. THE MINIMUM REQUIRED FRONT YARD SETBACKS, SIDE YARD SETBACKS AND REAR YARD SETBACKS FOR PRINCIPAL DWELLINGS IN THIS SUBDIVISION SHALL BE THE FRONT YARD SETBACKS, SIDE YARD SETBACKS AND REAR YARD SETBACKS SET FORTH ON THE TABLE OF LOT MODIFICATIONS.
3. THE MINIMUM REQUIRED STREET SETBACKS, SIDE YARD SETBACKS AND REAR YARD SETBACKS FOR ACCESSORY BUILDINGS AND STRUCTURES SHALL BE 30 FEET FOR THE STREET SETBACK AND 7.5 FEET FOR THE SIDE AND REAR YARD SETBACKS. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE FOLLOWING ACCESSORY BUILDINGS AND STRUCTURES MAY BE PERMITTED IN THE REQUIRED FRONT YARD, SIDE YARD OR REAR YARD WITH A SETBACK OF ZERO FEET.
   (A) UNDERGROUND UTILITY AND GENERATOR PITS.
   (B) GOLF CART PARKING AREAS AND GOLF CART/STORAGE SHEDS NOT EXCEEDING 150 SQUARE FEET.
   (C) OFF-STREET PARKING COURTS OR SPACES.
4. THE MINIMUM REQUIRED LOT COVERAGE FOR BUILDINGS ON LOTS IN THIS SUBDIVISION SHALL BE THE LOT COVERAGE SET FORTH ON THE TABLE OF LOT MODIFICATIONS.
5. THE MINIMUM REQUIRED REAR YARD LOT COVERAGE REQUIREMENTS OF §330-77D SHALL NOT APPLY TO ACCESSORY BUILDINGS AND STRUCTURES IN THE REQUIRED REAR YARD ON LOTS IN THIS SUBDIVISION.
6. THE HEIGHT OF BUILDINGS AND STRUCTURES CONSTRUCTED ON THE LOTS IN THIS SUBDIVISION SHALL BE MEASURED FROM FINISHED GRADE AS SHOWN ON GRADING PLANS APPROVED BY THE PLANNING BOARD. THE PYRAMID LAW REQUIREMENTS OF §330-94D SHALL NOT APPLY TO BUILDINGS AND STRUCTURES CONSTRUCTED ON THE LOTS IN THIS SUBDIVISION.
7. REC 1 (LOT 111) SHALL BE PERMITTED TO HAVE HOA COMMON BUILDINGS AND STRUCTURES AND EIGHT (8) RESIDENTIAL DWELLING UNITS, AND THE DIMENSIONAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO LOT AREA, LOT WIDTH, SETBACKS, LOT COVERAGE, HEIGHT, MINIMUM/MAXIMUM FLOOR AREA, AND PYRAMID LAW, OF THE BUILDING AND STRUCTURES CONSTRUCTED ON REC 1 (LOT 111) SHALL BE AS SET FORTH ON A SITE PLAN APPROVED BY THE PLANNING BOARD.
8. THE W



KEY MAP

SCALE: 1" = 600'

0 600 1,200 1,800



TYPICAL PLOT PLAN

NOT TO SCALE

* REFER TO TABLE OF MODIFICATIONS ON THIS SHEET FOR DIMENSIONS

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
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OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

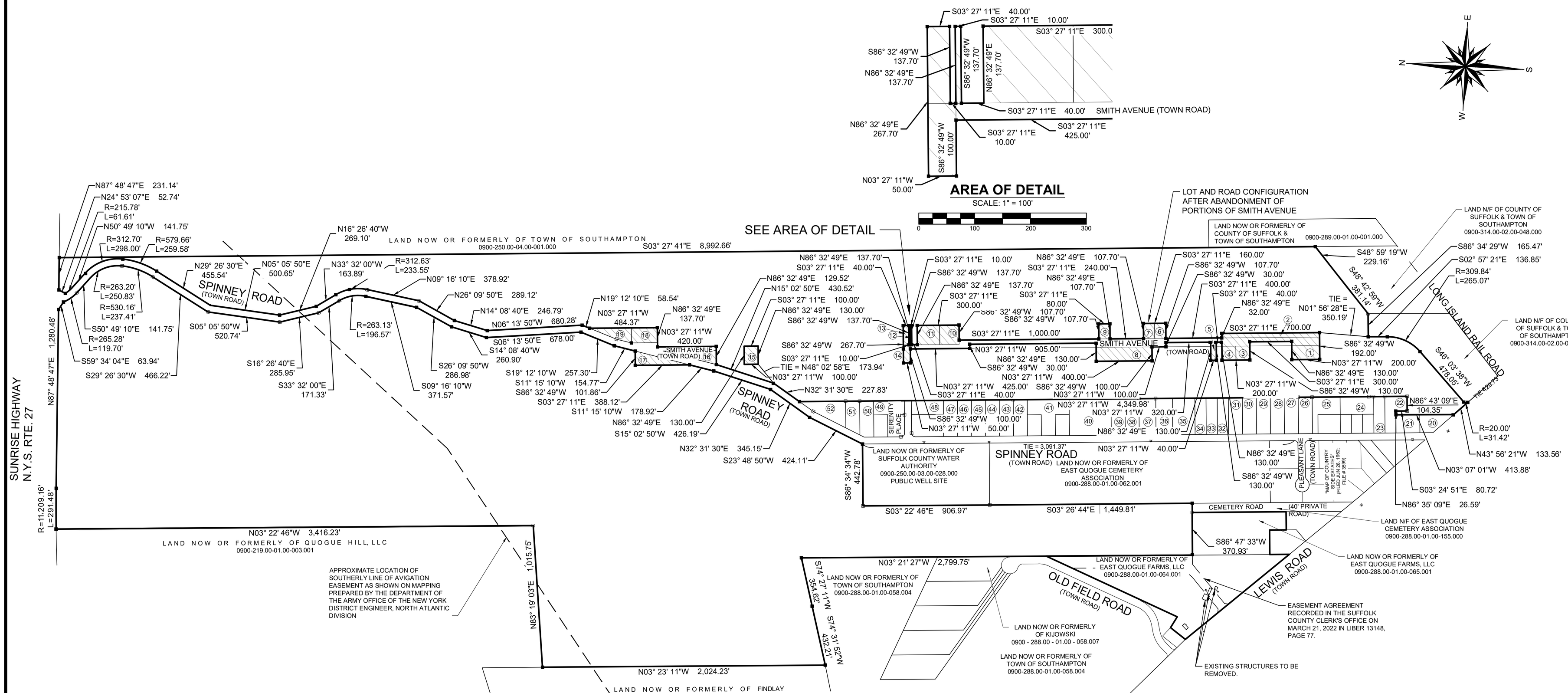
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
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0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
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NELSON + POPE
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 2	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 2 OF 38	

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AREA OF DETAIL

SCALE: 1" = 100'

0 100 200 300

PROPERTY BOUNDARY MAP

SCALE: 1" = 400'

0 400 800 1,200

ADJOINING PROPERTY OWNERS

1. 0900 - 288.00 - 01.00 - 131.000 - COUNTY OF SUFFOLK
2. 0900 - 288.00 - 01.00 - 153.000 - UNKNOWN OWNER
3. 0900 - 288.00 - 01.00 - 129.000 - COUNTY OF SUFFOLK NATURE PRESERVE
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☐ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

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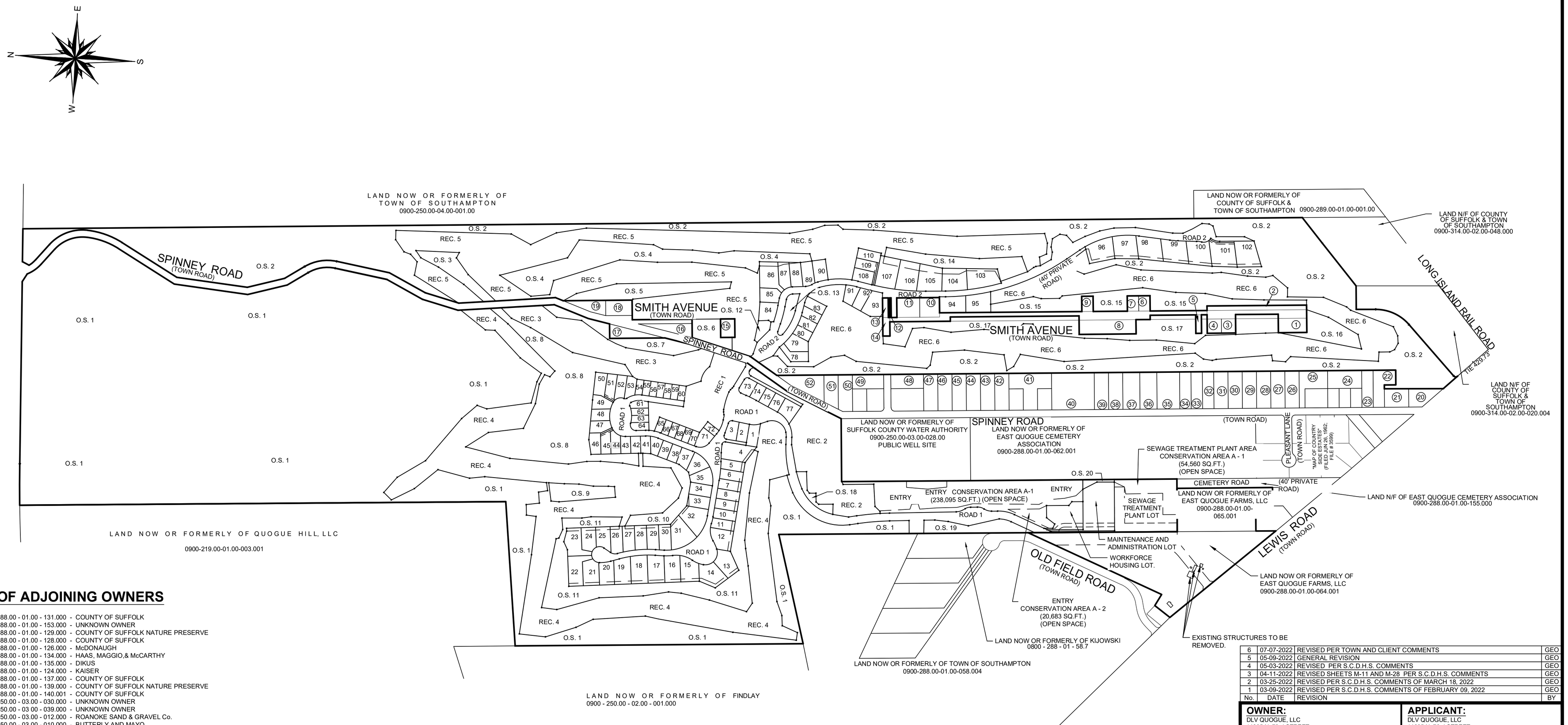
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 3	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 3 OF 38	

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M-3, 7/25/2022 7:42:56 AM, DWG To PDF.pc3

CONSERVATION AREA TABLE
(LANDS TO BE DEEMED "OPEN SPACE")

LOT	CONSERVATION AREA	AREA (SQ.FT.)	AREA (SQ.FT.)
O.S. 1		5,785,019	
O.S. 2		2,123,119	
O.S. 3		53,390	
O.S. 4		259,799	
O.S. 5		92,173	
O.S. 6		38,982	
O.S. 7		76,737	
O.S. 8		459,956	
O.S. 9		48,120	
O.S. 10		71,304	
O.S. 11		311,725	
O.S. 12		10,587	
O.S. 13		20,582	
O.S. 14		86,534	
O.S. 15		190,577	
O.S. 16		62,619	
O.S. 17		274,997	
O.S. 18		18,491	
O.S. 19		55,405	
O.S. 20		6,429	
TOTAL O.S.			10,046,545
ENTRY	A - 1	238,188	
	A - 2	20,683	
TOTAL ENTRY			258,871
S.T.P.	A - 1		54,560
S.F. LOT 4		1,944	
S.F. LOT 5		1,400	
S.F. LOT 6		1,400	
S.F. LOT 7		1,400	
S.F. LOT 8		1,400	
S.F. LOT 9		1,400	
S.F. LOT 10		1,400	
S.F. LOT 11		1,400	
S.F. LOT 12		2,856	
S.F. LOT 13		1,951	
S.F. LOT 14		5,069	
S.F. LOT 15		2,600	
S.F. LOT 16		2,240	
S.F. LOT 17		2,360	
S.F. LOT 18		2,360	
S.F. LOT 19		2,360	
S.F. LOT 20		2,110	
S.F. LOT 21		2,290	
S.F. LOT 22		2,040	
S.F. LOT 23		2,040	
S.F. LOT 24		2,040	
S.F. LOT 25		2,040	
S.F. LOT 26		1,278	
S.F. LOT 27		1,302	
S.F. LOT 28		1,700	
S.F. LOT 29		1,700	
S.F. LOT 30		1,700	
S.F. LOT 31		1,265	
S.F. LOT 32		1,272	
S.F. LOT 33		689	
S.F. LOT 86		3,901	
S.F. LOT 87		1,391	
S.F. LOT 88		423	
S.F. LOT 96		5,331	
S.F. LOT 97		3,328	
S.F. LOT 98		3,408	
S.F. LOT 99		3,509	
S.F. LOT 100		3,212	
S.F. LOT 101		3,503	
S.F. LOT 102		3,370	
S.F. LOT 103		4,042	
S.F. LOT 104		6,124	
S.F. LOT 105		7,254	
S.F. LOT 106		7,031	
S.F. LOT 107		5,880	
TOTAL S.F.			118,713
TOTAL SITE			10,478,689



LIST OF ADJOINING OWNERS

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PRD COMPLIANCE CALCULATIONS

NATURAL VEGETATION TO REMAIN (OUTSIDE DEVELOPMENT) = 392.32 AC
EXISTING CLEARED AREA (OUTSIDE DEVELOPMENT) = 4.63 AC
TOTAL OPEN SPACE AREA (OUTSIDE DEVELOPMENT) = 392.32 AC + 4.63 AC = 396.95 AC

PERCENT OF SITE AREA AS OPEN SPACE = 396.95 AC / 607.74 AC = 65.32% > 65% REQUIRED

APOD COMPLIANCE CALCULATIONS

MAXIMUM CLEARING OF EXISTING VEGETATION: 25.0%

TOTAL SITE AREA: 607.74 AC.
EXISTING CLEARED AREA (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 1.4 AC + 21.47 AC = 27.5 AC
TOTAL AREA OF SITE WITH NATURAL VEGETATION = 607.74 AC - 27.5 AC = 580.24 AC
MAXIMUM CLEARING OF EXISTING VEGETATION = 580.24 AC x 0.25 = 145.06 AC
CLEARING OF EXISTING VEGETATION = 140.21 AC.< 145.06 AC

CLUP COMPLIANCE CALCULATIONS

MAXIMUM CLEARED AREA ON SITE: 28.26 %

TOTAL SITE: 607.74 AC.
MAXIMUM CLEARING OF SITE: 607.74 X 0.2826 = 171.75 AC.
EXISTING CLEARED AREA (OUTSIDE & INSIDE DEVELOPMENT) = 4.63 AC + 1.4 AC + 21.47 AC = 27.50 AC
TOTAL SITE CLEARED = 27.50 AC + 140.21 AC = 167.71 AC < 171.75 AC

OVERALL CONSERVATION AREA MAP

SCALE: 1" = 400'

0 400 800 1,200

NOTE:
REFER TO SHEETS M - 26 THROUGH M - 28 FOR DETAILED METES AND BOUNDS DESCRIPTION OF THE CONSERVATION AREAS.

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
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S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

No.	DATE	REVISION	BY
6	07-07-2022	REVISED PER TOWN AND CLIENT COMMENTS	GEO
5	05-09-2022	GENERAL REVISION	GEO
4	05-03-2022	REVISED PER S.C.D.H.S. COMMENTS	GEO
3	04-11-2022	REVISED SHEETS M-11 AND M-28 PER S.C.D.H.S. COMMENTS	GEO
2	03-25-2022	REVISED PER S.C.D.H.S. COMMENTS OF MARCH 18, 2022	GEO
1	03-09-2022	REVISED PER S.C.D.H.S. COMMENTS OF FEBRUARY 09, 2022	GEO

OWNER:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

APPLICANT:
DLV QUOGUE, LLC
14605 N. 73rd STREET
SCOTTSDALE AZ. 85260

MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP
EAST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 022.000
0900 - 250.00 - 03.00 - 013.000, 014.000, 030.000
0900 - 288.00 - 01.00 - 121.000, 122.000, 123.000, 125.000, 127.000, 130.000, 132.000, 133.000, 136.000, 138.000,140.002, 141.001
0900 - 314.00 - 02.00 - 020.005
WEST OF SPINNEY ROAD:
0900 - 219.00 - 01.00 - 011.001, 012.000 THRU 019.000 INCLUSIVE, 020.001, 021.000, 047.000 THRU 050.000 INCLUSIVE
0900 - 250.00 - 02.00 - 004.000
0900 - 250.00 - 03.00 - 001.000 THRU 006.000 INCLUSIVE, 009.000, 011.000, 017.000
0900 - 288.00 - 01.00 - 059.001, 060.000, 061.000

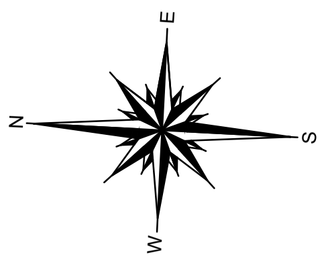
NELSON + POPE
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70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

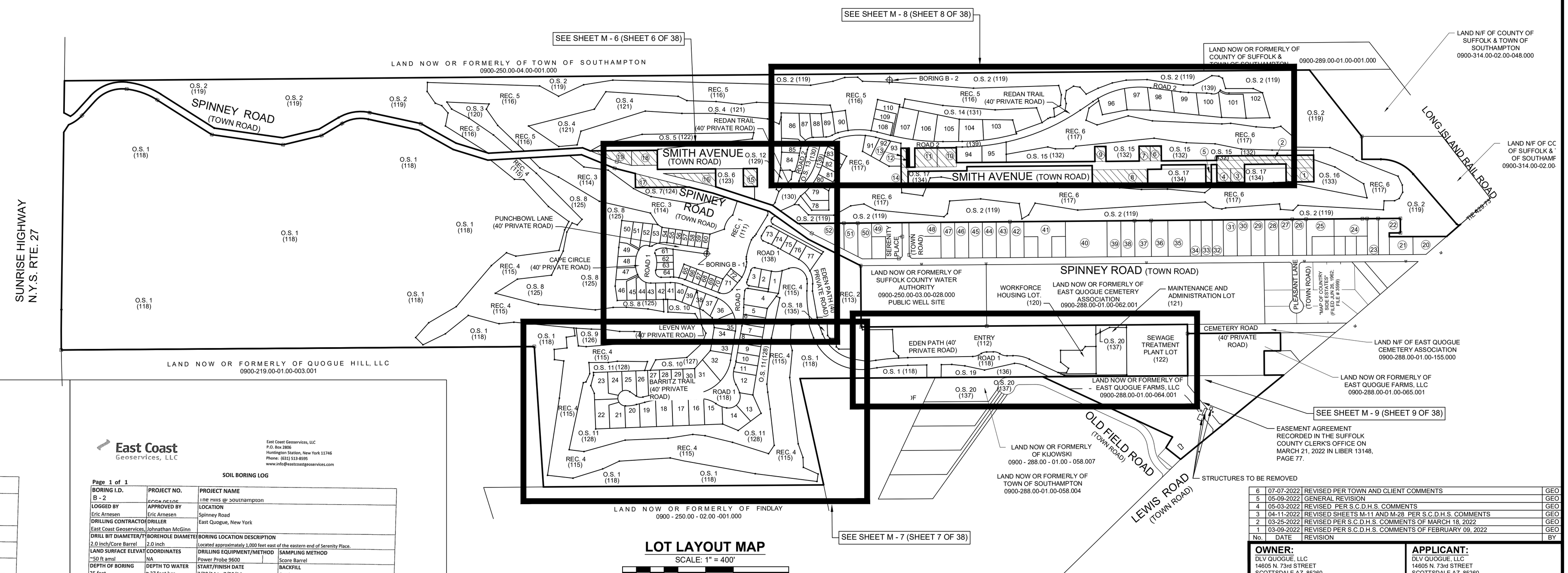
PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 4	
FILE No. :	SCALE: 1" = 400'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 4 OF 38	

G:\projects\05105\SUBDIVISION\FINALS\2020\MAY 2020\05105 FM 2020.dwg, SHEET M - 4, 7/25/2022 7:43:01 AM, DWG To PDF.pc3

ADJOINING PROPERTY OWNERS

1. 900 - 288.00 - 01.00 - 131.000 - COUNTY OF SUFFOLK
2. 900 - 288.00 - 01.00 - 153.000 - UNKNOWN OWNER
3. 900 - 288.00 - 01.00 - 129.000 - COUNTY OF SUFFOLK NATURE PRESERVE
4. 900 - 288.00 - 01.00 - 128.000 - COUNTY OF SUFFOLK
5. 900 - 288.00 - 01.00 - 126.000 - McDONAUGH
6. 900 - 288.00 - 01.00 - 134.000 - HAAS, MAGGIO,& McCARTHY
7. 900 - 288.00 - 01.00 - 135.000 - DIKUS
8. 900 - 288.00 - 01.00 - 124.000 - KAISER
9. 900 - 288.00 - 01.00 - 137.000 - COUNTY OF SUFFOLK
10. 900 - 288.00 - 01.00 - 139.000 - COUNTY OF SUFFOLK NATURE PRESERVE
11. 900 - 288.00 - 01.00 - 140.001 - COUNTY OF SUFFOLK
12. 900 - 250.00 - 03.00 - 030.000 - UNKNOWN OWNER
13. 900 - 250.00 - 03.00 - 039.000 - UNKNOWN OWNER
14. 900 - 250.00 - 03.00 - 012.000 - ROANOKE SAND & GRAVEL Co.
15. 900 - 250.00 - 03.00 - 010.000 - BUTTERLY AND MAYO
16. 900 - 250.00 - 03.00 - 008.000 - GREEN AND GRINBLAT
17. 900 - 250.00 - 03.00 - 007.000 - GREEN AND GRINBLAT
18. 900 - 250.00 - 03.00 - 015.000 - COUNTY OF SUFFOLK
19. 900 - 250.00 - 03.00 - 016.000 - GREEN AND GRINBLAT
20. 900 - 314.00 - 02.00 - 017.001 - BAILEY
21. 900 - 314.00 - 02.00 - 017.002 - BERRY
22. 900 - 314.00 - 02.00 - 024.001 - FEENEY
23. 900 - 314.00 - 02.00 - 023.001 - HUDSON
24. 900 - 288.00 - 01.00 - 092.003 - JACK
25. 900 - 288.00 - 01.00 - 086.000 - SCHMELZER
26. 900 - 288.00 - 01.00 - 093.000 - JACK
27. 900 - 288.00 - 01.00 - 094.000 - ALGOZZINO
28. 900 - 288.00 - 01.00 - 095.000 - ALFRED AND ALFRED
29. 900 - 288.00 - 01.00 - 096.000 - MANNING AND MANNING
30. 900 - 288.00 - 01.00 - 097.000 - SANDECKI
31. 900 - 288.00 - 01.00 - 098.000 - KIEZIK
32. 900 - 288.00 - 01.00 - 099.000 - KEARNS
33. 900 - 288.00 - 01.00 - 101.001 - NAPPI AND NAPPI
34. 900 - 288.00 - 01.00 - 103.001 - DEMPSEY
35. 900 - 288.00 - 01.00 - 104.000 - MOSCA AND HERMAN
36. 900 - 288.00 - 01.00 - 105.000 - CICIULA
37. 900 - 288.00 - 01.00 - 106.000 - SKALA
38. 900 - 288.00 - 01.00 - 107.000 - WOUTERS
39. 900 - 288.00 - 01.00 - 108.000 - SEARING
40. 900 - 288.00 - 01.00 - 109.000 - D'ANNUZIO
41. 900 - 288.00 - 01.00 - 110.000 - MARJORIE LEIER REVOCABLE TRUST
42. 900 - 288.00 - 01.00 - 113.000 - NATALINI
43. 900 - 288.00 - 01.00 - 114.000 - NATALINI, MORLOCK AND BENTON
44. 900 - 288.00 - 01.00 - 115.000 - HUGHES
45. 900 - 288.00 - 01.00 - 116.000 - GARCIA
46. 900 - 288.00 - 01.00 - 117.000 - HERBERT AND MAUZINO
47. 900 - 288.00 - 01.00 - 118.000 - DETWEILER
48. 900 - 288.00 - 01.00 - 120.000 - LYNCH
49. 900 - 250.00 - 03.00 - 027.000 - POTTER AND POTTER
50. 900 - 250.00 - 03.00 - 024.000 - DUFFY JR.AND DUFFY
51. 900 - 250.00 - 03.00 - 023.000 - MAURANDY
52. 900 - 250.00 - 03.00 - 022.000 - PAUYO





LOT LAYOUT MAP

SCALE: 1" = 400'

0 400 800 1,200

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
S.C.D.H.S. REF. No. RS - 22 - 0016

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N.Y.

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Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

□ DENOTES EXISTING MONUMENT
■ DENOTES PROPOSED MONUMENT

* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

East Coast Geoservices, LLC
P.O. Box 2806
Huntington Station, New York 11746
Phone: (631) 513-8595
www.info@eastcoastgeoservices.com

SOIL BORING LOG

Page 1 of 1

BORING I.D.	PROJECT NO.	PROJECT NAME
B - 1	ECGS-05105	The Hills @ Southampton
LOGGED BY	APPROVED BY	LOCATION
Eric Arnesen	Eric Arnesen	Spinney Road
DRILLING CONTRACTOR	DRILLER	East Quogue, New York
East Coast Geoservices	Johnathan McGinn	
DRILL BIT DIAMETER/TYPE	BOREHOLE DIAMETER	BORING LOCATION DESCRIPTION
2.0 Inch/Core Barrel	2.0 Inch	located approximately 500 feet northwest of the northern end of Spinney Road.
LAND SURFACE ELEVATION	COORDINATES	DRILLING EQUIPMENT/METHOD	SAMPLING METHOD
~70 ft amsl	NA	Power Probe 9600	Core Barrel
DEPTH OF BORING	DEPTH TO WATER	START/FINISH DATE	BACKFILL
25 feet	~ 55 feet bgs	7/30/14 to 7/30/14	Cuttings

Sample	Sample Interval	Visual Description	Group	Blow Count	PID (ppm)	Remarks
	0 to 5	All yellowish brown fine sand, trace gr	SP	NA	NA	3.0 feet recovered
5						
	5 to 10	All same as above.	SP	NA	NA	4.0 feet recovered
10						
	10 to 15	All pink fine sand, trace gravel.	SP	NA	NA	5.0 feet recovered
15						
	15 to 20	All same as above.	SP	NA	NA	4.0 feet recovered
20						
	20 to 25	All same as a bove.	SP	NA	NA	3.0 feet recovered
25						Boring Complete
30						

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SOIL BORING LOG

Page 1 of 1

BORING I.D.	PROJECT NO.	PROJECT NAME
B - 2	ECGS-05105	The Hills @ Southampton
LOGGED BY	APPROVED BY	LOCATION
Eric Arnesen	Eric Arnesen	Spinney Road
DRILLING CONTRACTOR	DRILLER	East Quogue, New York
East Coast Geoservices	Johnathan McGinn	
DRILL BIT DIAMETER/TYPE	BOREHOLE DIAMETER	BORING LOCATION DESCRIPTION
2.0 Inch/Core Barrel	2.0 inch	Located approximately 1,000 feet east of the eastern end of Serenity Place.
LAND SURFACE ELEVATION	COORDINATES	DRILLING EQUIPMENT/METHOD	SAMPLING METHOD
~50 ft amsl	NA	Power Probe 9600	Score Barrel
DEPTH OF BORING	DEPTH TO WATER	START/FINISH DATE	BACKFILL
25 feet	~ 37 feet bgs	7/30/14 to 7/30/14	Cuttings

Sample	Sample Interval	Visual Description	Group	Blow Count	PID (ppm)	Remarks
	0 to 5	All yellowish brown fine sand, trace gra	SP	NA	NA	4.0 feet recovered
5						
	5 to 10	All same as above.	SP	NA	NA	4.0 feet recovered
10						
	10 to 15	All pink fine sand, trace gravel.	SP	NA	NA	4.0 feet recovered
15						
	15 to 20	All same as above.	SP	NA	NA	3.5 feet recovered
20						
	20 to 25	All same as a bove.	SP	NA	NA	3.0 feet recovered
25						Boring Complete
30						

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MAP OF LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)

SITUATED AT

EAST QUOGUE

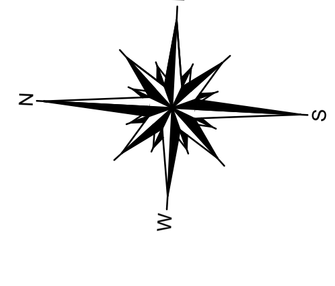
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

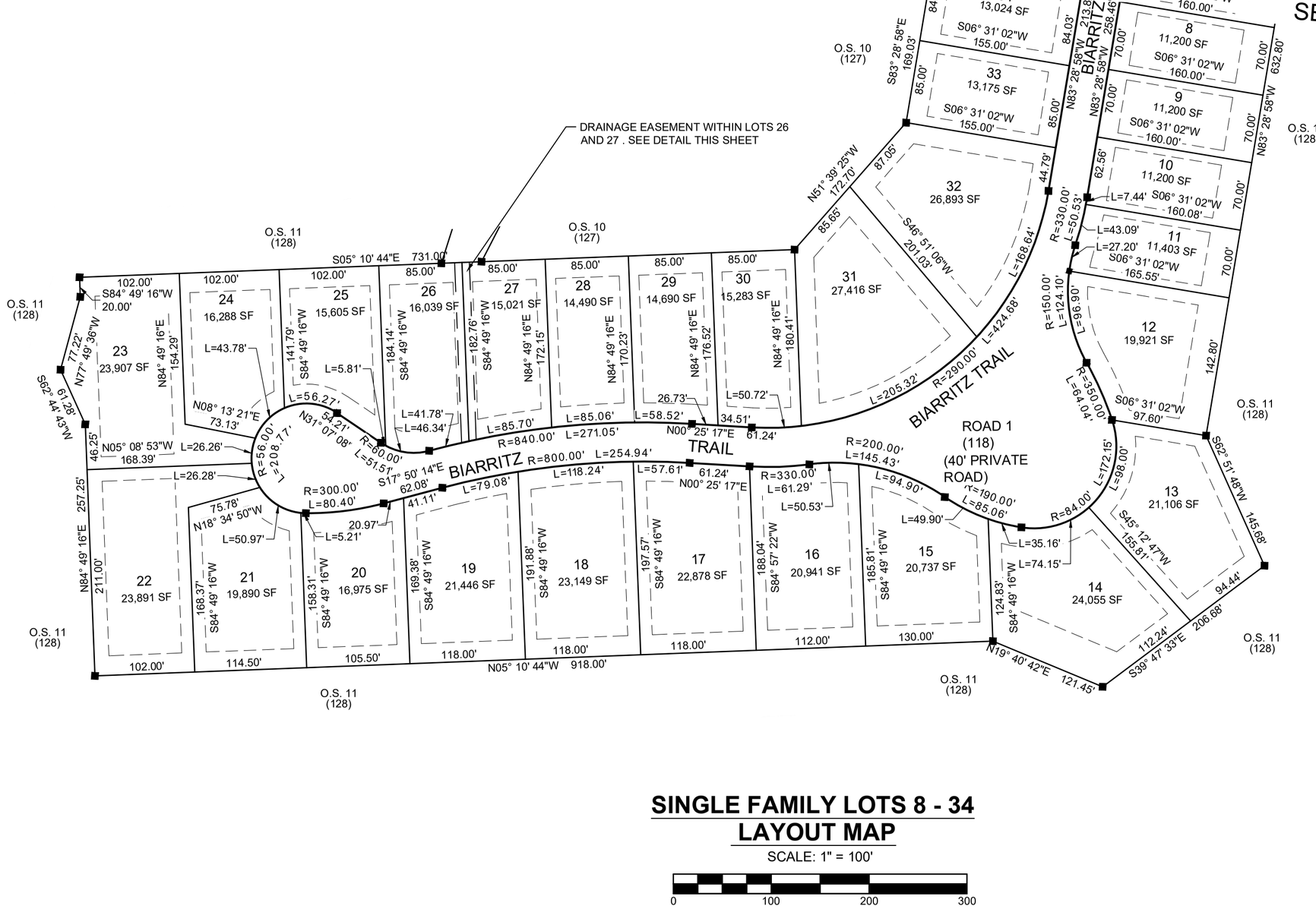
SUFFOLK COUNTY TAX MAP
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 5	
FILE No. :	SCALE: 1" = 400'		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 5 OF 38	

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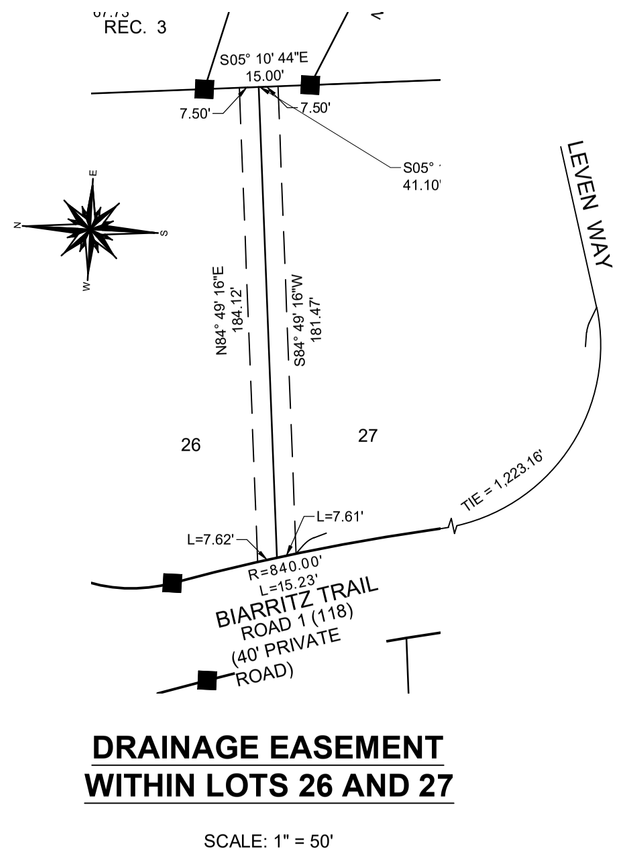




SINGLE FAMILY LOTS 8 - 34
LAYOUT MAP

SCALE: 1" = 100'

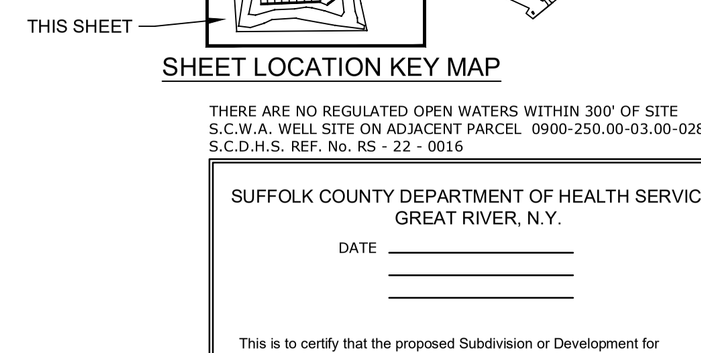
0 100 200 300



DRAINAGE EASEMENT
WITHIN LOTS 26 AND 27

SCALE: 1" = 50'

0 50 100 150



SHEET LOCATION KEY MAP

THERE ARE NO REGULATED OPEN WATERS WITHIN 300' OF SITE
S.C.W.A. WELL SITE ON ADJACENT PARCEL 0900-250.00-03.00-028.000
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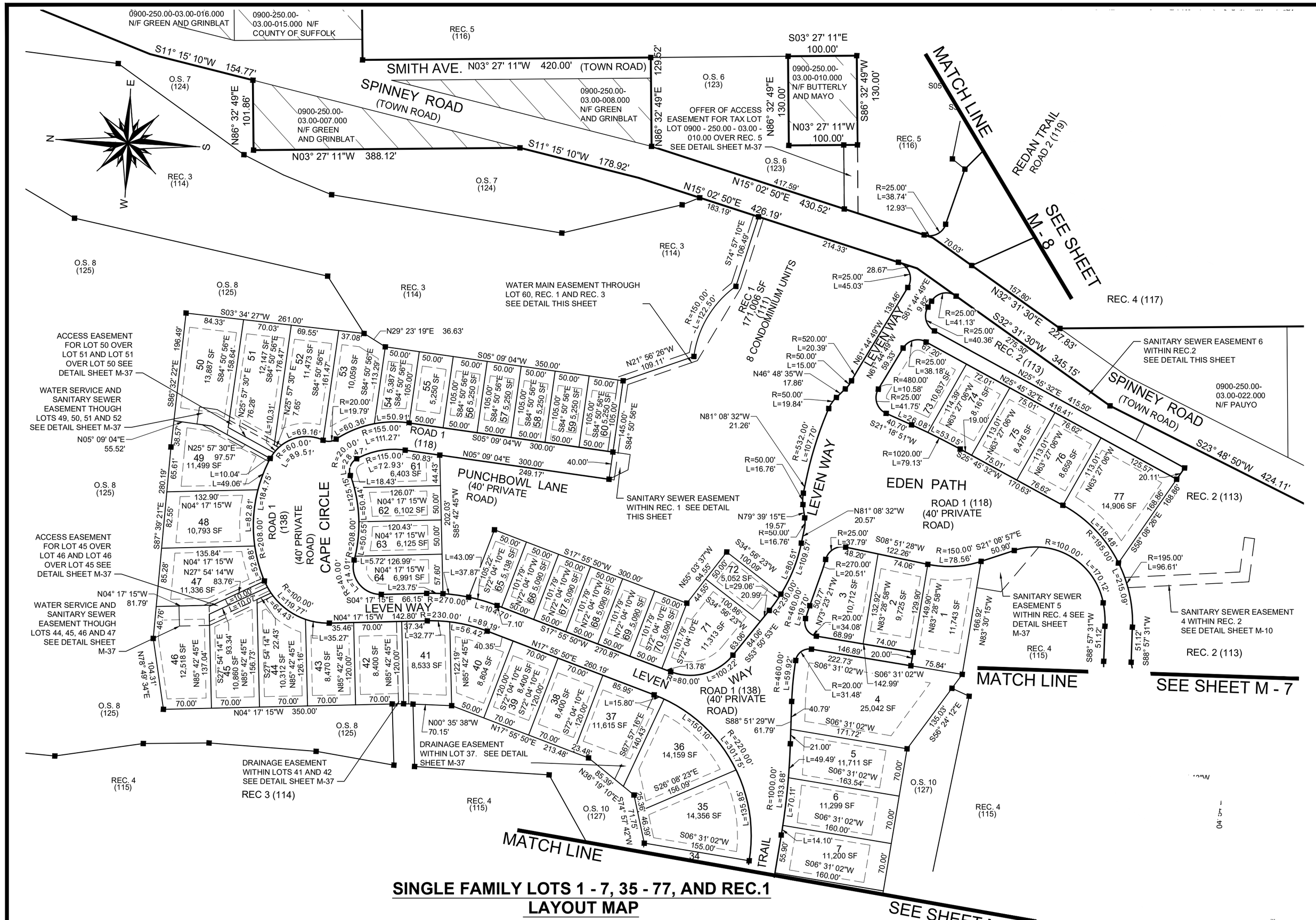
MAP OF
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SITUATED AT
EAST QUOGUE
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

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0900 - 219.00 - 01.00 - 022.000
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PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 7
FILE No. :	SCALE: AS NOTED	
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 7 OF 38

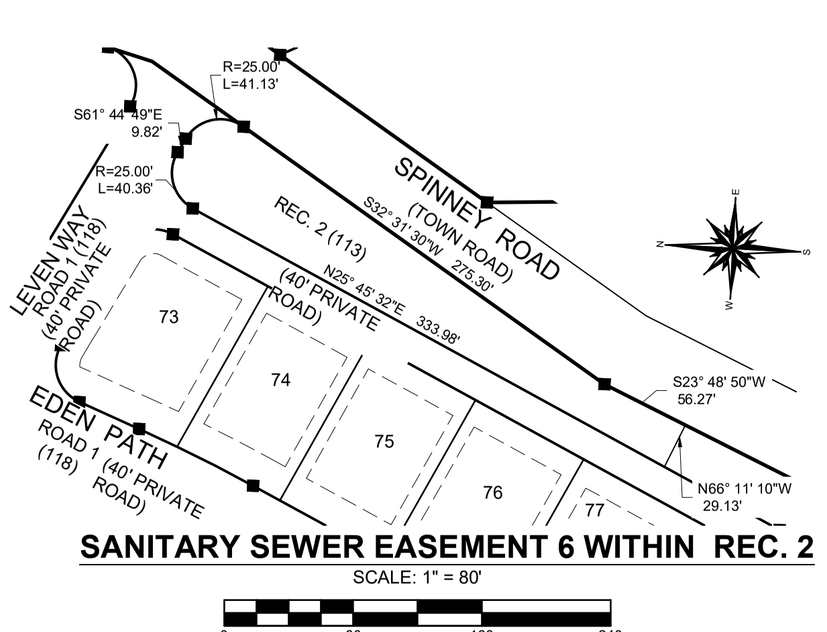
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SINGLE FAMILY LOTS 1 - 7, 35 - 77, AND REC.1 LAYOUT MAP

SCALE: 1" = 100'

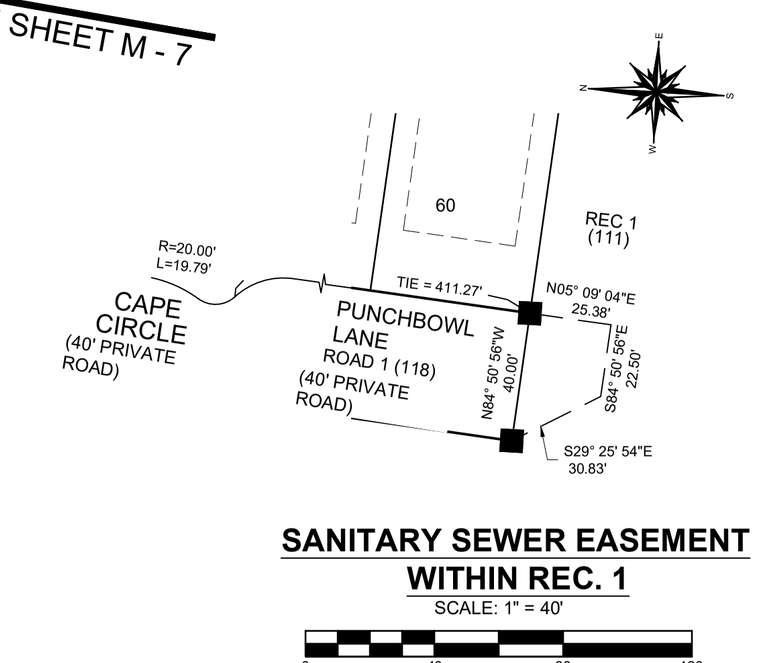
0 100 200 300



SANITARY SEWER EASEMENT 6 WITHIN REC. 2

SCALE: 1" = 80'

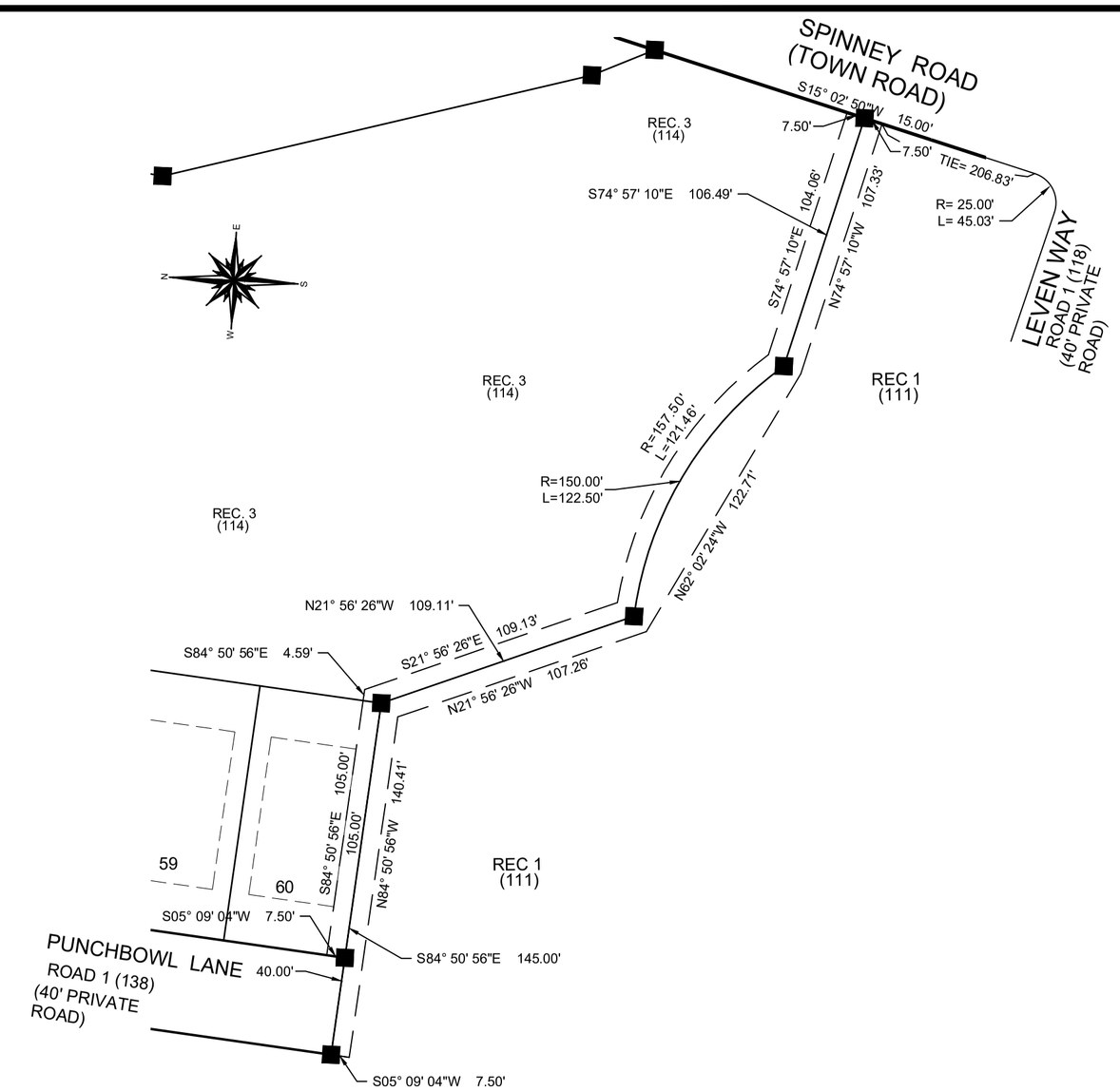
0 80 160 240



SANITARY SEWER EASEMENT WITHIN REC. 1

SCALE: 1" = 40'

0 40 80 120

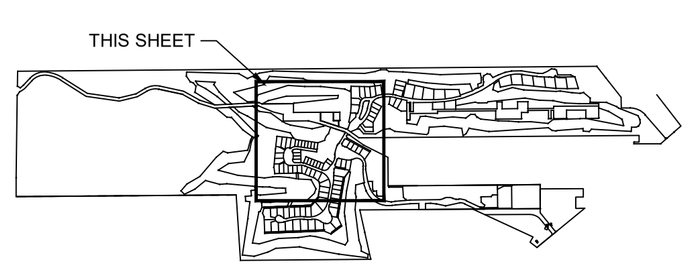


WATER MAIN EASEMENT THROUGH LOTS 60, REC. 1 AND REC. 3

TO BE DEDICATED TO THE SUFFOLK COUNTY WATER AUTHORITY

SCALE: 1" = 50'

0 50 100 150



SHEET LOCATION KEY MAP

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GREAT RIVER, N.Y.

DATE _____

This is to certify that the proposed Subdivision or Development for LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) in the TOWN OF SOUTHAMPTON with a total of 143 lots was approved on the above date. Water Supply and Sewage disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision / development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Sanitary Code.

Walter Dawydiak, Jr., P.E.
Director, Division of Environmental Quality

DENOTES EXISTING MONUMENT
DENOTES PROPOSED MONUMENT
* (xxx) LOT NUMBER FOR SUFFOLK COUNTY DEPARTMENT OF HEALTH PURPOSES ONLY

NELSON • POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

PROJECT NO.: 05105	DATE: DECEMBER 2021	M - 6	
FILE No. :	SCALE: AS NOTED		
DRAWN BY: GEO	CADD: 05105 FM 2020.DWG	SHEET: 6 OF 38	

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Hargrave, Julie

From: raymond camilleri <raymondlcamilleri@gmail.com>
Sent: Monday, September 12, 2022 5:25 PM
To: Hargrave, Julie
Subject: Re.: 59 Ryerson Ave- Request for Postponement/Extension of Hardship Request

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

Ms Hargrave / Central Pine Barrens Commission-

Following careful consideration and review of our preparedness, at this time we regrettably would like to request a postponement for the next meeting scheduled for September, 21st...I sincerely apologize for this late decision, however, I believe in order to present the hardship application accurately, and to the best of our ability- we will need additional time to review all the information that has been submitted, as well as gather additional information pertinent to the request prior to presenting it all to the board...

Your approval of this extension/postponement would be greatly appreciated-

If you could kindly reschedule and place us on the agenda for the NOVEMBER 16th meeting- we believe that an additional two months should be more than enough time for us to get a few final things in order and make certain the application represents and reflects all information and details of the request to the absolute best of our ability...

We also would like to request an extension on the decision deadline as well...Which we leave at your discretion to set, however, I believe this is usually set for a month or two following the actual meeting and review of our application.

We deeply apologize for having to request this extension, and we do appreciate all of your time and consideration that has been put into this to date.

Kindly confirm if this request to extend/postpone to the NOVEMBER 16th meeting is acceptable..If you have any questions or would like to discuss this in more detail- please feel free to reach out to me directly at: 631.974.4752-

Thanks again for all of you assistance, it is very much appreciated-

Kindest Regards,

Raymond Camilleri