



Central Pine Barrens Commission Meeting Agenda
Wednesday, June 21, 2023 at 2:00 pm
Brookhaven Town Hall
One Independence Hill, Farmingville, NY 11738

IN PERSON ONLY, NO REMOTE OPTION

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for 5/17/23 review (*approval*)
- c. Budget for fiscal year 2023/2024 (*approval*)

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

Core Preservation Area

- a. Core Hardship application: 451 County Road 111 / proposal to redevelop a site with an existing restaurant for a drive through Taco Bell on 1.6 acres in the J2 Business zoning district, formerly Michaelangelo's / Manorville / 200-462-2-12.2 / *schedule public hearing (Ms. Hargrave)*
- b. Core Hardship application: Ascend Realty Partners, LLC / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, formerly American Physical Society / decision deadline 7/19/23 / *request to adjourn and extend the decision deadline / (Ms. Hargrave)*

Compatible Growth Area

- c. Venezia Square Development of Regional Significance Application / Route 25A, Wading River / 600-73-1-1.004, 1.016, 1.017, 1.018 and 1.019 / development of 37,000 square foot commercial center, five buildings with 7 units/tenants for restaurant, retail and bank uses on 6.34 acres in the Business CR zoning district / *decision / decision deadline 6/21/23 (Ms. Hargrave)*
- d. 7 Eleven Middle Island (R.N. Middle Island et al) / Route 25, Middle Island / 200-378-2-37.2, 200-403-1-2.1 and 2.3 / authorize Order on Consent (*Ms. Jakobsen*)
- e. Brookhaven Town referral: Sunrise Toyota Medford (east of Route 112 and north of Horseblock Road) / 200-658-2-23 / subdivision and change of zone/site plan to develop a 46,817 square foot car dealership on 8 acres in the J2 Business zoning district / *draft response (Ms. Hargrave)*
- f. Southampton Town referral: East Quogue Mobile Home Park / 58 Old Country Road, East Quogue / 900-251-1-6 and 900-289-2-9 / relocation of 43 units in a 102 unit mobile home development on 94.2 acres in the R20 and CR 200 zoning districts with 11 acres in the Core, 78 acres in the CGA and 4 acres outside of the Central Pine Barrens / *draft response (Ms. Hargrave)*
- g. NYSDEC referral: East Quogue Farms LLC / 65 Lewis Road, East Quogue / 900-288-1-64.1 and 65.1 / Long Island Well Permit Application to install a new 10 inch diameter irrigation well 125 feet deep with 300 gpm capacity on 12 acres / *draft response (Ms. Hargrave)*

3. Public Hearing at 3:00 pm - ADJOURNED

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

4. Public Comment

5. Closed Advisory Session (if necessary)

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

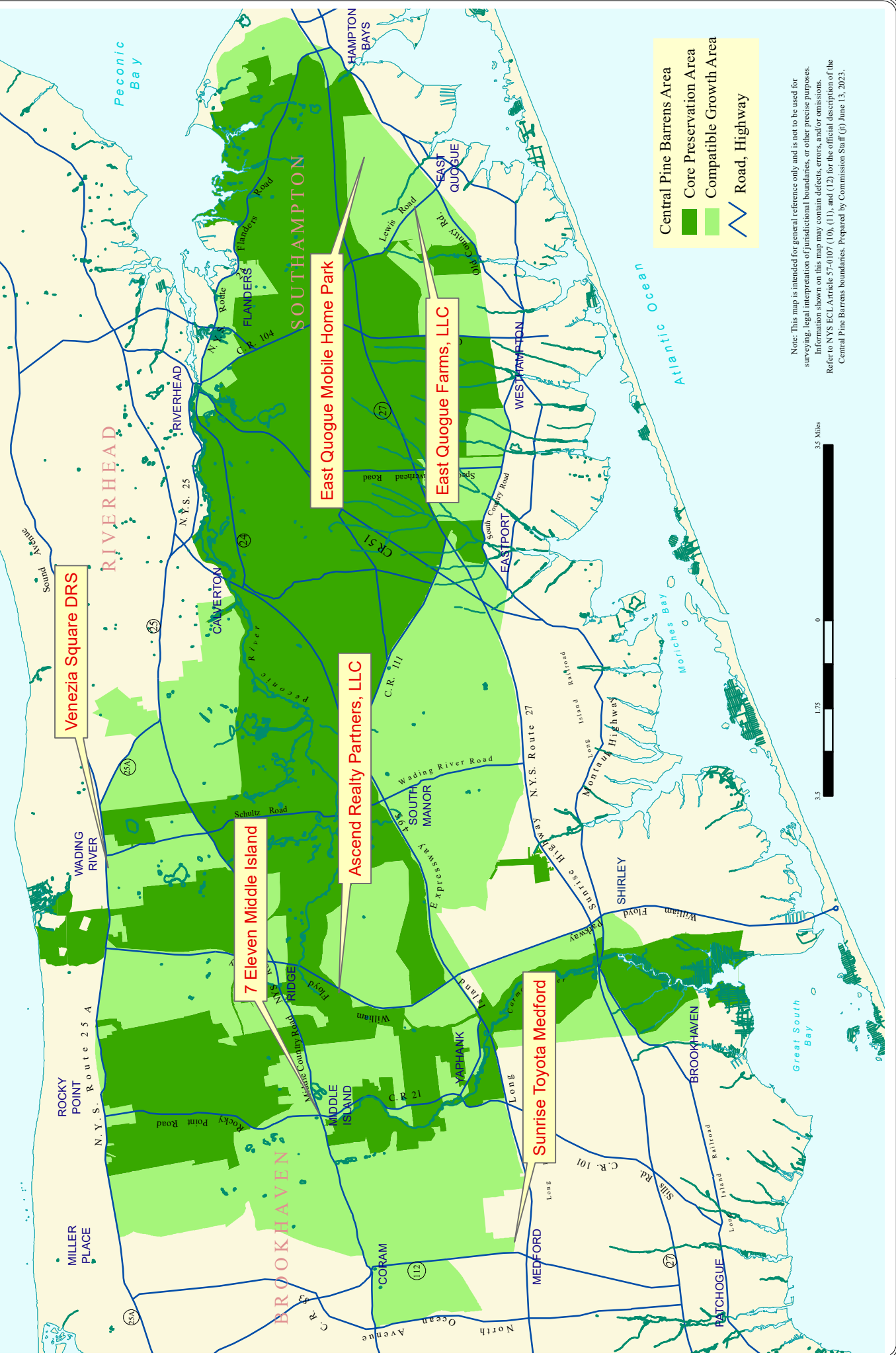
Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us

Next Commission Meeting, Wednesday, July 19, 2023 at 2:00 pm
For meeting information visit <https://pb.state.ny.us/>

**SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
June 21, 2023**



Long Island Sound



Venezia Square DRS

7 Eleven Middle Island

Ascend Realty Partners, LLC

East Quogue Mobile Home Park

East Quogue Farms, LLC

Sunrise Toyota Medford

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

Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions. Refer to NYS ECL Article 57-0107 (10), (11), and (12) for the official description of the Central Pine Barrens boundaries. Prepared by Commission Staff (j) June 13, 2023.





Central Pine Barrens Commission Meeting Agenda
Wednesday, May 17, 2023 (DRAFT)
Wertheim National Wildlife Refuge
340 Smith Road
Shirley, NY 11967

2:00 pm

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

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

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

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

1. **Administrative and Public Comment**

a. *Public Comment*

Summary: No public comments were received.

b. *Minutes for 4/19/23 review*

Summary: The motion was made by Mr. Romaine and seconded by Mr. Dale to approve the April 19, 2023 meeting minutes. The motion was approved by 5:0 vote.

2. **Education and Science and Stewardship**

a. *Education and Outreach Division: update*

Summary: Ms. Parrott discussed highlights and updates on the Education and Outreach division's activities covered in the previously distributed education and outreach division report.

b. *Science and Stewardship Division: update*

Summary: Ms. Weigand was not present, the Science and Stewardship division's activities were covered in the previously distributed science and stewardship division report.

c. *USGS Annual presentation of the five-year water resources study (Amy Simonson, USGS)*

Summary: Ms. Simonson presented an update on the progress of USGS's study and collection data on groundwater and surface water resources in the Central Pine Barrens. This data includes all of the hydrologic conditions for surface water and groundwater and water quality data. It also provides data to monitor the ecohydrological stress, looking at the relationship between water resources and ecology including the environment and organisms present in the environment. Ms. Simonson explained the precipitation is in a low to normal level and currently the region is not in a drought. Mr. Romaine was concerned about the water quantity and the long-term forecast in terms of a return to normal groundwater levels. Ms. Simonson explained it would be dependent upon the amount of precipitation received. She shared that the data is publicly accessible on the USGS website at USGS.gov/LPinebarrens.

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

a. *Compliance and Enforcement Division: update*

Summary: Mr. Steiger discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed compliance and enforcement division report. Mr. Romaine discussed a few enforcement issues that will be coming forward to the Commission and to the DEC.

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079

Fax (631) 288-1367

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- b. *Land Use Division: update*
Summary: Ms. Hargrave discussed highlights and updates on the Land Use division's activities covered in the previously distributed land use division report. Mr. Milazzo reiterated that the plan amendments are up on the website and have been adopted. The town's responsibility will be to update their codes by April 2024 to be sure the town is in compliance with the new provisions. Mr. Romaine requested that the Commission draft a letter to each of the three town attorneys to notify them of the amendment changes to bring the codes into compliance.
- c. *Credit Program: update*
Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed credit program report.

Core Preservation Area

- d. *NYSDEC SEQRA Lead Agency Coordination: 4 Old Country Road, LLC (formerly Westhampton Mining Aggregates) / 76 North Summit Boulevard, Westhampton / 900-331-4-5; 900-332-3-26, 28.1 & 28.2 / construction of a solid waste management facility and future redevelopment on 44 acres in the CR 200 zoning district.*
Summary: Ms. Hargrave discussed there have been some minor edits to the draft letter. The current proposal is to develop a solid waste management facility to fill in the former mine pit and over time there is expected to be a proposal to change the zoning district to allow for the redevelopment of the sand mine. Mr. Romaine asked about the reclamation plan and Ms. Scherer discussed the previous Order of Consent from the prior owner which has not been seen. Ms. Hargrave discussed the referral came from the DEC and the first step is to fill in the pit to restore the site elevation so that it can be redeveloped. An environmental impact statement is encouraged.

The motion was made by Mr. Romaine and seconded by Mr. Stafford to send the modified letter for NYS DEC to be the Lead Agency for the 4 Old Country Road project. The motion was approved by 5:0 vote.

- e. *NY Cancer & Blood Specialists Core Preservation Area Hardship Waiver Application (Ascend Realty Partners, LLC) / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, former site of American Physical Society / decision deadline 7/19/23 / applicant's request to adjourn hearing and extend decision deadline.*
Summary: **The motion was made by Mr. Romaine and seconded by Mr. Dale to adjourn the hearing to June 21, 2023 and extend the decision deadline to July 19, 2023. The motion was approved by 5:0 vote.**

Compatible Growth Area

- f. *Southampton Town SEQRA Lead Agency Coordination: Riverside Community Sewage Treatment Plant / development of 800,000 gpd sewage treatment plant in the Light Industrial 40 zoning district and infrastructure including leaching area, pump stations, force main and related facilities.*
Summary: Ms. Hargrave discussed according to the referral, the town Board has determined that a Supplemental Generic Environment Impact Statement is needed for the project to implement the development plan for Riverside. The proposal is to develop a sewage treatment plant.

The motion was made by Mr. Dale and seconded by Mr. Stafford to send the letter for Southampton to be the Lead Agency for Riverside Community Sewage Treatment Plant. The motion was approved by 5:0 vote.

- g. *Request for Determination of Jurisdiction 7 Eleven Shirley Change of Zone and Site Plan / 1481 William Floyd Parkway, Shirley / 200-642-3-41.3, 41.4, 41.5 / change of zone to develop a gas station and expansion and redevelopment of a convenience store on 1.3 acres*
Summary: Ms. Hargrave discussed the project is the redevelopment of a site that has an existing convenience store. The proposal constitutes development activity pursuant to the

Long Island Pine Barrens Protection Act. If the project does not confirm, the application may be revised to conform or the applicant must apply for a CGA Hardship Waiver from the Commission. Table 7 in the project traffic study dated September 2021 identifies that the project achieves a threshold definition of a Development of Regional Significance. The impact of a level of service C to D is reached at the William Floyd Parkway and Moriches Middle Island Road in intersection the weekday evening peak hour from the existing condition to the build condition.

Mr. Ingber from Brown, Altman & Dileo, LLP discussed his objection to the staff's classification of a DRS for the project for the reason that the application does not satisfy the definition of DRS of the Central Pine Barrens Comprehensive Land Use Plan and should not be classified as DRS. The application does not cause the level of service at the William Floyd Parkway and Moriches Middle Island Road intersection to decrease in Level of Service. With or without the project the level of service will be decreased to a D. Mr. Milazzo explained that the project impacts the level of service from a C to D and therefore the project has been classified as a DRS.

- h. Brookhaven Town Board referral Vineyards at Selden Change of Zone / Middle Country Road, east of New Lane, Selden / 200-449-3-50.1, 200-475-1-12.4 & 200-475-2-1.2 / change of zone to develop a 90 unit Planned Retirement Community on 16.3 acres including the transfer of density from a parcel not in the Central Pine Barrens*

Summary: Ms. Hargrave discussed that the project site contains approximately 16.3 acres of property situated on the north and south side of Middle Country Road. The parcel on the north side of Middle County Road is outside the Central Pine Barrens region. The proposal is a non-contiguous cluster development involving land outside and inside the Central Pine Barrens. The applicant proposes to rezone all or a portion of the southern parcel. The Compatible Growth Area is designed to accommodate a portion of the development potential from the core through the redemption of Pine Barrens Credits. It is not the practice and is strongly discouraged to transfer density from a parcel outside of the Central Pine Barrens to the parcel in the Central Pine Barrens within the CGA. The applicant is encouraged to retire Pine Barrens credits as opposed to transferring density from land outside of the Central Pine Barrens to within the Compatible Growth Area.

The motion was made by Ms. Scherer and seconded by Mr. Romaine to send the letter to the developer regarding the Vineyards at Selden change of zone including the transfer of density from a parcel not in the Pine Barrens. The motion was approved by 5:0 vote.

4. Public Hearing at 3:00 pm – Adjournment requested to June 21, 2023

- a. NY Cancer & Blood Specialists Core Preservation Area Hardship Waiver Application (Ascend Realty Partners, LLC) / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, former site of American Physical Society / decision deadline 7/19/23*

5. Public Comment

Summary: No public comments were received.

6. Closed Advisory Session (if necessary)

The motion was made by Mr. Romaine and seconded by Mr. Dale to close the public portion of the meeting and to move into an advisory session for the purpose of discussing enforcement matters and obtaining legal advice from Commission counsel and then the Commission would not return to public session. The motion was approved by a 5:0 vote.

Meeting was adjourned at approximately 3:25 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for April 19, 2023
2. Final Commission meeting summary for April 19, 2023
3. Education and Outreach division update dated May 2023
4. Science and Stewardship division update dated May 17, 2023
5. Compliance and Enforcement division update dated January and February 2023
6. Land Use division update dated May 17, 2023
7. Credit Program update dated May 17, 2023
8. Draft letter to NYS Department of Environmental Conservation SEQRA Lead Agency Coordination for 4 Old Country Road dated May 17, 2023, Email from Kevin Kispert to Ms. Scherer and Ms. Hargrave Lead Agency Coordination Request dated April 12, 2023, NYS DEC Part 360 Permit Application, Engineering Report and Facility Manual dated March 2023
9. Final letter to NYS Department of Environmental Conservation SEQRA Lead Agency Coordination for 4 Old Country Road dated May 17, 2023
10. Draft letter to Southampton SEQRA Lead Agency Coordination for Riverside Sewer District dated May 17, 2023, Letter and documents from Ms. Schermeyer to Ms. Jakobsen dated April 2, 2023, Southampton Town Board Letter Resolution 2023-630 dated April 25, 2023, Full Environmental Assessment Form dated January 3, 2023
11. Final letter to Southampton SEQRA Lead Agency Coordination for Riverside Sewer District dated May 17, 2023
12. Letter and attachments from Brown, Altman & Dileo, LLP to the Central Pine Barrens Commission regarding the 7-Eleven Shirley Change of Zone dated stamped May 9, 2023
13. Draft letter to Town of Brookhaven for Vineyards at Selden Revised Plans Submission dated May 17, 2023, Town of Brookhaven letter and revised plan from Ms. Moody dated April 27, 2023
14. Final letter to Town of Brookhaven for Vineyards at Selden Revised Plans Submission dated May 17, 2023

CENTRAL PINE BARRENS COMMISSION

RE: SCTM – 200-462-02-12.2

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

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

The existing building is approximately 25,566 SF, which is proposed to be removed to allow the building of a new structure of approximately 7,890 SF, with an accessory drive-thru facility. The drive-thru will require a change of zone; however, prior to submitting it to the Town, we are looking for approval from the Pine Barrens Commission.

The proposed structure is a reduction of the building size by 30%.

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

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

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

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

Attached to this request are the following:

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



SITE COVERAGE:
EXISTING

PERVIOUS SURFACE: 327,937 S.F.
IMPERVIOUS SURFACE: 344,765 S.F.

H 2 architects + engineers
M

EXISTING SITE
SCALE: 1" = 20'

C00
DATE: 02-24-23

East Coast Marketing & Consulting
Proposed Taco Bell
457 County Road 111, Minerva, NY 11549



QUANTITIES:

PROPOSED BLDG. AREA: ± 2,624 S.F.

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

DRIVE THRU STAKING: 12 CARS

SITE COVERAGE:

EXISTING

PERVIOUS SURFACE: ±27,937 S.F.

IMPERVIOUS SURFACE: ±41,765 S.F.

PROPOSED

PERVIOUS SURFACE: ± 43,829 S.F.

IMPERVIOUS SURFACE: ± 25,873 S.F.

East Coast Marketing & Consulting
Proposed Taco Bell
 457 County Road 111, Minerva, NY 11849

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

DATE: 02-24-23
 DRAWN BY: C01

H 2 M
 architects + engineers
 www.h2m.com



QUANTITIES:

PROPOSED BLDG. AREA: ± 2,624 S.F.

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

DRIVE THRU STAKING: 12 CARS

SITE COVERAGE:

EXISTING

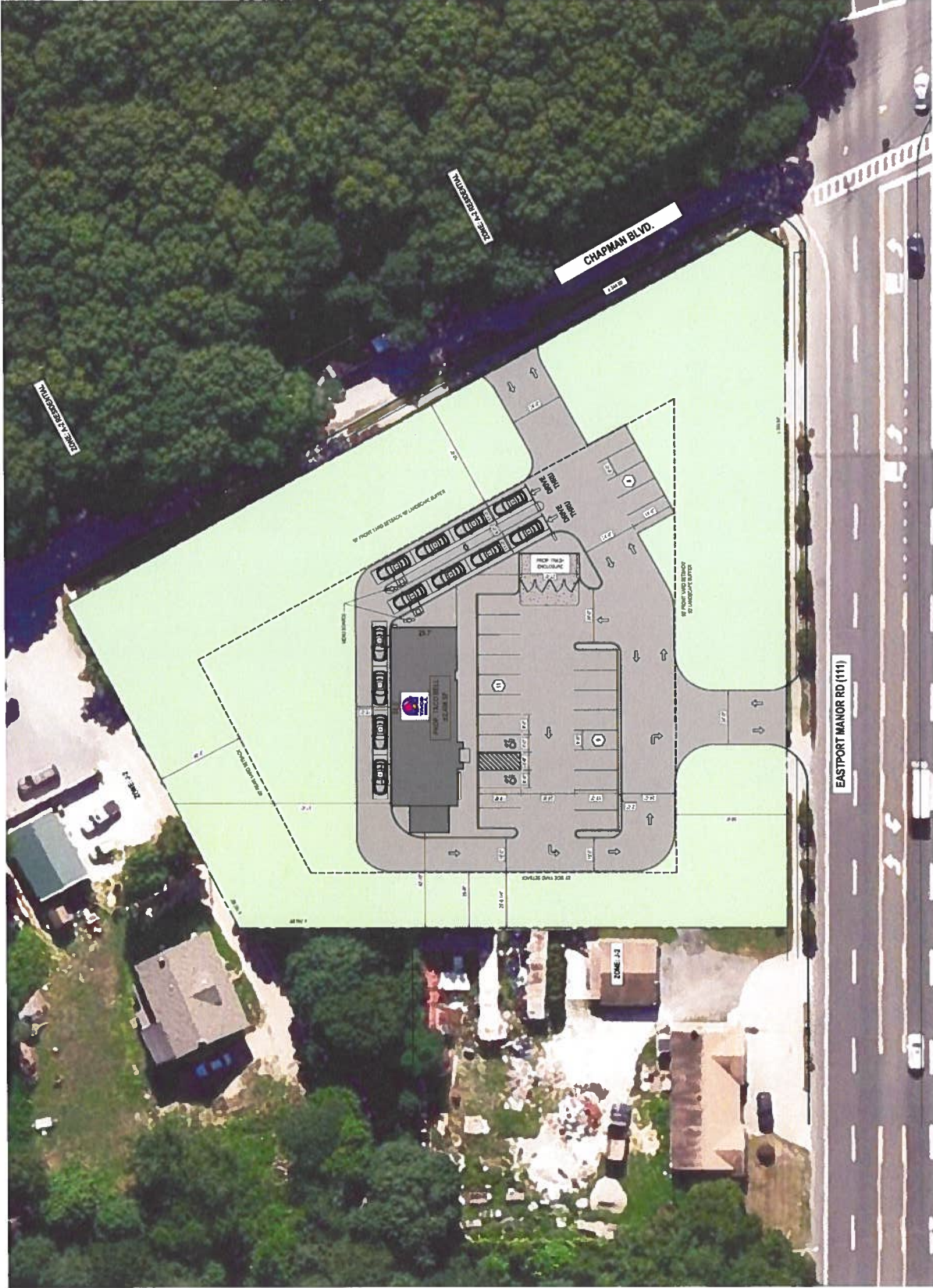
PERVIOUS SURFACE: ±27,937 S.F.

IMPERVIOUS SURFACE: ±41,765 S.F.

PROPOSED

PERVIOUS SURFACE: ± 43,929 S.F.

IMPERVIOUS SURFACE: ± 25,873 S.F.



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DRIVE THRU STAKING: 12 CARS
SITE COVERAGE:
EXISTING
PERVIOUS SURFACE: ±27,937 S.F.
IMPERVIOUS SURFACE: ±41,765 S.F.
PROPOSED
PERVIOUS SURFACE: ± 43,829 S.F.
IMPERVIOUS SURFACE: ± 25,873 S.F.

PROJECT # C01 A
 DATE 02-24-23

PROPOSED SITE PLAN
 SCALE: 1" = 20'

H 2 architects + engineers
 M

East Coast Marketing & Consulting
 Proposed Taco Bell
 457 County Road 111, Monrovia, NY 11549

OWNER'S AFFIDAVIT

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

STATE OF NEW YORK

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

COUNTY OF SUFFOLK

)ss:

----- being duly sworn, deposes Joanne Mangogna

(Owner's Name(s))

and says that I/we reside at 35 Ryerson Ave Manorville NY 11949
(Owner's Address)

in the County of Suffolk State of NEW YORK, and that

I/we am/are the owner in fee of the property located at 457 COUNTY ROAD 111, MANORVILLE, NY 11949
(Property Address)

which is also designated as Suffolk County Tax Map Number(s) 200-462-02-12.2

and that I/we have been the

owner(s) of this property continuously since May 9, 2023, and that I/we
(Date)

have authorized Fred Tule, EOM and H2M to make a permit application to the
(Applicant's Name)

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

[Signature]
(Owner's Signature)

(2nd Owner's Signature)

Joanne Mangogna
(Owner's Name - Please Print)

(2nd Owner's Name - Please Print)

(Date)

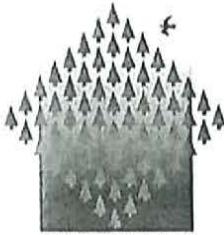
(Date)

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

Sworn to before me this ___ day of, 20__

[Signature]
Notary

Notary



CENTRAL
PINE
BARRENS
JOINT
PLANNING
&
POLICY
COMMISSION

Robert J. Gaffney
Chair

Felix J. Grucci, Jr.
Vice Chair

Vincent Cannuscio
Member

Ray E. Cowen
Member

Vincent G. Vilella
Member

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

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

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

...

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

Core Preservation Area

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

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

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



1,319,901.322 258,342.672 Feet

YULIYA VIOLA
Associate
yviola@certilmanbalin.com

June 9, 2023

Via FedEx and Email

Central Pine Barrens Joint Planning and Policy Commission
Attn: Ms. Judith Jakobsen, Executive Director
624 Old Riverhead Road
Westhampton Beach, NY 11978

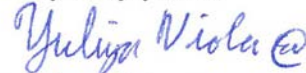
Re: Request to Adjourn the June 21, 2023 Public Hearing to December 20, 2023
Ascend Realty Partners, LLC
One Research Road, Ridge, New York
SCTM No.: 0200-459-1-1.004
Our File: 54226.0002

Dear Ms. Jakobsen:

As you know, our firm represents Ascend Realty Partners, LLC in connection with the applied to the Central Pine Barrens Joint Planning and Policy Commission a Core Preservation Area Extraordinary Hardship Exemption. We respectfully request to adjourn the June 21, 2023 public hearing on this matter to December 20, 2023.

Thank you for your professional courtesies.

Very truly yours,



Yuliya Viola, Esq.



NELSON POPE VOORHIS

environmental • land use • planning

June 16, 2023

John Milazzo, Esq., Counsel
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

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

Dear John:

It is my understanding that Venezia Square is scheduled for a decision at the Central Pine Barrens Commission (the "Commission") meeting next Wednesday, June 21, 2023. At this time, I would like to respectfully request that the decision be held in abeyance and toward this end, I hereby grant a 2 month extension of the decision deadline to the August 16, 2023 Commission meeting.

The reason for this request is based on receipt of a Town of Riverhead planning staff report on the pending site plan. We had a productive discussion with the Town Planning Board yesterday, June 15th, and are evaluating the staff report. We expect relatively minor changes to the site plan to address staff and board comments and feel it makes the most sense to have a consistent plan approved by the Commission and the Town Planning Board.

Once the revised plan is prepared, we will submit this to the Commission and you can determine the steps needed to re-activate the decision. Through discussions at that time, we can determine if the August 16th extension is sufficient, or if additional time is needed once you review the plan and evaluate the changes.

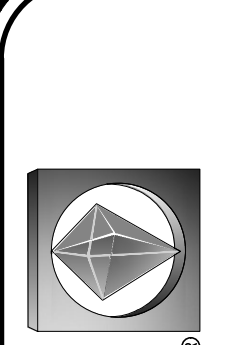
Thank you for your consideration of this extension request and please contact me should you have any questions.

Sincerely,

NELSON, POPE & VOORHIS, LLC

Charles J. Voorhis, CEP, AICP; Principal

cc: Judy, Jakobsen, Central Pine Barrens Commission
Julie Hargrave, Principal Environmental Planner
Joseph Vento, Venezia Square Applicant



BOHLER ENGINEERING

WARREN, NJ - CORPORATE OFFICE
 WHITE PLAINS, NY - CENTER VALLEY, PA
 ALBANY, NY - SOUTHBOROUGH, MA
 BOWLE, MD - STERLING, VA
 TOWSON, MD - WARRENTON, VA
 CHALFONTS, PA - FT. LAUDERDALE, FL

THE EDUCATION LAW OF THE STATE OF NEW YORK PROVIDES THAT ANY PERSON WHO ALTERS OR ATTEMPTS TO ALTER THESE PLANS OR ANY PART THEREOF WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE IS IN VIOLATION OF THE EDUCATION LAW AND IS SUBJECT TO THE PENALTIES THEREOF. THE PROFESSIONAL ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND THEREFORE THE LOCATION OF THE UTILITIES AND THE FULL EXTENT OF THE ALTERATIONS ARE NOT KNOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND THE FULL EXTENT OF THE ALTERATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

APPROVALS

BOHLER ENGINEERING
 CIVIL & CONSULTING ENGINEERS
 2929 EXPRESSWAY DRIVE NORTH
 HAUPPAUGE, NY 11749
 Phone: 631.738.1200
 Fax: 631.285.6464
 WWW.BOHLENGINEERING.COM

JOSEPH A. DEAL
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 087122

SUBMISSION SET

DATE: 08/18/08
 DRAWN BY: MD
 SCALE: AS SHOWN
 CHECKED BY: JPC
 PROJECT NO.: 1008229

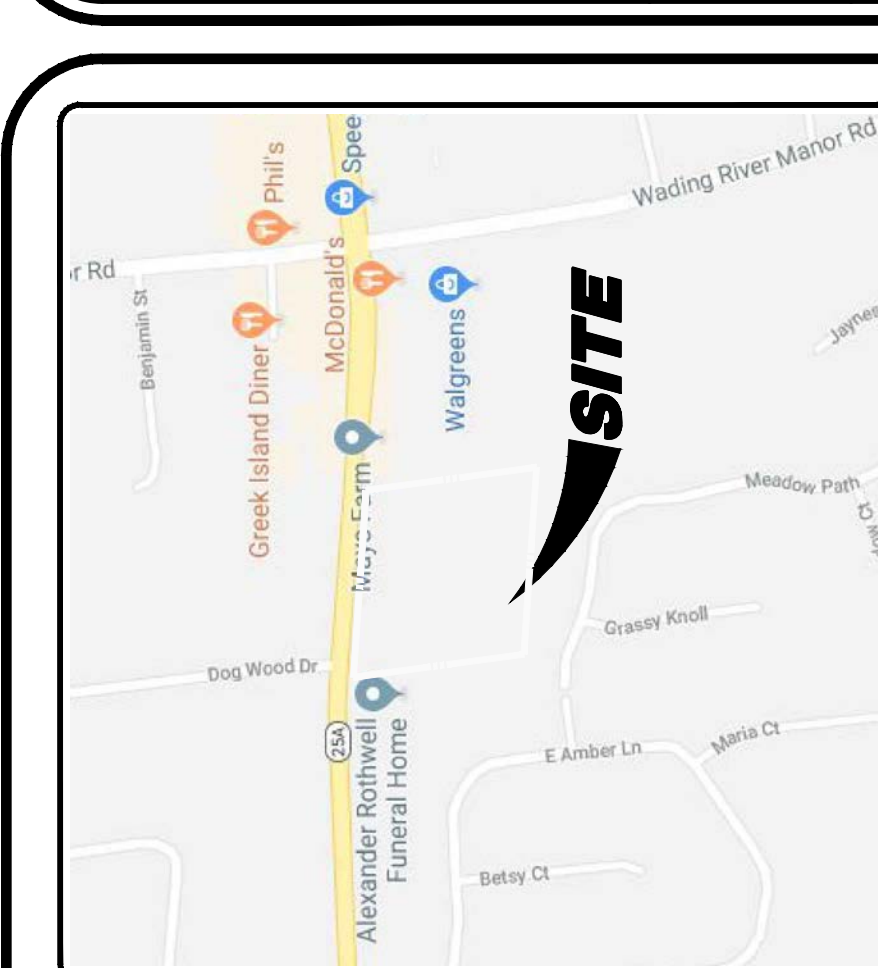
NOT FOR CONSTRUCTION

NYSDOT CASE #:
 HEALTH DEPT. REF. #:
 CLIENT: VENEZIA SQUARE, LLC c/o THE NORTHWIND GROUP
 PROJECT: VENEZIA SQUARE, LLC c/o THE NORTHWIND GROUP
 PORT JEFFERSON-RIVERHEAD ROAD (NYS ROUTE 25A)
 (WADING RIVER)
 TOWN OF RIVERHEAD
 SUFFOLK COUNTY, NY 11792
 TAX MAP # - 600-73-1-14, 116-119

SITE PLAN

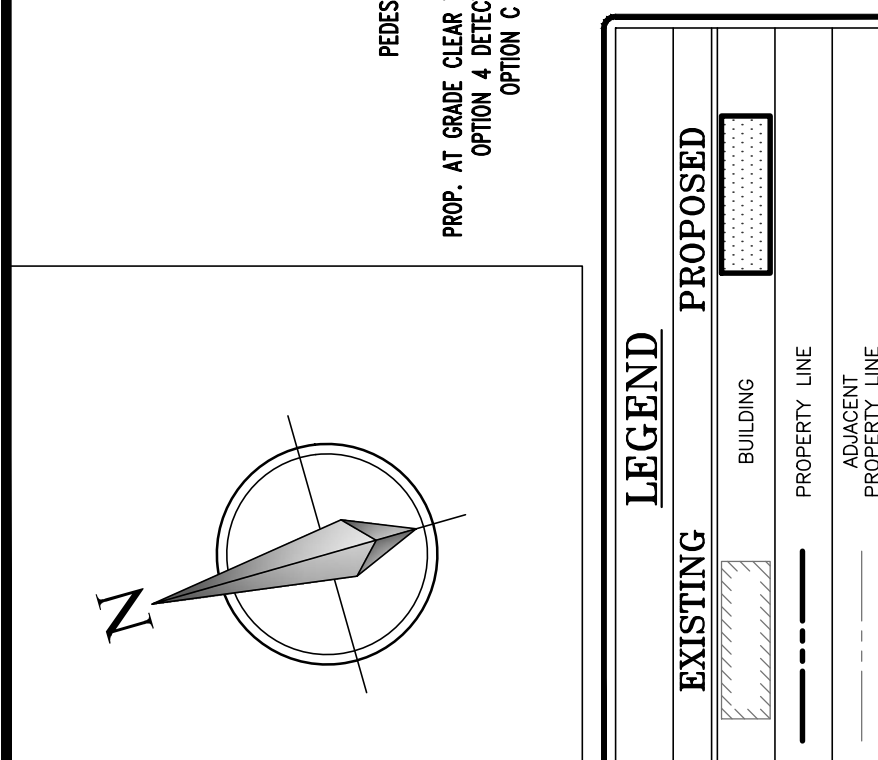
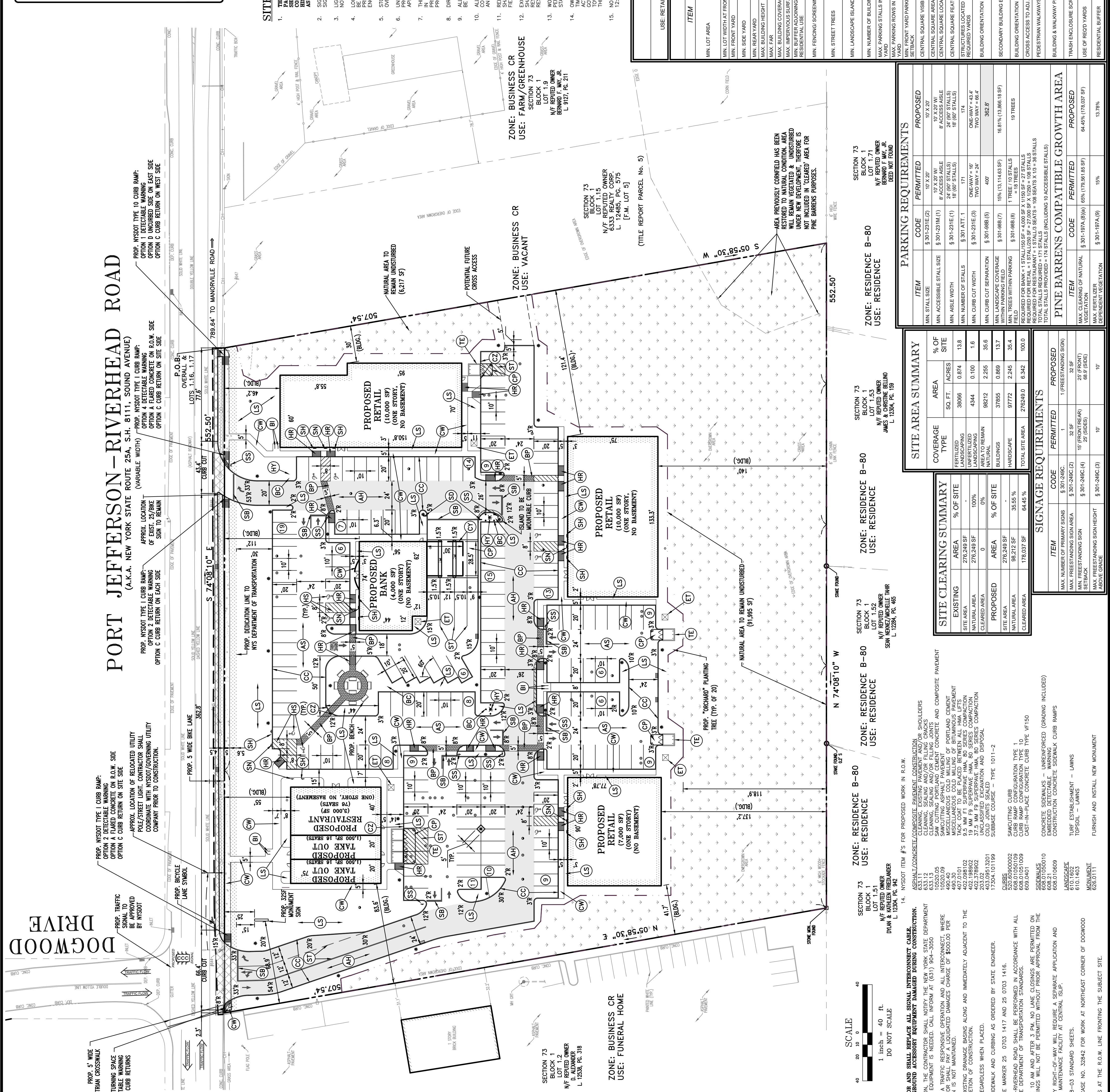
SHEET NO. REV. 8

C-3
 OF 15



SITE PLAN NOTES

- THE GENERAL NOTES SHALL BE PART OF THIS ENTIRE DOCUMENT AND SHALL BE REFERENCED HEREIN AND IS TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGE THE LOCATION OF ALL UTILITIES AND THE FULL EXTENT OF THE ALTERATIONS AS SHOWN ON THIS SHEET AS WELL AS ANY AND ALL DRAWING SHEET NOTES BELOW.
- SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH §301-244, THE SIGNAGE ORDINANCE. SIGNS SHALL BE FILED UNDER SEPARATE APPLICATIONS.
- LIGHTING FIXTURES SHALL BE "FULL CUTOFF" TYPE AND SHALL BE SHIELDED SO AS NOT TO SHINE ONTO NEIGHBORING PROPERTIES AND CANNOT BE METAL HALIDE.
- LOCATION OF EXISTING AND PROPOSED SERVICES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- STORMWATER RUNOFF WITHIN PROPERTY TO BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO RIGHT-OF-WAY OR ADJACENT PROPERTIES.
- UNSATURATED MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES.
- DIRECTIONAL SIGNAGE TO COMPLY WITH THE LATEST NYS MUTCD STANDARDS.
- ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED, WHETHER SPECIFIED ON THIS PLAN OR NOT.
- ALL TRASH GENERATED BY THE PROPOSED WORK SHALL BE STORED IN ENCLOSED CONTAINERS AND REMOVED FROM THE SITE DURING CONSTRUCTION. AN OUTDOOR TRASH ENCLOSURE WILL NOT BE PROVIDED.
- RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- STORMWATER SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- WORK WITHIN THE R.O.W. OF PORT JEFFERSON-RIVERHEAD ROAD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- OWNER/OPTICOR SHALL FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE TIMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBANCE PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- NO ON-SITE BUSINESS ESTABLISHMENT SHALL REMAIN OPEN BETWEEN THE HOURS OF 12:00 P.M. THROUGH AND 5:00 P.M.



KEY DESCRIPTION

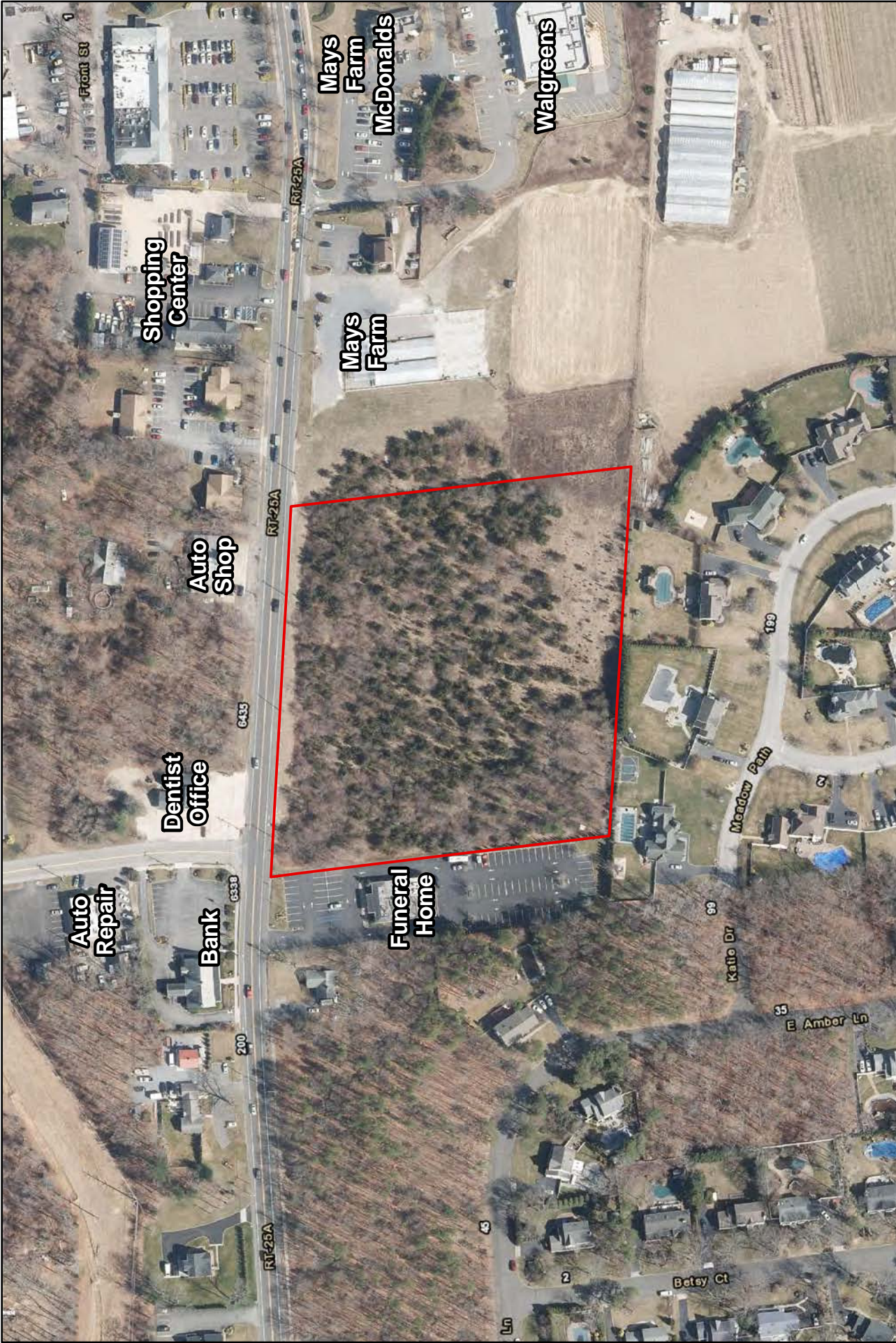
NYSDOT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- PRIOR TO STARTING ANY WORK AT THIS LOCATION, THE CONTRACTOR SHALL NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION THAT A TONE-OUT SIGNAL EQUIPMENT IS NEEDED. CALL INFORM AT (631) 304-3050.
- ALL TRAFFIC SIGNALS SHALL BE MAINTAINED IN A TRAFFIC RESPONSIVE OPERATION AND ALL INTERSECTION WHERE CALENDAR DAY IF ACTUATION AND COORDINATION IS NOT MAINTAINED.
- THE CONTRACTOR IS RESPONSIBLE TO CLEAN EXISTING DRAINAGE BASINS ALONG AND IMMEDIATELY ADJACENT TO THE NYS ROUTE 25A SITE FRONTAGE AT THE COMPLETION OF CONSTRUCTION.
- TACK COATING REQUIRED BETWEEN ALL LIFTS REGARDLESS WHEN PLACED.
- CONTRACTOR TO REPAIR EXISTING SHOULDER, SIDEWALK AND CURBING AS ORDERED BY STATE ENGINEER.
- THE SUBJECT SITE FALLS BETWEEN NYSDOT MILE MARKER 25 0703 1417 AND 25 0703 1416.
- WORK WITHIN THE R.O.W. OF PORT JEFFERSON-RIVERHEAD ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL LANES MUST BE OPEN TO TRAFFIC BEFORE 10 AM AND AFTER 3 PM. NO LANE CLOSURES ARE PERMITTED ON WEEKENDS OR HOLIDAYS. NIGHTTIME LANE CLOSURES WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE STATE PERMIT INSPECTOR.
- ANY UTILITY WORK PROPOSED IN STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE A SEPARATE APPLICATION AND SUBMISSION OF UTILITY PLANS TO THE NYSDOT MAINTENANCE FACILITY AT CENTRAL ISIP.
- ALL DRAINWAYS SHALL CONFORM TO NYSDOT 608-03 STANDARD SHEETS.
- CONTRACTOR MUST COORDINATE WITH NYSDOT CASE NO. 32842 FOR WORK AT NORTHEAST CORNER OF DOGWOOD DRIVE.
- CONTRACTOR MUST INSTALL SURVEY MONUMENTS AT THE R.O.W. LINE FRONTING THE SUBJECT SITE.

BOHLER ENGINEERING

WARREN, NJ - CORPORATE OFFICE
 WHITE PLAINS, NY - CENTER VALLEY, PA
 ALBANY, NY - SOUTHBOROUGH, MA
 BOWLE, MD - STERLING, VA
 TOWSON, MD - WARRENTON, VA
 CHALFONTS, PA - FT. LAUDERDALE, FL

THE EDUCATION LAW OF THE STATE OF NEW YORK PROVIDES THAT ANY PERSON WHO ALTERS OR ATTEMPTS TO ALTER THESE PLANS OR ANY PART THEREOF WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE IS IN VIOLATION OF THE EDUCATION LAW AND IS SUBJECT TO THE PENALTIES THEREOF. THE PROFESSIONAL ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND THEREFORE THE LOCATION OF THE UTILITIES AND THE FULL EXTENT OF THE ALTERATIONS ARE NOT KNOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND THE FULL EXTENT OF THE ALTERATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Venezia Square
 Wading River
 Site Plan Application
 Expanded EAF

FIGURE 1b
LOCATION MAP, LOCAL

Source: NYS Orthophotography, 2020
 Scale: 1 inch = 200 feet



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June 21, 2023



Town of Brookhaven
Office of the Town Clerk
Kevin J. Lavallo
One Independence Hill
Farmingville, NY 11738

**RE: Referral: Sunrise Toyota @ Medford
Horseblock Road, Medford, Town of Brookhaven
SCTM #s 200-658-2-23; Log # 2023-004-CZ
From J2 to J5 and Special Permit Car Dealership
2851 Horseblock Road (CR 16) e/o Middle Island Road, Medford
Central Pine Barrens Compatible Growth Area**

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Mr. Lavallo:

On May 31, 2023, the Central Pine Barrens Commission office received a referral of the referenced application. The project site is in the Central Pine Barrens Compatible Growth Area.

Existing Conditions and Project Description

The 7.97 acre property is located on the north side of Horseblock Road, east of SR 112 in Medford. The property is entirely wooded with natural pine barrens vegetation and habitat. It is in the J2 zoning district.

The Site Plan prepared Phronesis Engineering last dated March 27, 2023 identifies the two lot subdivision to split the existing bank area on 1.97 acres and the remaining 6 acres of undeveloped natural area.

The proposal is also a change of zone to develop a motor vehicle dealership containing 46,817 square feet and 355 parking stalls and four loading spaces. A new curb cut on Horseblock Road is proposed and a cross access driveway to the bank is also proposed.

Central Pine Barrens Status

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

Please provide a demonstration of conformance for the project including the subdivision, change of zone and site plan. Please confirm the project demonstrates conformance prior to a decision and disturbance on the project site.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

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Standard 5.3.3.1.1 Article 6 of the Suffolk County Sanitary Code

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

Standard 5.3.3.5.1 Stormwater recharge

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

Standard 5.3.3.6.1 Vegetation Clearance Limits

- Please update the site plan to identify the amount of existing cleared area and existing natural area, proposed clearing and proposed natural areas.
- Approximately 6 acres of the 7.97 acre project site is entirely wooded with natural pine barrens vegetation. Please retain as much of the natural pine barrens habitat as possible.
- The project site is subject to a maximum clearing limit of 65% and 35% natural area. The area of the site occupied by a bank is presently cleared and developed and it must be factored into the clearing limit. When information on the extent of existing cleared area is provided, it will inform how much additional clearing may occur for the proposal to conform with this standard. Since there is existing cleared area, the amount of clearing for the project will be less than 65%. Please revise the proposal and resubmit for review.
- Prior to construction, stake out the clearing limits prior to avoid overclearing.
- After construction, install a split rail fence on the clearing limit to avoid encroachment into natural areas.
- Protect the area to remain natural in a Declaration of Covenants and Restrictions.

Standard 5.3.3.6.2 Unfragmented Open Space

- The proposal fragments natural habitat on the property. Consider a more compact site plan by shifting the development to the western portion of the site to create larger blocks of open space with minimal edges and reducing buffer strips. Small buffers tend to become disturbed, degraded and encroached upon and are exposed to effects from wind and erosion and reduced habitat quality for plants and wildlife. Creating the largest possible block on the east side would provide a less interrupted wildlife corridor to the northerly natural area, creates a larger block of open space on the east side and minimizes the isolated islands adjacent to the west side entrance in the vicinity of the “display vehicle parking.”
- Parking lots on the north and east sides should be shifted to the south and west sides of the site to reduce the fragmented islands of natural area. Please direct the applicant to re-examine the plans to provide the largest possible block of open space. Having small, fragmented buffers in the front and side yards does not achieve the intent of this standard.

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Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit

- The maximum amount of fertilizer-dependent vegetation permitted over the project site is 15%. The proposal should limit the use and application of fertilizer dependent vegetation to protect existing habitat, plants and wildlife on the project site. It will also reduce irrigation and maintenance requirements such as mowing.
- Add the fertilizer-dependent vegetation limit requirement to the Site Plan and Declaration of Covenants and Restrictions.

Standard 5.3.3.6.4 Native Plantings

- Landscaping plant material should be native to the region and of local genotype and should require minimal-to-no fertilizer, irrigation and maintenance to protect ecological communities in the region. Confirm the landscaping plan contains plant specifications and native plant species. Retain existing native trees and other vegetation in landscaping to protect pine barrens resources and species adapted to the region that require little to no maintenance. Utilizing native species supports local wildlife and habitat value for birds, pollinators and other species and natural groundcover and soils support the preservation of water resources.
- Consider retaining large trees on site, where feasible, during and after construction.

Standard 5.3.3.7.1 Special Species and ecological communities

- The project site may provide suitable habitat for the State and Federally-listed Endangered species Northern Long-eared Bat (NLEB). The presence of this species may impose limitations on clearing in specific times of the year. Please coordinate the application with NYSDEC and direct the applicant to contact the NYSDEC to ensure the development adheres to protection measures for the NLEB and its habitat.
- Any other regulated plant or wildlife species should be protected as required by Federal, State and local agencies.

Standard 5.3.3.11.1 Commercial and industrial compliance with Suffolk County Sanitary Code

- The project must comply with the standards of the Suffolk County Department of Health Services and all other applicable federal, state and local laws for the proposed industrial use(s).
- As stated in the Plan, projects which require variances from the provisions of the Sanitary Code shall meet all requirements of the Department of Health Services Board of Review in order to be deemed to have met the requirements of this standard.

Other Comments

Projects in the CGA are required to conform with the Plan standards, however, the Town may apply guidelines at its discretion to further protect the quality of natural resources within the CGA while

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promoting compact, efficient and orderly development. The Plan guidelines target protection of soils, steep slopes and scenic and roadside character in the Central Pine Barrens.

- Protect existing natural groundcover and soils and reduce soil exports from the site.
- Protect steep slopes where possible, if they are present on the project site.
- Avoid the construction of retaining walls. Utilize natural slopes to minimize erosion and protect pine barrens vegetation, habitat and soils.
- To protect the character and resources of the Central Pine Barrens, consider strategies to reduce sprawl development in commercial corridors. If the proposal for a change of zone increases land use intensity or density, public benefits should be offered to mitigate impacts such as a Pine Barrens Credit redemption requirement or other public benefit. The CGA should continue to serve as a buffer or transition area to the Core.

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

Sincerely,

Julie Hargrave
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director
John C. Milazzo, Counsel
Amy Moody, Planning and Environmental Department, Town of Brookhaven



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

DATE: May 31, 2023

TO: Peter E. Fountaine, Town of Brookhaven, Division of Environmental Protection
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Daniel P. Losquadro, Town of Brookhaven, Highway Department
Judy Jakobsen, Central Pine Barrens Joint Planning & Policy Commission
Michael Deering, Long Island Power Authority
Joseph T. Brown, P.E., Suffolk County, Department of Public Works
Gregson H. Pigott, Suffolk County, Department of Health Services
Melik Tariq, New York State, Department of Transportation

FROM: Amy Moody
Planning Division

RE: Town Board Application: **Sunrise Toyota @ Medford**, Log # **2023-004-CZ**
From J2 to J5 and Special Permit Car Dealership
2851 Horseblock Rd. (CR16) E/o Middle Island Road, Medford
SCTM: 0200 65800 0200 023000, 7.97 acres

Attached is a copy of a new application this office has received. A copy of the proposed site plan, a Town Board Land Use Application, and Part 1 of an Environmental Assessment Form supplied by the applicant are enclosed for your consideration.

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

All correspondence should be forwarded to:

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

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

Cc: Kevin J. Lavalle, Brookhaven Town Clerk
Leigh Rate, Town of Brookhaven Law Department

**Planning, Environment and Land Management
James M. Tullo, Commissioner**

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6400 • Fax (631) 451-6419
www.brookhavenny.gov



PINE BARRENS TABLE

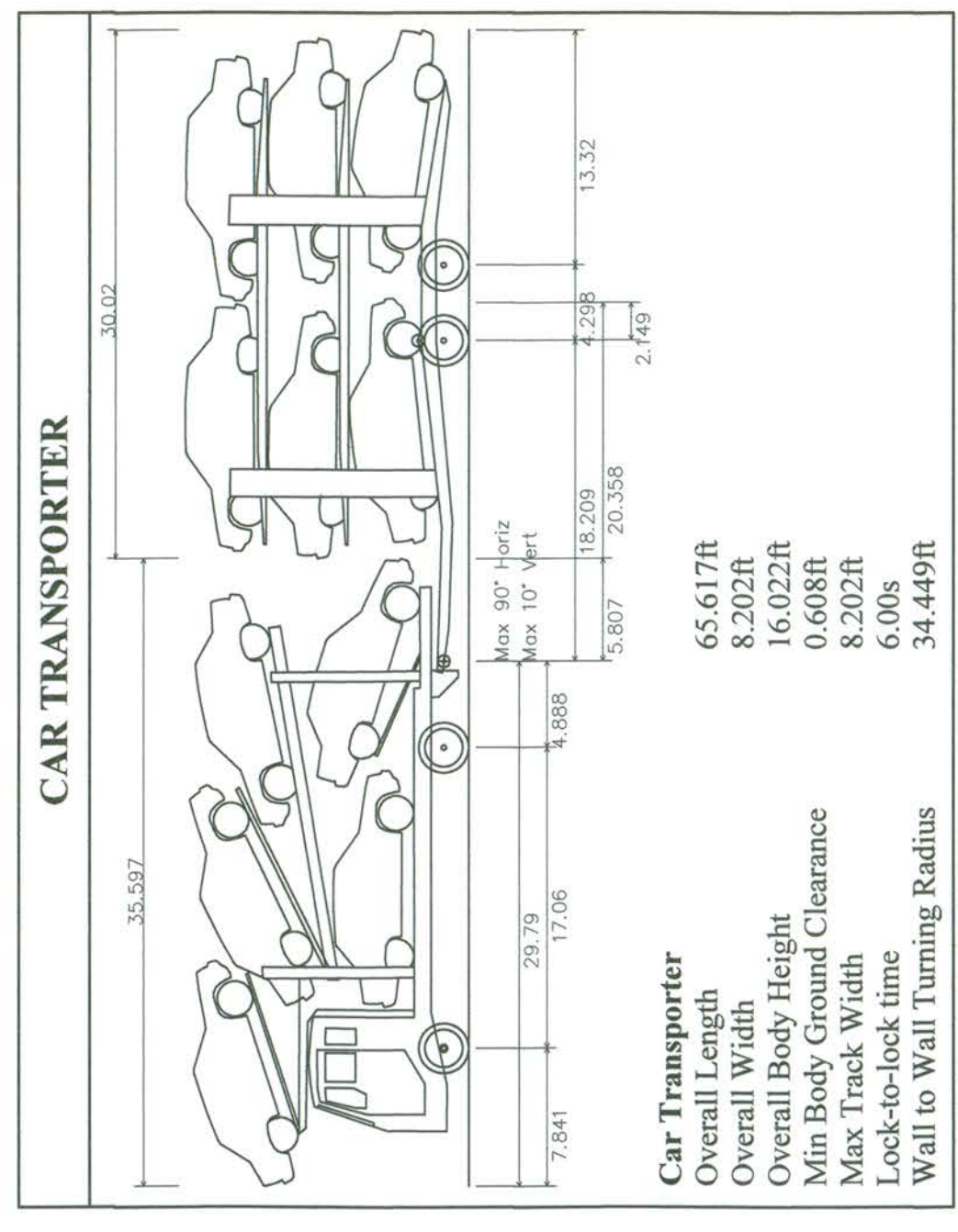
| AREAS | SF | % |
|--------------------------------------|-----------|----------|
| Undisturbed & Natural Area | 124,550 | 35.9% |
| Fertilizer Dependent Vegetation Area | 46,305 | 13.3% |
| Other: Building, Pavement, Walks | 176,201 | 50.8% |
| TOTALS | SF | % |
| Natural Area | 124,550 | 35.9% |
| Cleared Area | 222,506 | 64.1% |

PARKING REQUIREMENTS (LOT A)

| Use | Rate | Stalls |
|-----------------|----------------|--------|
| Bank (2,846 SF) | 1 Per 150 SF | 19 |
| | Total Required | 19 |
| | Total Provided | 24 |

PARKING REQUIREMENTS (LOT B)

| Use | Rate | Stalls |
|--|-------------------------|--------|
| Motor Vehicle Dealership Showroom (8,755 SF) | 1 Per 1,000 SF | 9 |
| Motor Vehicle Dealership Service Areas (38,062 SF) | 1 Per 300 SF | 127 |
| | Total Required | 136 |
| Customer/Employees Stalls Provided | | 136 |
| Display Vehicle Stalls Provided | | 99 |
| Rooftop Display Vehicle Stalls Provided | | 100 |
| | Total Stalls Provided | 335 |
| | Loading Spaces Required | 4 |
| | Loading Spaces Provided | 4 |



REFERENCES

Survey By: General Surveying Group
 2865 U.S. Route 1
 North Brunswick, NJ 08902
 (732) 422-6700
 Date: 3/27/2023

Plan By: The Planning Group
 8120 Woodmont Ave, Suite 750
 Bethesda, MD 20814
 (301) 991-0000
 Date: 3/27/2023

BULK REQUIREMENTS (LOT A)

Zone: J Business 2 (Existing)
 Use: Bank w/Drive Through (Existing)

| Item | Code | Permitted | Existing | Proposed |
|--------------------------------|-------------|-----------------------|------------|-----------|
| Min. Lot Area | 85-432-A(2) | 65,000 SF | 347,066 SF | 85,696 SF |
| Min. Road Frontage | 85-432-B(2) | 150' | 1,312' | 569' |
| Min. Front Yard | 85-432-C(1) | 25' | 29.2' | 29.2' |
| Min. Side Yard | 85-432-D(2) | 25' | 4970' | 256.7' |
| Min. Rear Yard | 85-432-E(2) | 40' | 68.8' | 68.8' |
| Max. FAR | 85-432-F(1) | 35% | 0.8% | 3.3% |
| Max. Building Height | 85-432-H(1) | 35' | COMPLIES | COMPLIES |
| Residential Buffer | 85-432-I(1) | 25' | 19.6** | 19.6** |
| Min. Landscape Area | 85-432-A(1) | 20% | — | COMPLIES |
| Min. Front Yard Landscape Area | 85-432-A(2) | 50% of total (80,999) | — | COMPLIES |
| Min. LSC along street frontage | 85-432-A(4) | 15' | — | 6.6** |

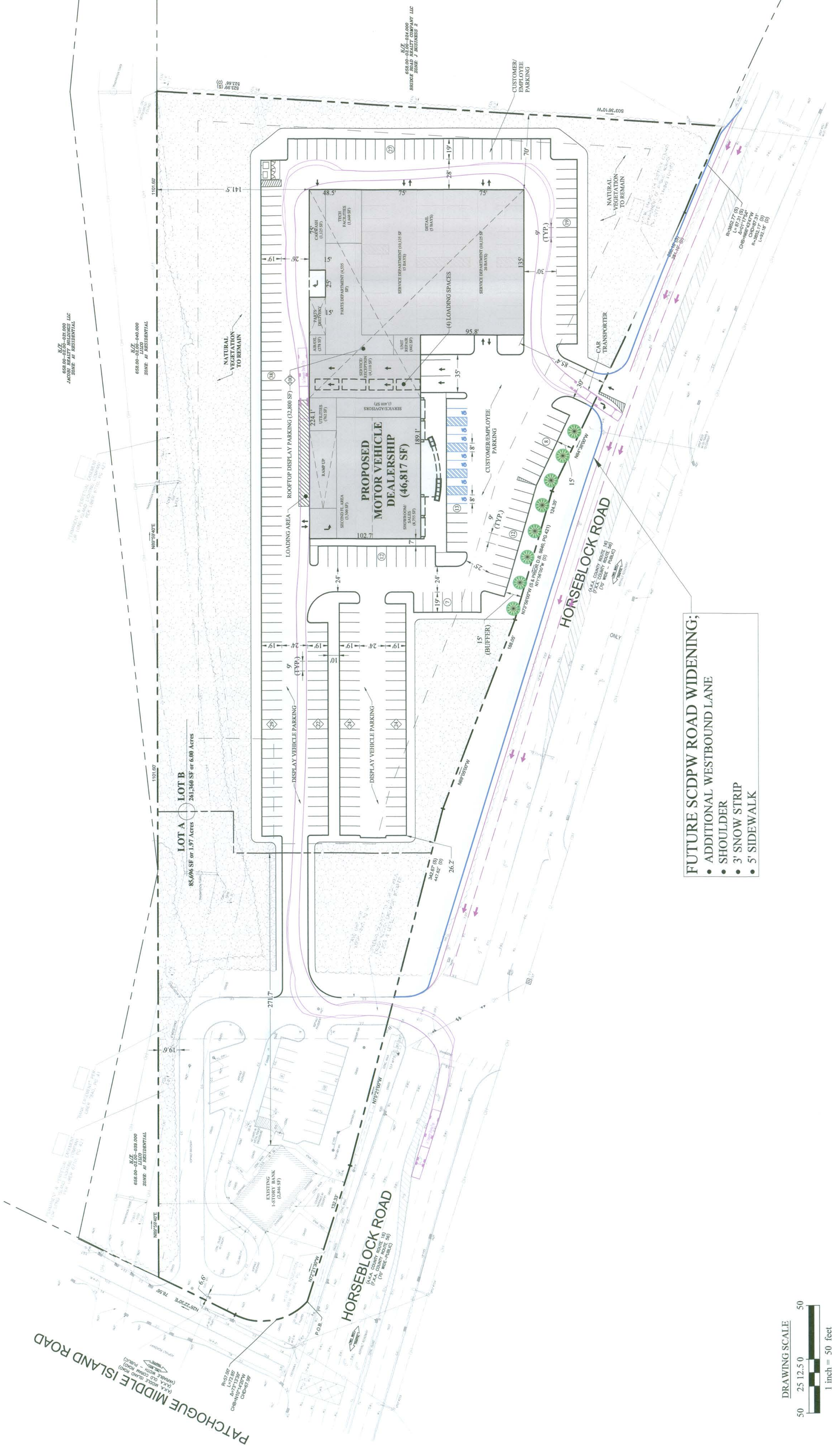
**Existing Non-Conforming

BULK REQUIREMENTS (LOT B)

Zone: J Business 2 (Existing) / J Business 5 (Proposed)
 Use: Motor Vehicle Dealership (Proposed, Town Board Special Permit Required)

| Item | Code | Permitted | Existing | Proposed |
|--------------------------------|-------------|-----------------------|----------|-------------------|
| Min. Lot Area | 85-466-A(5) | 217,800 SF | N/A | 261,360 SF |
| Min. Lot Width | 85-466-B(2) | 200' | N/A | 632' |
| Min. Front Yard | 85-466-C(1) | 50' | N/A | 88.4' |
| Min. Side Yard | 85-466-D(1) | 25' | N/A | 70' |
| Min. Rear Yard | 85-466-E(1) | 40' | N/A | 141.5' |
| Max. FAR | 85-466-F(1) | 25% | N/A | 17.9% |
| Max. Building Height | 85-466-G(1) | 35' | N/A | 30' |
| Residential Buffer | 85-466-H(2) | 25' | N/A | 49.9' |
| Min. Landscape Area | 85-466-A(1) | 20% | N/A | 44.9% (11,062 SF) |
| Min. Front Yard Landscape Area | 85-466-A(2) | 50% of total (20,155) | N/A | 8,779 (21,529 SF) |
| Min. LSC along street frontage | 85-466-A(4) | 15' | N/A | 15' |
| Min. Vehicle Display setback | 85-466-H(2) | 25' | N/A | 26.2' |
| Min. LSC along street frontage | 85-466-A(4) | 15' | — | 15' |

Additional Special Permit Criteria:
 85-466-H(1): Each site shall contain designated areas for customer and employee parking in addition to onsite display and vehicle storage areas. (COMPLIES)
 85-466-H(3): The loading and unloading of vehicles must take place on site within a designated loading/unloading area. There shall be no loading or unloading permitted within the front yard. (COMPLIES)



FUTURE SCDPW ROAD WIDENING;

- ADDITIONAL WESTBOUND LANE
- SHOULDER
- 3' SNOW STRIP
- 5' SIDEWALK



RECEIVED
 MAY 1 9 2023
 Town of Brookhaven
 Town Clerk's Office

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400ft

1,264,123.544 241,912.117 Feet



June 21, 2023

Clare Shea
 Assistant Town Planning Director
 Southampton Town Planning Board
 Southampton Town Hall
 116 Hampton Road
 Southampton, New York 11968

**RE: Referral of Site Plan for East Quogue Mobile Home Park
 East Quogue, Town of Southampton
 SCTM # 900-251-1-3, Compatible Growth Area and Core Preservation Area
 SCTM # 900-289-2-9, not in the Central Pine Barrens**

Dear Ms. Shea:

Robert Calarco
Chairman

On May 18, 2023, the Central Pine Barrens Commission office received the referral for the referenced project.

Yvette Aguiar
Member

The Town has classified the proposal as an Unlisted Action pursuant to the New York State Environmental Quality Review Act.

Steven Bellone
Member

Existing Conditions and the Proposed Project

Edward P. Romaine
Member

The project site contains 94.2 acres including 90.3176 acres in the Central Pine Barrens. According to site plan dated May 17, 2018 prepared by Howard Young, L.S., tax parcel # 900-251-1-3 contains 78.7874 acres in the CGA and 11.5302 acres in the Core Preservation Area. This parcel is in the CR 200 (5 acre residence) zoning district.

Jay H. Schneiderman
Member

Property outside of the CGA includes tax parcel # 900-289-2-9, which contains approximately 3.92 acres. It is situated south of the LIRR train tracks and north of Old Country Road. This parcel is in the R20 (1/2 acre residence) zoning district.

A total of 102 mobile homes are developed, 43 of which are presently located on the parcel identified as Lot 900-289-2-9 outside of the Central Pine Barrens. The proposal will relocate 43 units from outside the CGA to inside the CGA. No net increase in the number of units is proposed. Developed areas will contain 10.1065 acres. Open space areas contain 80.21 acres.

Central Pine Barrens Status

624 Old Riverhead Road
 Westhampton Beach, NY
 11978

The project constitutes development pursuant to New York Environmental Conservation Law (ECL) Article 57 Section 57-0107(13). The project must conform to the provisions of the Town Zoning Code implementing the Central Pine Barrens Comprehensive Land Use Plan (Plan). If the application does not comply with these provisions, the project must either be revised to conform or else the applicant will need to submit a CGA Hardship Waiver application to the Commission for review and receive approval prior to commencement of construction or related development activities on site.

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

The applicant must demonstrate conformance with the Standards of the Plan. Please confirm conformance prior to a decision.

Comments on the Project

Comments are provided on the project's conformance with the Plan and the goals and objectives of the Act.

Plan Standard 5.3.3.6.1 Vegetation Clearance Limit

The Standard states, "*The clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities.*"

Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1. These percentages shall be taken over the total site and shall include, but not be limited to, roads, building sites 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."

- Please provide all of the information related to the property area that will be used to demonstrate conformance with this standard which would include only the property in the area in the CGA and Core. The area outside of the Central Pine Barrens boundary may not be used to achieve conformance with this standard.
- Please submit information that demonstrates conformance with this standard including the total area of the project site, the existing amount cleared, existing amount of natural vegetation, proposed clearing and proposed area to remain natural.
- Any area of revegetation may not be used to achieve conformance with this standard.

Plan Standard 5.3.3.6.2 Unfragmented Open Space

The Standard states, "*Subdivision and site design shall support preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established when adjacent parcels are developed. 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.*"

- The proposed small buffers of vegetation in open space areas B and C contain roughly one acre that does not serve as unfragmented open space since it is fragmented from the bulk of open space on the project site.
- The 80+/- acres of open space should be protected in covenants or by a conservation easement. to protect it from future development.
- Minimize the extent of fragmented buffers around buildings in the side yard setbacks. Small areas of open space fragment habitat and reduces the size of the largest possible and highest quality block of open space that could continue to support forest interior birds, other wildlife and plants in the pine barrens.

Prior to a decision, the applicant should submit a complete demonstration of the project's conformance with the Plan standards including:

DRAFT

- Article 6 of the Sanitary Code (5.3.3.1.1) – confirm conformance with the Suffolk County Sanitary Code.
- Wetlands and surface waters (5.3.3.4.1 and 5.3.3.4.2) – confirm the project will protect wetland habitat, if present.
- Fertilizer-dependent vegetation limit (5.3.3.6.3) – confirm the project conforms with the maximum 15% over the project site.
- Native Plantings (5.3.3.6.4) – utilize native plants in landscaping to support the pine barrens ecosystem and protection of groundwater resources, reduce irrigation needs and minimize the proliferation of non-indigenous species.
- Special species and ecological communities (5.3.3.7.1) – confirm the project will adhere to protection of State and Federal listed species including the Northern Long-eared Bat, an endangered species. This may result in restrictions on tree clearing and habitat disturbance within specific seasonal windows.
- Receiving entity for open space dedications (5.3.3.9.1) - provide information on the mechanism to protect open space and identify the agency to receive the open space dedication.

Other comments

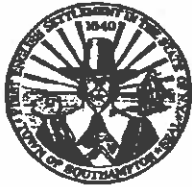
- Please explain the plan for the parcel outside of the Central Pine Barrens boundary, lot 900-289-2-9. Will it be restored or revegetated? Will it be sold, protected or developed? After the project will it be considered stripped of development rights or will it still have development rights?
- Dark skies lighting fixtures should be incorporated to minimize impacts from lighting on natural areas.
- If the Core area is used to show conformance with the clearing limit in the CGA, the Core area may not also be used in the future to generate credits.
- Please identify the yield for the project site. Please explain if the zoning code permits an additional 43 units to be developed on the property in the five acre zoning district where 59 units are presently developed. Does this require a zone change or a special permit to increase the yield on a site where roughly a maximum of only 18 units could be accommodated (90 acres/5 acre zone), not including roads and infrastructure?

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

Sincerely,

Julie Hargrave
Policy and Planning Manager

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



Town of Southampton

116 Hampton Road
Southampton, NY 11968

PLANNING BOARD

631 287-5735 tel
631 287-5706 fax

RECEIVED

MAY 18 2023

Central Pine Barrens Joint
Planning & Policy Commission

CHAIRPERSON
JACQUI LOFARO

VICE CHAIRPERSON
Dennis Finnerty

SECRETARY
Glorian Berk

BOARD MEMBERS

Craig Catalanotto
Thackoor (George) Mootoo

Tom Neely
Kate Fullam

5/10/2023

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

RE: East Quogue Mobile Home Park, Site Plan – Application

Dear Ms. Jacobsen:

Please find enclosed the following with reference to the above application on the property located at 58 Old Country Rd, East Quogue, Town of Southampton, SCTM#(s) 900 - 289 - 2 - 9 & 251 - 1 - 3, which is presently being considered by the Planning Board. The site plan application is for the relocation of the mobile home units (no increase in unit density) from the property (lot #9) south of the railroad tracks to north of the railroad tracks onto to Lot # 3 with access from Malloy Drive West located on two (2) parcels totaling 94.2-acres located in the Central Pine Barrens Compatible Growth Area and the Aquifer Protection Overlay District

Material Enclosed:
Application, Site Plan

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.

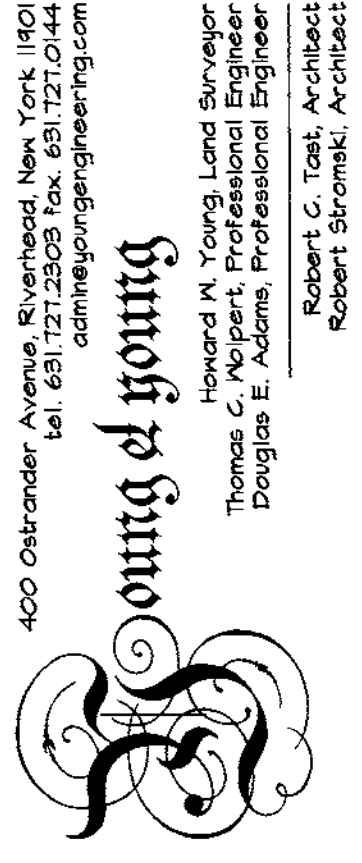
Please notify the planner named below if you have special concerns regarding this project, or if you will not be able to submit a response in a timely manner.

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,

Clare Shea, Assistant Town Planning Director
cshea@southamptontownny.gov



SITE DATA

| | |
|----------------------------------|-------------|
| AREA OF PARCEL SOUTH OF RAILROAD | = 94200 AC |
| AREA OF PARCEL NORTH OF RAILROAD | = 903116 AC |
| COMPATIBLE GROWTH AREA | = 157874 AC |
| CORE PRESERVATION AREA | = 115802 AC |
| AREA OF SECTION ONE | = 94200 AC |
| AREA OF SECTION TWO | = 60489 AC |
| AREA OF SECTION THREE | = 46086 AC |

NOTE

THE CENTRAL PINE BARRENS CORE PRESERVATION & COMPATIBLE GROWTH AREA IS A DESIGNATED PRESERVATION AREA AS SET FORTH IN SECTION 57-007 (II) ISLAND PINE BARRENS MARITIME RESERVE ACT, SECTION 57-007 (II)

CERTAIN AREAS

| | |
|-------------------|--------------|
| DEVELOPED AREA | = 10,085 AC |
| OPEN SPACE AREA A | = 74,2208 AC |
| OPEN SPACE AREA B | = 0.4422 AC |
| OPEN SPACE AREA C | = 0.5481 AC |

SURVEYOR'S CERTIFICATION

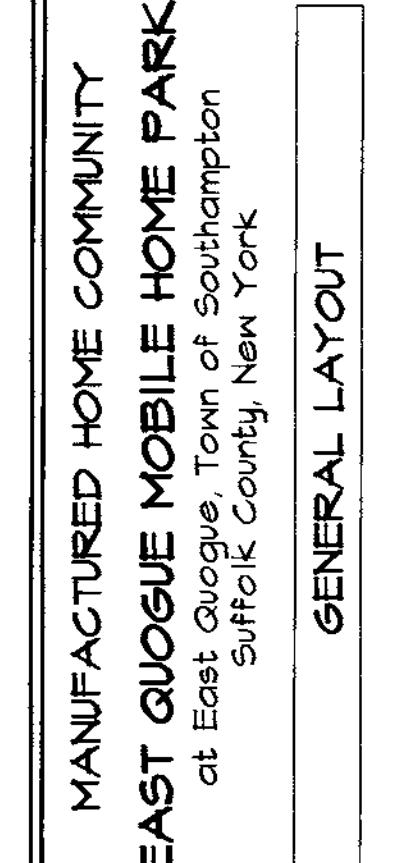
HOWARD N. YOUNG, L.S. No. 48945



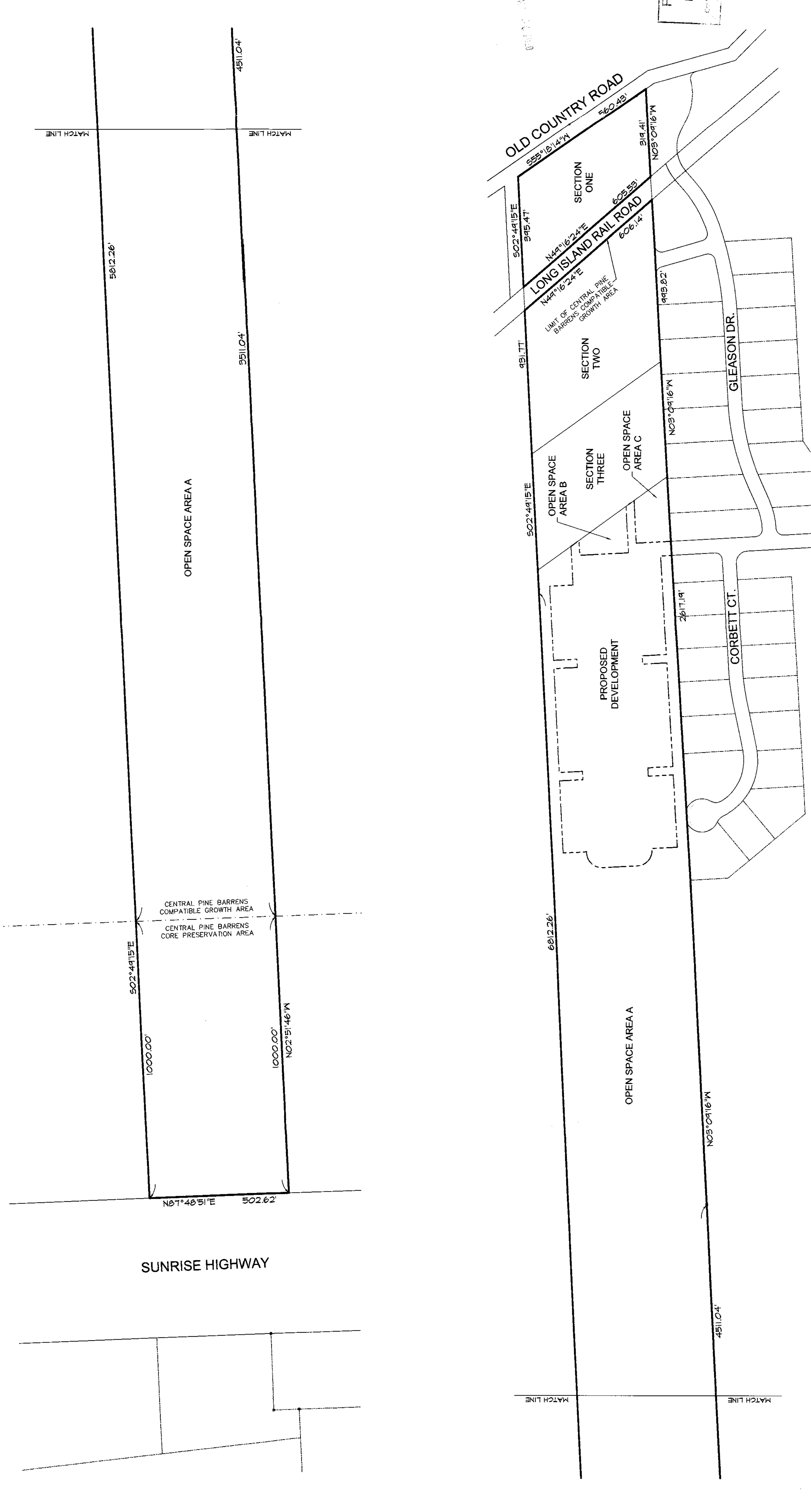
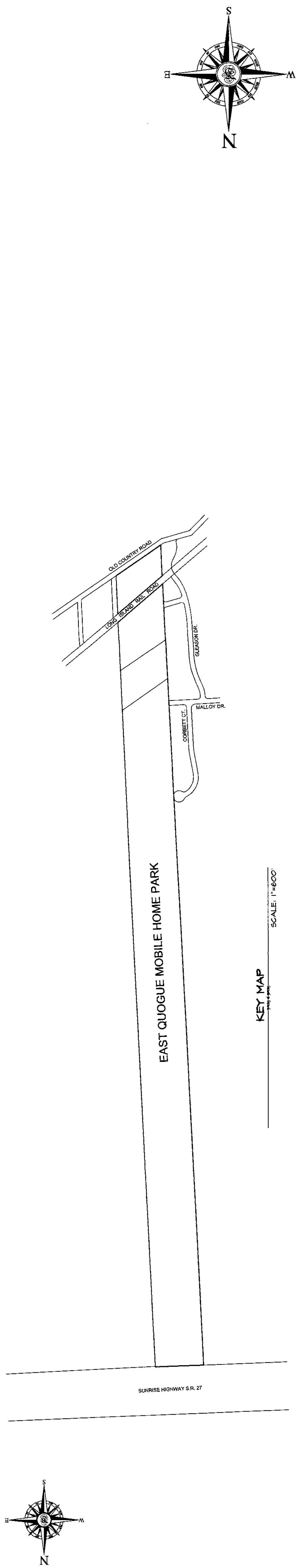
MANUFACTURED HOME COMMUNITY
EAST QUOGUE MOBILE HOME PARK
 at East Quogue, Town of Southampton
 Suffolk County, New York

GENERAL LAYOUT

| | | | |
|----------------|---------------------|--------------|-------|
| County Tax Map | Sheet 900 | Block C1 | Lot 9 |
| MAP PREPARED | DATE | MAY 17, 2018 | |
| REVISION | Record of Revisions | DATE | |

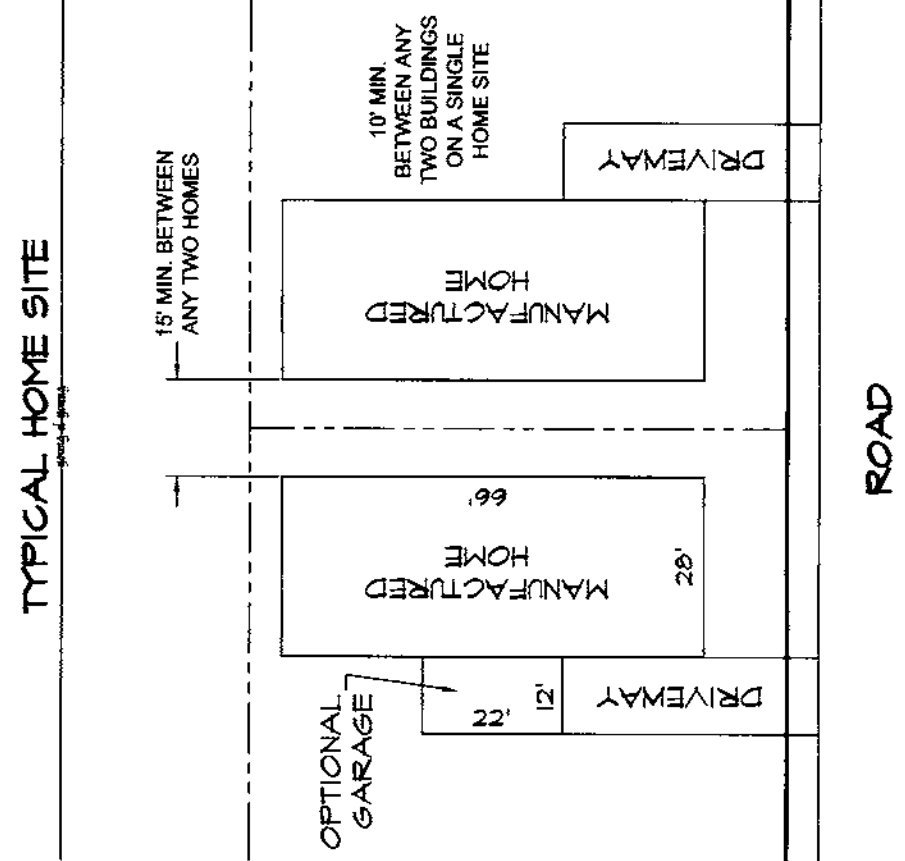


RECEIVED
 MAY 18 2018
 COMMUNITY DEVELOPMENT DEPARTMENT
 100 NASSAU ST. 3RD FLOOR
 BROOKLYN, NY 11201



CERTAIN AREAS

DEVELOPED AREA = 10.065 AC
 OPEN SPACE AREA A = 71.2208 AC
 OPEN SPACE AREA B = 0.4422 AC
 OPEN SPACE AREA C = 0.5461 AC



SURVEYOR'S CERTIFICATION

HOWARD A. YOUNG, N.Y.S. L.S. NO. 48895

**MANUFACTURED HOME COMMUNITY
 EAST QUOGUE MOBILE HOME PARK**
 at East Quogue, Town of Southampton
 Suffolk County, New York

CONCEPTUAL SITE PLAN

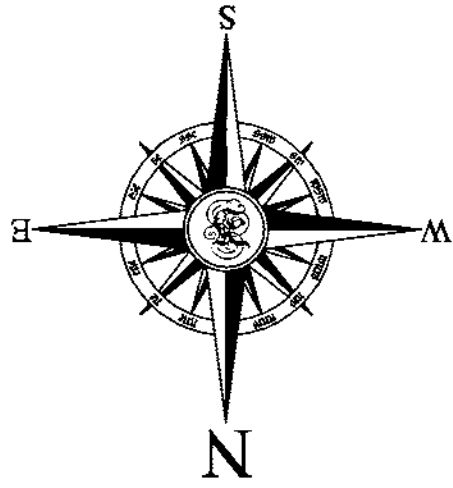
| | | | |
|----------------|--------------------|-----------|---|
| 900 | 220 | 01 | 2 |
| 900 | 251 | 01 | 3 |
| County Tax Map | Sheet: 289 | Sheet: 01 | 4 |
| MAP PREPARED | DATE: MAY 17, 2018 | | |

REVISION RECEIVED MAY 18, 2018

Scale: 1" = 50'

JOB NO. 2017-0026
 DWG. 2017-0026_spt

2 OF 3



Lot 24 (West Parcel)
 "The Pines" (West Parcel)
 SUFF. CO. FILE NO. 8888

Town of Southampton
 Open Space
 "The Pines"
 (West Parcel)

Lot 23 (West Parcel)
 "The Pines" (West Parcel)
 SUFF. CO. FILE NO. 8888

Town of Southampton
 Open Space
 "The Pines"
 (West Parcel)

Lot 22 (West Parcel)
 "The Pines" (West Parcel)
 SUFF. CO. FILE NO. 8888

Lot 21 (West Parcel)
 "The Pines" (West Parcel)
 SUFF. CO. FILE NO. 8888

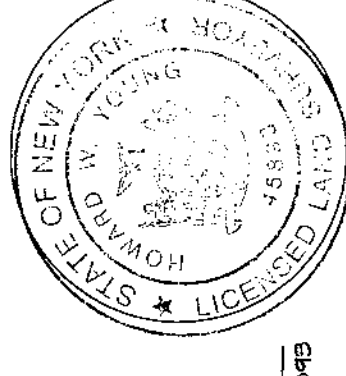
Lot 20 (West Parcel)
 "The Pines" (West Parcel)
 SUFF. CO. FILE NO. 8888

Lot 19 (West Parcel)
 "The Pines" (West Parcel)
 SUFF. CO. FILE NO. 8888

Lot 18 (West Parcel)
 "The Pines" (West Parcel)
 SUFF. CO. FILE NO. 8888

Lot 17 (West Parcel)
 "The Pines" (West Parcel)
 SUFF. CO. FILE NO. 8888

SURVEYOR'S CERTIFICATION

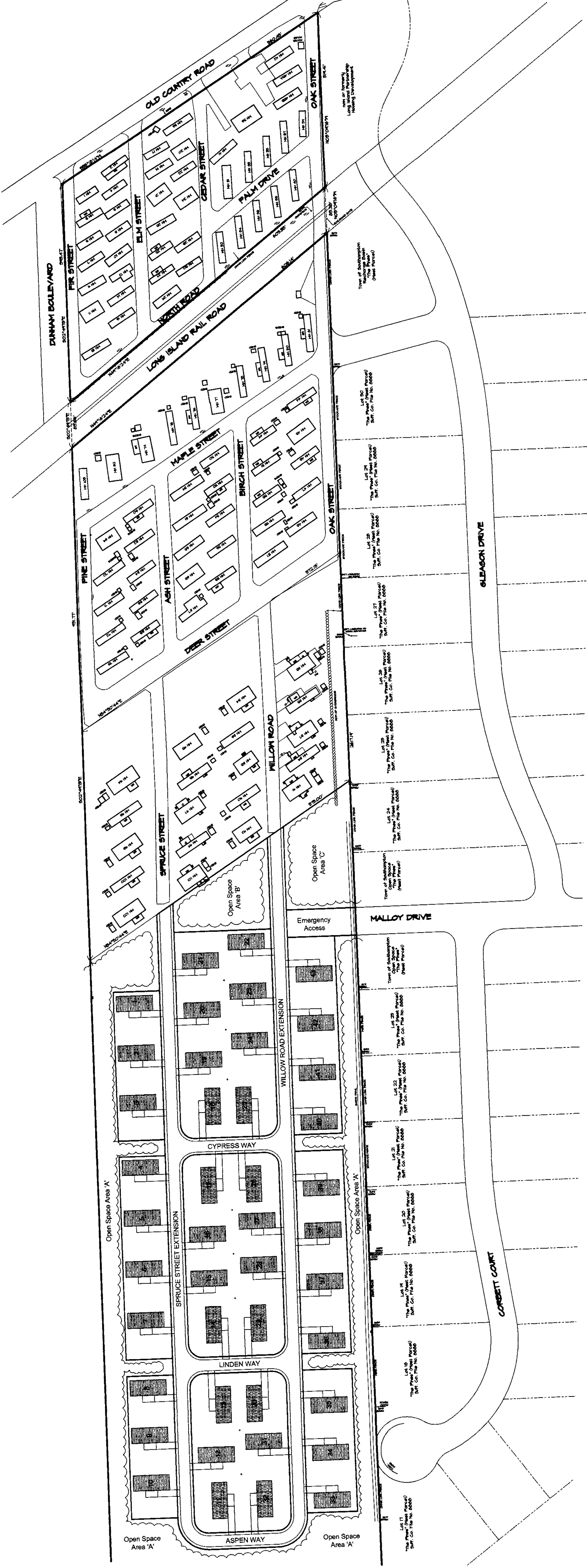
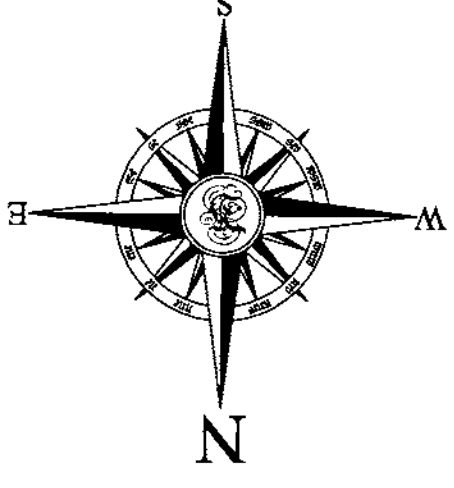
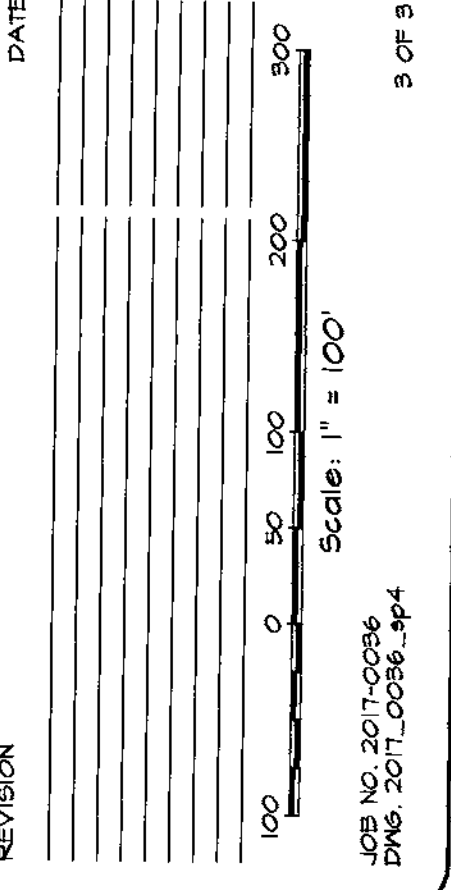


Howard H. Young
 HOWARD H. YOUNG N.Y.S. L.S. NO. 4899B

MANUFACTURED HOME COMMUNITY
EAST QUOGUE MOBILE HOME PARK
 at East Quogue, Town of Southampton
 Suffolk County, New York

| REVISION | DATE | DESCRIPTION |
|----------|--------------|----------------|
| 1 | MAY 11, 2018 | OVERALL LAYOUT |
| 2 | 9-00 | 220 |
| 3 | 01 | 251 |
| 4 | 01 | 284 |
| 5 | 01 | 284 |
| 6 | 01 | 284 |
| 7 | 01 | 284 |
| 8 | 01 | 284 |
| 9 | 01 | 284 |

County Tax Map Label: 800 Section 284
 MAP PREPARED: MAY 11, 2018

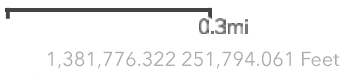
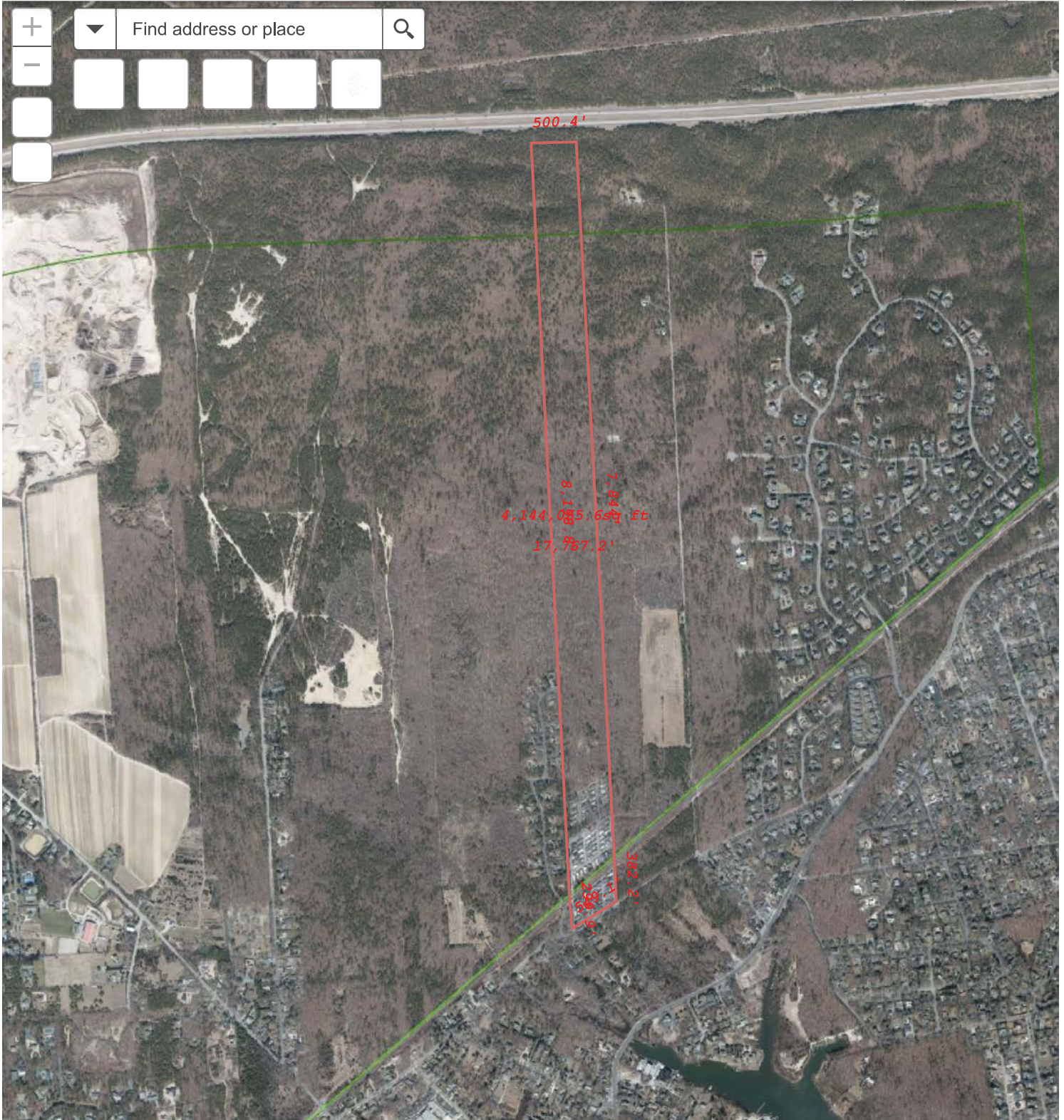


Legend:
 □ = MOMENT SET
 ■ = MOMENT FOUND
 ▽ = STAKE SET
 ▲ = STAKE FOUND
 ○ = PIPE FOUND
 ● = PIPE FOUND



400ft

1,378,061.044 252,960.728 Feet



DRAFT

June 21, 2023

Thomas Kohlmann
New York State Department of Environmental Conservation
Division of Environmental Permits, Region one
SUNY Stony Brook
50 Circle Road
Stony Brook, NY 11790

**RE: Referral: East Quogue Farms LLC
SCTM 900-288-1-64.1 and 900-288-1-65.1
DEC ID# 1-4736-09254/00001
65 Lewis Road, East Quogue, NY
Central Pine Barrens Compatible Growth Area**

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Mr. Kohlmann:

On May 18, 2023, the Central Pine Barrens Commission office received the subject referral. The project site is in the Central Pine Barrens Compatible Growth Area.

The proposal is to install and operate a new 10 inch diameter irrigation well that is 125 feet deep and has a pumping capacity of 300 gallons per minute. The property contains 12 acres. It is part of the Lewis Road Planned Residential Development project site.

Two irrigation wells were proposed for the golf course in the Lewis Road PRD. It is not clear if the proposed well satisfies one of the two wells or if this well is in addition to the two in Lewis Road or if this is a different project.

If the proposal is part of the Lewis Road development project, the potential impacts were evaluated in the SEQRA process and the Commission's decision on the Lewis Road project. If the proposal is different or in addition to the Lewis Road project, please advise.

Please provide more information to determine if this proposal is part of the Lewis Road project or if this is a different project. The lots were included in the Lewis Road project and it appears the ownership is the same, but the material does not mention the project. Once this information is received, a more definitive determination could be made regarding development and conformance.

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

Sincerely,

Julie Hargrave
Policy and Planning Manager

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

624 Old Riverhead Road
Westhampton Beach, NY
11978

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



Hargrave, Julie

From: Kohlmann, Thomas S (DEC) <Thomas.Kohlmann@dec.ny.gov>
Sent: Thursday, May 18, 2023 12:34 PM
To: Hargrave, Julie
Subject: DEC Long Island Well Permit Application in Pine Barrens CGA; East Quogue Farms LLC DEC ID 1-4736-09254/00001
Attachments: East Quogue Farms LLC DEC 1-4736-09254-00001 Application Materials.pdf

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

RE: East Quogue Farms LLC Property
65 Lewis Rd, East Quogue, NY
SCTM# 900 – 288 – 64.001 & 65.001
DEC ID# 1-4736-09254/00001

Hi Julie,

DEC received a Long Island Well application to install and operate new 10" diameter irrigation well 125' deep and with 300 gpm capacity at 65 Lewis Road in East Quogue. According to the application there is an existing unpermitted irrigation well on site that this proposed well would be replacing. The property is near two remediation sites: Damascus Road Landfill (site code 152253/C152253) and Old Quogue Landfill (152050). I have sent the application to DEC Division of Water for technical review.

The property is in the Compatible Growth Area of the Pine Barrens, and in Critical Environmental Areas (SGPA, Aquifer Overlay District, Central Suffolk Pine Barrens). Can you let me know if this is something that would need approval in the CGA, and if so if this meets the criteria for approval? I have attached the application materials to this email.

If you have any questions just let me know. Thank you for your help!

Thanks,
Tom

Tom Kohlmann

Environmental Analyst, Division of Environmental Permits
New York State Department of Environmental Conservation
50 Circle Rd, Stony Brook, NY 11790
P: (631) 444-0374 | thomas.kohlmann@dec.ny.gov

www.dec.ny.gov |  |  | 



Department of
Environmental
Conservation



East Quogue Farms LLC
14605 N. 73rd Street
Scottsdale, AZ 85260

May 2, 2023

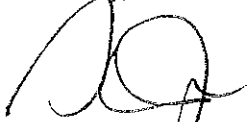
New York State Department of Environmental Conservation
Division of Environmental Permits, Region One
SUNY, Stony Brook
50 Circle Road
Stony Brook, NY 11790

RE: Long Island Well Permit Application for (1) Proposed Irrigation Well
SCTM No. 900-288-1-64.001 and 900-288-1-65.001
65 Lewis Road, East Quogue NY 11962

Dear Permit Administrator,

I, as the representative of the tax map lot SCTM No. 900-288-1-64.001 and 900-288-1-65.001 located on Lewis Road in East Quogue, New York, hereby grant authority to employees of P.W. Grosser Consulting, Inc. (PWGC) to act as my agents on the above referenced property. PWGC shall have authority to receive any and all communications with the New York State Department of Environmental Conservation (DEC), review records, file applications, and to communicate with the DEC on my behalf.

Sincerely,



Mr. Schuyler Boyner
East Quogue Farms LLC

cc: Regina Bykov, PG
P.W. Grosser Consulting
630 Johnson Avenue, Suite 7
Bohemia, NY 11716
rbykov@pwgrosser.com



**Department of
Environmental
Conservation**

PERMISSION TO INSPECT PROPERTY

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

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

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

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

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

East Quogue Farms LLC - 65 Lewis Road, East Quogue, NY 11942

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

Schuyler Joyner, Partner

Print Name and Title

Signature

5-4-23

Date

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

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



JOINT APPLICATION FORM

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

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

1. Applications To:

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

Check all permits that apply:

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

* See Instructions (page 3)

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

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

Is the project Federally funded? ___ Yes ___ No

If yes, name of Federal Agency: _____

General Permit Type(s), if known: _____

Preconstruction Notification: Yes ___ No

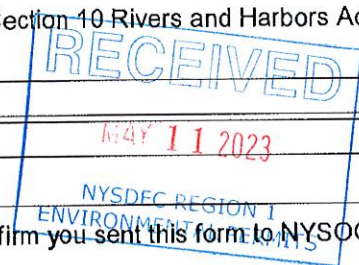
>NYS Office of General Services Check here to confirm you sent this form to NYSOGS.

Check all permits that apply:

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

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

Check if this applies: Coastal Consistency Concurrence



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

Mailing Address Post Office / City State Zip

Telephone Email

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

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

Mailing Address Post Office / City State Zip

Telephone Email

For Agency Use Only Agency Application Number: _____

4. Name of Contact / Agent
 Regina Bykov, PG - P.W. Grosser Consulting, Inc.

Mailing Address Post Office / City State Zip
 630 Johnson Avenue, Suite 7 Bohemia NY 11716

Telephone 631-589-6353 Email rbykov@pwgrosser.com

5. Project / Facility Name Property Tax Map Section / Block / Lot Number:
 65 Lewis Road - Irrigatio Well Installaion 0900 28800 0100 064001

Project Street Address, if applicable Post Office / City State Zip
 65 Lewis Road East Quogue NY 11942

Provide directions and distances to roads, intersections, bridges and bodies of water
 Adjacent to the northeast of Lewis Road between Damascus Road (to the west) and Williams Street (to the east). Approxiamtely 0.16-mile south of Weesuck Creek.

Town Village City County Stream/Waterbody Name
 Southampton Suffolk Weeksuck Creek

Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:
 Latitude: 72 ° 35 ' 37.11 " Longitude: 40 ° 51 ' 5.82 "

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

a. Purpose of the proposed project:
 This application proposes to install one (1) additional irrigation well to irrigate the existing agricultural fields. The proposed irrigation well will have a capacity of 300 gpm and will be completed to a depth of approximately 125 feet.

b. Description of current site conditions:
 Current site elements include agricultural fields, a greenhouse, parking areas, a single family residence, and several accessory structures. There is one (1) irrigation well (not permitted) installed at the sit that will be abandoned per NYSDEC's specifications as part of the proposed work.

c. Proposed site changes:
 The proposed action includes the installation of one (1) irrigation well for agricultural irrigation. The well will have a capacity of 300 gpm and will have a terminal depth of 125 feet. The well casing will be 8 inches in diameter and the screen length will be installed between approximately 90 and 120 feet below grade surface.

d. Type of structures and fill materials to be installed, and quantity of materials to be used (e.g., square feet of coverage, cubic yards of fill material, structures below ordinary/mean high water, etc.):
 Drill, construct, and develop one (1) 10 inch diameter irrigation well estimated at 125 in depth. The well will be installed in a rotary drilled 10 inch diameter borehole. The well will consist of 30 feet of 8-inch ID 0.030-inch slot 304 SS screen, 10 feet of 8-inch schedule 10 304 SS riser, 10 x 8 concentric steel weld coupling, 10-inch black casing, emplaced filler pack, emplaced seal, and bentonite chip grout. It is not anticipated that fill material will be required, nor will any structures be below the ordinary/mean high water with the exception of the wells.

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:
 It is not anticipated that excavallon or dredging will be associated with the proposed project.

f. Is tree cutting or clearing proposed? Yes If Yes, explain below. No
 Timing of the proposed cutting or clearing (month/year):
 Number of trees to be cut: Acreage of trees to be cleared:

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

The proposed Irrigation well will be constructed using the direct mud rotary method with polymers. The equipment utilized will be drilling equipment (rig and augers), support vehicles and a generator.

h. Describe the planned sequence of activities:

The sequence of activities will include drilling, constructing, and then developing the new irrigation supply well. An existing irrigation well will be abandoned per NYSDEC specifications as part of this work.

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

In terms of wellhead protection, there will be a sanitary seal on the well and the well will be grouted which will prevent potential contamination from entering the proposed wells.

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

Silt fencing is proposed to be installed around the proposed work areas in order to prevent stormwater from leaving the site and impacting the adjacent area.

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

The use of the irrigation well is the best alternative to supply water for irrigation at the Site since the other viable option - utilizing the public water supply - will increase the demand on the potable water system, reduce the capacity in the system within the vicinity of the site, reduce available fire flows, and drastically increase the wear on the public water system. Water conservation measures will be implemented to reduce irrigation water usage (i.e. rain gages and sensors).

l. Proposed use: Private Public Commercial

m. Proposed Start Date: 5/1/2023 Estimated Completion Date: 6/1/2023

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

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

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

There is currently one (1) irrigation well onsite that is not permitted by NYSDEC. This well will be abandoned in accordance with NYSDEC well abandonment procedures.

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

___ Yes If Yes, list below. No

7. Signatures.


Applicant and Owner (if different) must sign the application. If the applicant is the landowner, the landowner attestation form can be used as an electronic signature as an alternative to the signature below, if necessary. Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

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

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

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

Signature of Applicant



Date

5-4-23

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

Printed Name

Schuyler Joyner - East Quogue Farms LLC

Title

Partner

Signature of Owner (if different than Applicant)



Date

5-4-23

Printed Name

Schuyler Joyner - East Quogue Farms LLC

Title

Partner

Signature of Contact / Agent



Date

5-4-23

Printed Name

Regina Bykov, PG - P.W. Grosser Consulting, Inc.

Title

Senior Project Manager

For Agency Use Only

DETERMINATION OF NO PERMIT REQUIRED

Agency Application Number

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

Agency Representative:

Printed Name

Title

Signature

Date

Short Environmental Assessment Form

Part 1 - Project Information

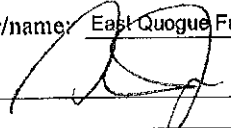
Instructions for Completing

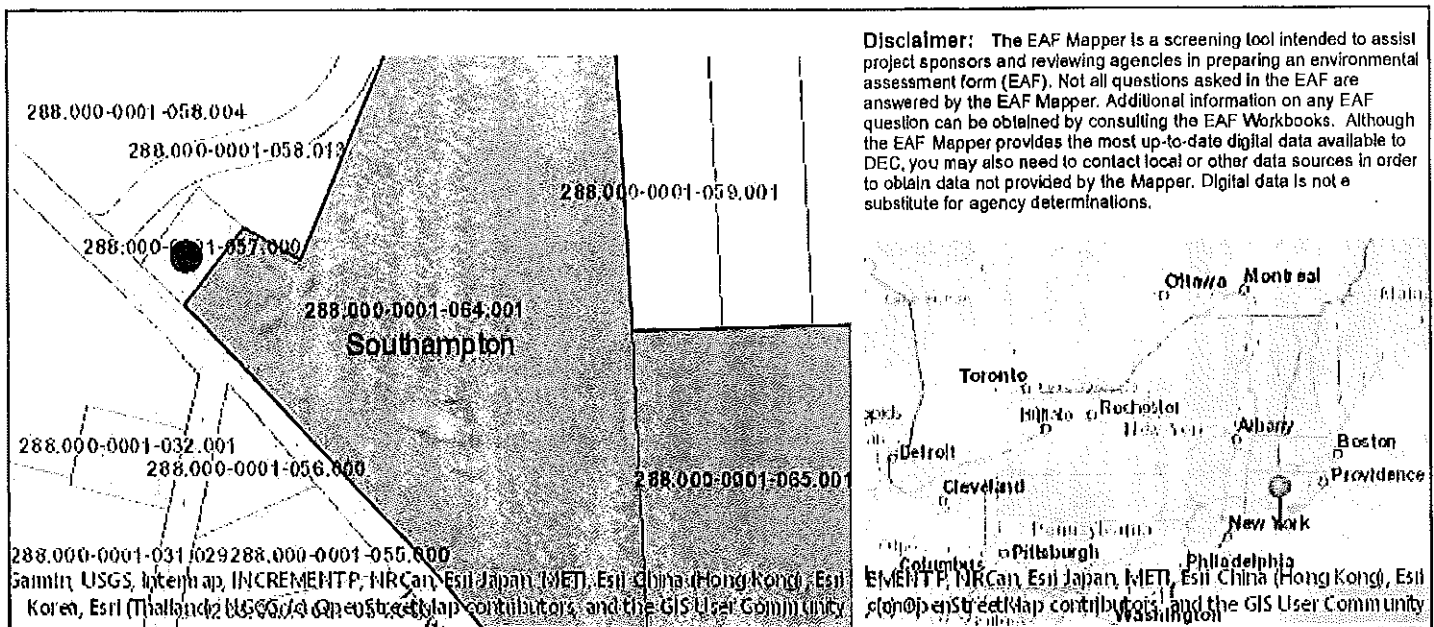
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|-----------------------------------|---------------------------------|
| Name of Action or Project: Irrigation Well Installation | | | |
| Project Location (describe, and attach a location map): 65 Lewis Road, East Quogue NY 11942 | | | |
| Brief Description of Proposed Action: The proposed action includes the installation of a 300 gallons per minute (gpm) irrigation well to a terminal depth of approximately 125 feet to irrigate proposed agricultural fields. | | | |
| Name of Applicant or Sponsor: East Quogue Farms, LLC - c/o Schulyer Joyner | | Telephone: 480-824-5400 | |
| Address: 14605 N. 73rd Street | | E-Mail: eastquoguefarms@gmail.com | |
| City/PO: Scottsdale | | State: AZ | Zip Code: 85260 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 12 acres | | | |
| b. Total acreage to be physically disturbed? _____ <1 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 12 acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | NO | YES | N/A |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action, | a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:SGPA, Name:Central Suffolk Pine Barrens, Name:Aquifer Overlay District, Reason:Protect groundwater, If Yes, identify: Reason:Benefit to human health & protect drinking water, Reason:Preserve pure water quality, Agency:Long Island ... | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A - The proposed project includes the installation of one (1) new irrigation well and abandoning one (1) existing, un-permitted well per NYSDEC specification. New well pumps/motors will meet energy codes. | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A - The proposed project includes the installation of one (1) new irrigation well and abandoning one (1) existing, un-permitted well per NYSDEC specification | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A - The proposed project includes the installation of one (1) new irrigation well and abandoning one (1) existing, un-permitted well per NYSDEC specification, and therefore does not require connection to a wastewater facility. | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | | |

| | | |
|--|---|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| Northern Long-eared Bat | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: | | |
| _____ | | |
| _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Old Quogue Landfill, an inactive landfill site is located approximately 0.23-mile east of the subject property. The former Damascus Road Landfill is located approximately 0.16-mile southeast of the subject property and down gradient. Neither property is directly adjacent to the subject property. | | |
| IT OF | | |
| MY KNOWLEDGE | | |
| Applicant/sponsor/name: | East Quogue Farms LLC - Schuyler Joyner | Date: 5-4-23 |
| Signature: |  | Title: _____ |



| | |
|---|--|
| Part 1 / Question 7 [Critical Environmental Area] | Yes |
| Part 1 / Question 7 [Critical Environmental Area - Identify] | Name:SGPA, Name:Central Suffolk Pine Barrens, Name:Aquifer Overlay District, Reason:Protect groundwater, Reason:Benefit to human health & protect drinking water, Reason:Preserve pure water quality, Agency:Long Island Regional Planning, Agency:Suffolk County, Agency:Southampton, Town of, Date:3-19-93, Date:2-10-88, Date:6-20-84 |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Northern Long-eared Bat |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |

New York State Department of Environmental Conservation

APPLICATION FOR LONG ISLAND WELL PERMIT

PROJECT DATA SHEET

1. Name of Applicant: East Quogue Farms LLC
2. Location of Property: 65 Lewis Road, East Quogue NY 11942
3. Building or Property Use: Agricultural
4. Project Description: Installation of one (1) new irrigation well to irrigate agricultural fields.

5. Proposed Well System Description:

Supply Well: Location: 72 35 37.11 W, 40 51 5.82 N

Pumpage Capacity: 300 gallons per minute

Casing Diameter: 10 inches; Screen Diameter: 8 inches

Depth of Well: 125 feet; Aquifer: upper glacial

Diffusion Well(s): Distance from Supply Well: _____ feet

Direction from Supply Well: _____

Casing Diameter: _____ inches; Screen Diameter: _____ inches

Depth of Well: _____ feet; Aquifer: _____

For geothermal systems, please list the heat exchange fluid to be used in the proposed system

6. **Existing Well Data (list all existing wells on site):**

| <u>NYSDEC Well No.</u> | <u>Diameter</u> | <u>Depth</u> | <u>Capacity</u> | <u>Use</u> |
|------------------------|-----------------|--------------|-----------------|------------|
|------------------------|-----------------|--------------|-----------------|------------|

**

7. **Previous Applications** (list all previous Long Island Well application W #'s if applicable):

**There is currently one irrigation well onsite that is not permitted by NYSDEC. This well will be properly abandoned in accordance with NYSDEC well abandonment procedures.

8. **Potable Water:** for Drinking and Sanitary Purposes will be secured from:

Suffolk County Water Authority

9. **Site Plan:** Enclose location map with north arrow and identifying markers (ie: roadways) which clearly depicts the proposed well location. Show all existing wells (if applicable).

Water Use Estimate: Seasonal Use (list when well will be in use) April 15-October 1

Year Round Use

Estimated Daily Pumpage: 108,000 gallons

Estimated Yearly Pumpage: 12,960,000 gallons

(Complete below if applying for irrigation well)

10. **Supplemental Data** required with application for irrigation well permits:

a. Area to be irrigated: 12 acres

b. Type of crop(s) to be irrigated: sod, apples

c. Water requirements of crop or turf: 2" inches per week

d. Duration of irrigation season: 24 weeks

e. Total irrigation time: 6 hours per day; 5 days per week

f. Pump capacity required: 300 gallons per minute

Photograph Log



Photograph 1. Northern corner of property (viewing north).



Photograph 2. Northern corner of property (viewing west).

Photograph Log



Photograph 3. Northern corner of property (viewing east).



Photograph 4. Northern portions of property.

Photograph Log



Photograph 5. Central portions of the property (viewing south).

