

Hargrave, Julie

From: PB Info
Sent: Thursday, November 19, 2020 11:43 AM
To: Hargrave, Julie
Subject: FW: Lewis road project comments
Attachments: Screenshot_20201118-175521~2.png

Hi Julie,

Another comment on Lewis Road.

Thanks.

John P.

From: wires38@optonline.net <wires38@optonline.net>
Sent: Wednesday, November 18, 2020 6:22 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis road project comments

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Honorable Commissioners

Thank you for reading and listening. There are strong, factual, repetitive testimonials from EQ residents against a golfcourse in the Pine Barrens. FYI every time I have spoken at one of the meetings, the stress is so great I feel ill, I must sit down afterwards. Even on zoom. This has been ongoing for many years, happens every time. The use of herbicides and pesticides at golf courses is extensive, when it rains that stuff is just flushed down into the earth. We all know that. Water flows with gravity. The attached is from google maps. The source of Weesuck Creek is right there. The upcreek is an incubator for sea, land and bird life. It would be nice to have something pure for a way to build confidence in political systems again, and to drink. There has not been, nor is there now interest in those lots without this illegal immoral attraction.

Thank you.

Michael Mirino
East Quogue



Quogue Riverhead Rd

Lewis Rd

Old Country Rd

80

Orlando's Barber Shop



East Quogue

Quogue Riverhead Rd



Mid-Atlantic



GO

Google

Hargrave, Julie

From: PB Info
Sent: Friday, November 20, 2020 3:58 PM
To: Hargrave, Julie
Subject: FW: Lewis Rcooad PRD

Hi Julie,

Comment from Michael Alestra on Lewis Road.

John P.

From: males0310@aol.com <males0310@aol.com>
Sent: Friday, November 20, 2020 12:33 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Rcooad PRD

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To the Distinguished Members of the Pine Barrens Commission:

I would like to thank the Pine Barrens Commission for the opportunity to speak about the Lewis Road PRD. If you will kindly indulge me for a short synopsis of the last decade, I will try to succinctly describe what has happened. Discovery Land began acquiring large swaths of land in East Quogue with a master plan to build over 100 luxury homes and an 18 hole golf course. **The overriding** problem with their plan is that the development would be in the Pine Barrens; as a result, there have been numerous machinations on their part to move the project forward. The Pine Barrens as you well know is a very sensitive ecological area designated to remain unfettered by such developments. Discovery Land understood the risk going into this project and that it might not be approved, but with 100's of millions of dollars as the potential reward, they **were willing to take the chance.**

Discovery Land has wended their way through numerous hurdles. They were able to get the town to rezone the land as a PDP, now PRD. When some members of the town board vote **NO**, those members were served with multi-million dollar lawsuits. It is quite clear the intent of Discovery Land with these lawsuits was to bully the town board members who disagreed with them in order to create fear and intimidate any other individual(s) or agencies that might get in their way. That appears to be a part of the methodology of Discovery Land.

Today, we are here because Discovery Land must feel they have reached the promised land, just one more hurdle. You, the Pine Barrens Commission, are the bulwark, the last line of defense. Many intelligent people had the foresight to prepare for this moment. They created the Pine Barrens Commission with a mandate to prevent the destruction of the Pine Barrens. **THE MOMENT IS NOW UPON YOU.**

I have no vested interest and I don't stand to gain anything with my efforts to stop Discovery Land other than to protect our drinking water and the health of our tributaries and bays. You will hear over the course of this discussion numerous individuals extolling the virtues of Discovery; yet, the all important question must be asked-What do they have to gain? Ironically, some have argued that my home will increase in value if Discovery's project is successful, and perhaps that is true. **But you see this not about ME it is about US and the future of eastern Long Island.**

I feel it is morally wrong to put profit over destruction. The destruction of the idyllic, pristine Pine Barrens and to further jeopardize our drinking water as well as our bays. **For what? For Profit?** In my heart I know that Discovery Land must be told **NO ONCE AGAIN.** I hope in your hearts you feel the same way.

Again, one must remember Discovery Land knew they were taking a giant risk to get this project approved in the Pine Barrens. They rolled the dice, hoping for a giant payday. Ultimately, they will not lose if the project is rejected, but the inhabitants of eastern Long Island will forever be saddled with a great loss if the project is approved.

PLEASE VOTE NO AND STOP DISCOVERY LAND!

Respectfully yours,
Michael Alestra(East Quogue resident)

Hargrave, Julie

From: susan cerwinski <scerwins@gmail.com>
Sent: Friday, November 20, 2020 10:20 AM
To: Hargrave, Julie
Subject: REFORMAT - Lewis Road PRD Public Hearing November 18, 2020
Attachments: November 18.docx

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.

Dear Julie,

For some reason the e-mail that I sent regarding the Lewis Road PRD was mis-formatted. I'm not sure why but I decided to copy it into a Microsoft Word document that I attached below. It looks okay from this end. If it looks okay to you and you want to replace the mis-formatted letter, please do so.

Sorry for the problem.
Susan Cerwinski

November 18, 2020

Dear Ms. Hargrave:

Introduction

The following observations pertain to the Lewis Road PRD.

I'm not affiliated with any political party, civic association or citizens advisory committee. After reading Discovery Land's latest submission dated October 9, 2020 prepared by Nelson Pope & Voorhis, I believe the Pine Barrens Commission might consider creating a special task force to pursue a forensic investigation into land-use on the Lewis Road corridor between Foxhollow Drive and Damascus Road. In my opinion, if such a task force were to be created, hopefully it might be chaired by Riverhead Supervisor, Yvette Aguiar, who has a law enforcement background.

For years land-use along the Lewis Road corridor has been either reported incorrectly or ignored even though all of the information is public. As described below, I believe the unpublished information has allowed Discovery Land to obscure its impact on the area defined by the Southampton Planning Board in 2010 as a "Critical Environmental and Archeologically Sensitive Central Pine Barrens Compatible Growth Area."

Observations - Produce Farm

The proposed entrance to the Lewis Road PRD traverses a produce farm located on Lewis Road between Fox Hollow Drive and Damascus Road.

The produce farm in question was subdivided into a 5-house subdivision plus a working farm on which development rights were sold. To the best of my knowledge, access to the 5-house subdivision is being artificially redesigned to access the 130-house Lewis Road PRD without an application to change the originally-approved subdivision.

So, a driveway designed to access 5 houses will be used to access an additional 130 houses, a golf course, a club house, various recreational facilities, maintenance buildings, a sewage treatment plant, and underground parking. Most of the structures on the Lewis Road PRD appear to be located in the hills behind the produce farm.

Observations - Drainage and Grading

Lewis Road is known to flood.

At a Southampton Town Board Work Session held on August 19, 2010, Supervisor Anna Throne-Holst (Supervisor Jay Schneiderman's predecessor) discussed flooding on Lewis Road with Highway Superintendent Alex Gregor and a consulting engineer. At the meeting, Alex Gregor alleged he planned to address the flooding.

It's my belief that Jeffrey Seeman, a Discovery Lane consultant who lived on Lewis Road in a house that sustained flood damage over the years, also spoke with Alex Gregor, as did another Lewis Road resident who was involved in the questionable enlargement of a recharge basin that subsequently overflowed and that was never investigated.

The efforts to solve the surface flooding failed, resulting in the Southampton Highway Department having to manually pump water out of the overflowing recharge basin by running a hose over Seeman's front yard into a sewer on Lewis Road. Over the years homeowners have filed lawsuits regarding flood damage to homes, and some of the worst instances of street flooding occurred just last year.

Observations - Traffic Accidents and Driveway Congestion

All of the accidents on Lewis Road have been clustered at a site marked by a cross on a telephone pole located directly opposite the produce farm over which Discovery Land proposes to build its access road. The accidents were never questioned.

In addition to a cluster of accidents, approximately 10 other driveways are also clustered near the access road to the Lewis Road PRD, the most dense configuration of driveways on Lewis Road.

Observations - Increased Density

Wayne Bruyn, the lawyer for Discovery Land is also the lawyer for the produce farm over which Discovery Land's artery will be built. He was also a planner/lawyer for other PRDs in the environmentally-sensitive Lewis Road area between Fox Hollow Drive and Damascus Road.

Survey maps of PRDs between Fox Hollow and Damascus identify reserve areas that are clearly marked as "NOT TO BE DISTURBED OR CLEARED" or "NATURAL SCENIC BUFFER " yet these reserve areas have been clear-cut and strewn with debris including household trash. Fully-grown trees have been recklessly chain-sawed.

In Southampton, a homeowner can build a studio/apartment over, say, a garage that contains bedrooms, bathrooms and a kitchen. However, as long as the homeowner doesn't install an oven in the kitchen, I believe the apartment isn't considered a formal accessory apartment and may be called a "studio," but the apartment can be rented out to families with children.

Jeffrey Seeman, the Discovery Land consultant who owned a house on Lewis Road, owned a "studio" over his garage that I believe was used as an office by another employee of Discovery Land. And, homeowners on PRDs located between Fox Hollow Drive and Damascus Road have installed apartments.

In a 2008 memo to the Zoning Board of Appeals regarding a variance to increase the allowable size of a structure on one of the PRDs, Southampton's planning department advised the increase set a "dangerous precedent."

However, the ZBA ignored the planning department's advice and approved the increase. To justify their approval, the ZBA ignored all of the structures, houses and "apartments" on three PRDs between Fox Hollow and Damascus but artificially combined the open space on three separately-owned reserve areas to justify building the larger-than-allowable structure on one individually-owned reserve. The zoning board acknowledged that the increased size would allow more people to use the structure year-round but viewed the increased traffic as a positive.

Allowing a property owner to include property owned by someone else to justify a variance is a questionable zoning concept. Discovery Land's Lewis Road PRD is adjacent to a 100-acre working produce farm on which development rights were sold. Will Discovery Land be allowed to include those 100 acres to justify building larger than allowable structures on Discovery Land property, ie., will Discovery Land be allowed to pretend it owns 700 acres instead of 600?

In the application for the variance, the owner of the larger-than-allowable structure stipulated that the structure would not be visible from Lewis Road yet the structure was visible immediately upon construction. Remarkably, the ZBA had cited as a justification for its approval the fact that the structure would not be visible.

The heavily-used driveway that serves the large structure approved by the ZBA is pot-holed and dirt-covered and generates significant airborne pollution. In addition, driveways were redesigned without public input.

As an aside, Jeffrey Seeman, the Discovery Land consultant who owned a house on Lewis Road between Foxhollow Drive and Damascus Road, is on record for supporting the ZBA's decision.

Regarding taxes, in an e-mail to the Pine Barrens Commission dated August 25, 2020 the East Quogue Citizens Advisory Committee, wrote: "East Quogue is in desperate need of a seasonal use project which will increase our tax base without further impacting the schools."

The CAC is aware of the "apartments" on other PRDs between Fox Hollow and Damascus. In truth East Quogue taxes increase because Southampton re-assesses property values annually based on market valuations determined by the Town using an overly-complicated system. The whole point of the reassessment program is to redistribute taxes every time a new house is built or purchased. As a result, expensive housing may be re-assessed downward by several hundred thousand dollars resulting in tax cuts for "wealthy" homeowners, while less-expensive housing may be re-assessed upward resulting in tax increases for "middle-income" homeowners.

Observations - Public Water

Southampton's land-use boards approved installing public water on the PRDs between Fox Hollow Drive and Damascus Road while cutting off public water to houses located on Lewis Road. The decision to cut off public water to residents of Lewis Road was combined with rezoning decisions that included enlarging the recharge basin that overflowed.

In a similar fashion, when Discovery Land submitted its proposal to build the Lewis Road PRD, Discovery Land proposed to cut off water to the houses on Lewis Road while providing public water to the houses in its subdivision and, I believe, to the 5 houses in the produce farm subdivision.

The issue of installing public water on Lewis Road has become moot since Damascus Road near the access road to the Lewis Road PRD was found to be contaminated by a toxic waste dump thus leading the Town of Southampton to install public water to the houses on Lewis Road.

However, in my opinion, installation of public water should have been required when the other PRDs on Lewis Road were approved. The failure to install public water may actually have risen to a level of negligence given the simultaneous enlargement of a recharge basin that overflowed and that was never investigated. But the fact that Discovery Land submitted a proposal that also cut off public water to the houses on Lewis Road, in my opinion, is outrageous given that Discovery Land proposes to increase density in one of the largest developments in a polluted, property-damaged, flood-prone, accident-prone and driveway-congested environmentally-sensitive Pine Barrens area of Lewis Road.

Conclusion

Representatives of Discovery Land would be aware they won't be held accountable for any street flooding, property damage, or traffic accidents.

Representatives of Discovery Land would be aware that "studio/apartments" might be built on the Lewis Road PRD.

Representatives of Discovery Land would be aware that separately-owned reserves might be combined to justify building larger than allowable structures on an individually-owned reserve.

Representatives of Discovery Land would be aware that protected reserve areas may be clear-cut and strewn with debris.

Representatives of Discovery Land would be aware that the Lewis Road PRD can increase traffic and airborne pollution.

Representatives of Discovery Land would know that adherence to zoning code appears to be voluntary, and the filing false paperwork appears to be acceptable, i.e., a person filing a zoning application knows he may use any approval differently from that which was filed.

In brief, the alleged needs of the business component of a PRD appear to take precedence over safety and preservation. However, I would make no assumptions about the financial strength of any business given the number of foreclosures between Foxhollow Drive and Damascus Road.

If necessary, I would be happy to prepare a separate analysis to address the produce farmer's rationale for supporting a major artery over the farm and/or an analysis of information that was never reported, all of which is documented.

Respectfully,
Susan Cerwinski
East Quogue

Hargrave, Julie

From: Jessica <jessica.insalaco@gmail.com>
Sent: Wednesday, November 18, 2020 1:55 PM
To: PB Hargrave, Julie
Cc: Chic Voorhis; Wayne Bruyn; Mark Hissey; Ed Divita; Steven Barshov; Paul Grosser; Bryan Grogan; Jeffrey Seeman; PB Pavacic, John
Subject: Presenters and possible speakers for today's hearing

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Hi Julie. Hope all is well with you.

Wanted to make sure that you had the following list of presenters and speakers for the Lewis Road PRD Application for the hearing today at 3p. I know Chic has been in touch with you but Wayne suggested that I double check.

Chic will give a brief presentation of the modifications in the October submission.

Chic, Wayne, Steve, Paul, Bryan, Jeff, Ed, Mark and I will be on the call should there be any need to answer questions after Chic's brief presentation and throughout the hearing. All are copied on this email.

Thank you very much.

Jessica
917 693 9406 (mobile)

Hargrave, Julie

From: PB Info
Sent: Monday, November 30, 2020 12:29 PM
To: Hargrave, Julie
Subject: FW: Support for DLC project on Lewis road

Hi Julie,

Comment on Lewis Road.

John P.

From: Andrew Lynch <aglynch@hamptonjitney.com>
Sent: Wednesday, November 25, 2020 4:36 PM
To: PB Info <info@pb.state.ny.us>
Subject: Support for DLC project on Lewis road

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As a resident of Quogue I would like to voice my support for this project as I believe it either meets and even exceeds the standards that are required by the Commission.

Additionally the 4 statements below are undisputed by either side:

- The watershed that includes this property is filled with nitrogen contaminated ground water.
- The contaminated ground water flows directly into the "ground zero" of local impaired waterways, Weesuck creek.
- The presence of protected, up gradient farmland in the watershed will ensure continued nitrogen pollution for as long as we know.
- The fertigation process that will be employed will actively intercept and remove nitrogen polluted water from the watershed.

As protectors of our precious ground water, I hope you recognize that this goes beyond protection as it actively remediates prior, current and future damage to both our water supply and the local estuary. I challenge you to think of any other privately funded project with the potential to do so much benefit. Please approve this project without further delay.

Thank you

--

Andrew Lynch
Vice President
Hampton Jitney, Inc.

Honorable Dominic J. Lodato
12 Barracuda Road
East Quogue, New York 11942

November 19, 2020

Dear Central Pine Barrens Commission:

I had an opportunity to look over the latest changes to the golf course layout and find no reason to change my statements made in my letter to the Commission on August 24, 2020. Golf is such a "head case" so that a member of a golf club wants the golf course to be friendly so he or she can enjoy the 4 hours or more spent on the course and not waste time trying to find their ball after a poor golf shot. The layout proposed is not a PGA layout. I am concerned that a serious golfer would not join this club as proposed.

Respectfully submitted,


Dominic J. Lodato

N.Y.S. Supreme Court Justice,(Retired)

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NOV 25 2020

Central Pine Barrens Joint
Planning & Policy Commission

August 24, 2020

To: Central Pine Barrens Commission

I have been a member of three private golf courses, and have never seen a PGA approved golf course having one tee box per hole. The yardage of the course is suspect, length enough for pitch and putt only. Once any golf course is built, changes are always made after the developers turn over the course to the members.

A potential member paying an exorbitant initiation fee and substantial yearly membership dues, would not join a club with a proposed course such as this.

You can rest assured that this proposed course will eventually be redesigned if it is to be a PGA approved course.

I respectfully would not approve this plan.

Very truly yours,



Dominic J. Lodato
N.Y.S. Supreme Court Justice (Retired)

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NOV 25 2020

Central Pine Barrens Joint
Planning & Policy Commission

Pam Chance
pkeychance@gmail.com
631-987-4044

Dear Pine Barrens Commission,

You have a monumental decision before you ...
Please make the right one
for the sake of our land
and precious water

Please vote "No" to
the D.L.C. i.e. "The Hills"
on building a golf course
in the Pine Barrens and
on top of our water aquifer

Don't allow D.L.C. to destroy
our natural resources
as they did in The
Bahamas, Maui, The Big
Island of Hawaii (and probably
many more)

Thank you

Sincerely,
Pam Chance

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DEC 02 2020

Central Pine Barrens Joint
Planning & Policy Commission

**Dr. Thomas Goreau comments on Bahamas golf course impacts to
Town Board of Southampton, NY**

February 22, 2016

To: Jay Schneiderman, Southampton Town Supervisor and the Town Board

From: Dr. Thomas J. Goreau, President, GCRA

Re: Discovery Land golf course environmental impacts

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DEC 02 2020

Central Pine Barrens Joint
Planning & Policy Commission

Dear Mr. Schneiderman and the Southampton Town Board,

Nelson, Pope, & Voorhis, LLC, in their submission to the Southampton Town Board (paid for by the Discovery Land Company LLC), listed me as an expert "key contact" on the environmental impacts of the DLC golf course developments on Guana Cay, Bahamas, and on its relevance to their proposed project at East Quogue in Southampton. *("The Hills")*

Although they used my name without my knowledge or consent, I have studied the DLC Bahamas site for 10 years, and would like to comment on their report.

In the early 1970s I helped create the Benthic Ecology Laboratory at Yale University to study long term changes to bottom-dwelling biodiversity in Long Island Sound, and our team's work found that the entire area had been severely degraded since it had first been studied in the early 1950s. While my own personal work on restoration of degraded Long Island marine ecosystems (oyster reef and salt marshes) has been limited to the opposite end of the island, in Queens, my father founded the SUNY at Stony Brook Marine Science Program, and I have long been familiar with the work of researchers there, in particular that of the late Professor Larry Slobodkin on scientifically-sound community management of coastal resources in eastern Long Island.

Besides the work of Stony Brook researchers in Long Island, there is a vast scientific literature on estuarine coastal ecosystems in ecosystems very similar to the eastern Long Island, done for many decades at Narragansett Bay (RI), and Cape Cod (MA). This research clearly shows that these ecosystems are primarily threatened by excessive land based sources of nutrient pollution. Excessive nutrient inputs from fertilizers and sewage cause harmful algal blooms that overwhelm and kill sea grasses and shellfish beds, and damage coastal fisheries. The primary need in coastal estuary management is to greatly reduce nutrient inputs, not to increase them, as a golf course inevitably would.

DEC 02 2020

Central Pine Barrens Joint
Planning & Policy Commission

DLC (Discovery Land Company)

With regard to Bakers Bay, the coral reefs near where the golf courses were built were assessed independently at different times prior to the start of construction by three different coral reef research with decades of worldwide experience, Dr. Michael Risk, Dr. James Cervino, and myself. All three of us found that the coral reefs were in exceptionally good condition compared to other sites in the region, and specifically none of us were able to find evidence of coral diseases or harmful algae blooms. The algae that were found on the reef before construction were all species typical of low nutrient concentrations, and were not indicative of pollution. Based on their own personal experience, all three experts independently predicted that if the golf course, marina, hotel, and villas were built, nutrient input to the reef would become excessive, causing coral diseases, harmful algae blooms, and loss of live coral.

It should be noted that the baseline scientific assessment done by the University of Miami ended before construction began, and was not continued as DLC had promised, nor have the data from DLC's own paid consultant's monitoring ever been released to the public, as promised. Furthermore these water quality studies did not include the nutrients that specifically cause harmful algae growth, only simple measurements like temperature and salinity that have little relevance.

Soon after the land had been bulldozed clear of vegetation, the mega-yacht marina dredged out of the mangrove forests, the sediment and soil washed around and under the silt curtains into the sea grass and reefs had settled, and the golf course seeded and fertilized, local divers began to report unprecedented appearance of coral diseases and harmful algae blooms on the reef.

Dr. James Cervino and I confirmed their observations and have followed the changes since then. Coral diseases, which had been absent before the DLC development, began to spread and kill corals in the summer, but stopped in the winter season, only to resume the following year when the water warmed up. The mortality has progressively killed about a quarter of the corals over this period, particularly the large coral heads that build the reef framework, and shows no sign of disappearing. Blooms of algae indicative of high levels of nutrients (what we call "end of the sewage pipe indicators" because that is where they are most commonly found) began to appear on the reef and overgrow, smother, and kill corals. We have hundreds of photographs documenting this sad degradation. Coral diseases and harmful algae blooms were not found in coral reefs far away from the development, either up-current or down-current, the effects appear to be worst nearest the DLC development, so there is no other obvious cause.

Harmful algae blooms are well known to marine biologists to be caused by excessive land-based sources of nitrogen and phosphorus, the two elements that limit algae growth in the ocean due to their scarcity. DLC claims that the algae were naturally caused by hurricanes is the opposite of the truth, hurricanes remove the excessive algae due to the heavy force of breaking waves, and it takes some time for them to grow back unless the site is heavily enriched with nitrogen and phosphorus from sewage, fertilizer, or

DEC 02 2020

Central Pine Barrens Joint
Planning & Policy Commission

To determine whether nutrients specifically coming from the DLC development were the cause of these changes, or if they were due to nutrients transported from populated areas further away, we have made four years of measurements of the nitrogen and phosphorus contents of algae at sites all around the island, and measured the ratio of nitrogen isotopes in the algae, which are diagnostic of different kinds of nitrogen sources. We found that algae nearest to the DLC golf course / marina / villas / hotel development have consistently the highest levels of nitrogen and phosphorus, and distinctively different nitrogen isotope ratios that are typical of the type of fertilizer being used by Bakers Bay, while algae found on other parts of the island have ratios that are typical of natural nitrogen sources (from decomposition of vegetation on land) and not of sewage pollution. It is therefore clear that the source of the nutrients causing the problem comes from the DLC site, and is not transported from other places as DLC and NPV claim.

Our data have been presented at the Abaco Science Conference and at the Bahamas Natural History Conference, and the data will be published in the scientific literature as the first clear proof ever obtained of the negative impacts of golf course developments on coral reefs. It is astonishing that this is the first such direct evidence, because every competent coral reef researcher would say that building a golf course next to a reef would inevitably cause algae problems, but to our surprise we found that we were the first ever to directly document these effects, only because they had never actually been looked for before!

Our study was done pro-bono because DLC's paid consultants failed to evaluate the coral reef health or assess the impacts of nutrient inputs. In fact, out of the hundreds of golf courses built directly overlooking coral reefs, not one ever had a scientifically-sound environmental impact assessment that evaluated nutrient impacts, and none ever assessed coral reef health BEFORE development, and then re-assessed it again afterwards to compare the differences, with the sole exception of our work at Bakers Bay. None of the hundreds of environmental impact assessments done by hired consultants for golf course developers ever measured or evaluated the impacts of nutrients, the key factor known to cause algae blooms, on local marine ecosystems. They simply asserted that no harm could possibly result, without any direct studies. I made extensive searches of the literature for such data and was unable to find any.

DLC has built at least two other huge golf courses at locations where their fertilizer runoff drains directly onto coral reefs, the Makena Golf Course Resort on Maui, and the Kuki'o Golf Course Resort on the Big Island of Hawaii. In both cases these areas had some of the best coral reefs left on those islands. Coral reefs at both sites are now severely degraded, overgrown with weedy algae as the result of land-based nutrient inputs. No serious study of the nutrient impacts on the algae or the coral reef was done in either case, but they are likely worse than Bakers Bay because these are high wet islands with much greater groundwater and surface water runoff into the sea (Guana Cay is a dry and low island so there are no rivers and only a shallow groundwater layer).

I am therefore confident that our findings at DLC's Bakers Bay Golf Course Resort on Guana Cay, that algae blooms and coral disease had not been present before construction, and began to have a severe impact right afterwards, could have been found at any one of these hundreds of other golf courses had people ever bothered to look for them. That our study was the first to find what was obvious is an appalling indictment of the fact that EIA's paid for by developers systematically tell the client what they want to hear and avoid scientifically sound assessment of local ecosystems.

While the character of the marine ecosystems at East Quogue, and their sensitivity to nutrients, are different than at Bakers Bay, our study has clearly relevant lessons for Southampton. It is impossible to heavily fertilize a golf course near the coast without nutrients building up in the groundwater and flowing into the ocean, even with the efforts that DLC made at Bakers Bay to slope many of the greens inland and to place liners under the turf. Claims that this can be done at East Quogue, or that they can actually "clean up the groundwater", appear to be PR hype, not scientifically sound. Instead these new nutrient sources can be expected to fuel weedy algae growth that will further damage seagrass and shellfish in Southampton waters.

Sincerely yours,
Thomas J. Goreau, PhD
President, Global Coral Reef Alliance

RECEIVED

DEC 02 2020

Central Pine Barrens Joint
Planning & Policy Commission

Please Don't
Allow D.L.C. to
destroy our
creeks & waters
Please VOTE
NO !

Hargrave, Julie

From: Emily Pines <epines@brookhavenny.gov>
Sent: Thursday, December 03, 2020 3:34 PM
To: Pavacic, John; carrie.gallagher@dec.ny.gov; county.executive@suffolkcountyny.gov; Dorian.Dale@suffolkcountyny.gov; Freleng, Andrew; janet.longo@suffolkcountyny.gov; Lansdale, Sarah; Edward P. Romaine; aguiar@townofriverheadny.gov; mccormick@townofriverheadny.gov; higgins@townofriverheadny.gov; jschneiderman@southamptontownny.gov; Janice Scherer; mshea@southamptontownny.gov
Cc: Hargrave, Julie; Tverdy, Yaroslav; Jakobsen, Judith; Milazzo, John; Huss, Timothy
Subject: Express News Group Article
Attachments: 12.3.20 Thiele Golf Proposal (Article).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.

The attached December 3, 2020 article sets forth State Assemblyman Fred Thiele's strong opposition to the Lewis Road housing and golf course proposal currently pending before the Pine Barrens Commission. Commission member Supervisor Edward P. Romaine requests that the clear opinion of a member of the original Central Pine Barrens Joint Planning and Policy Commission be included in the record of the Lewis Road proceeding.

Thiele: Reject Golf Proposal

Assemblyman calls on Pine Barrens Commission to nix Discovery bid

BY KITTY MERRILL

A member of the original Central Pine Barrens Joint Planning and Policy Commission, Assemblyman Fred W. Thiele Jr. said the Lewis Road housing and golf course proposal in East Quogue "flies in the face" of historic strategies for preserving and protecting the Pine Barrens.

"This application is inconsistent with the Central Pine Barrens Act, inconsistent with the comprehensive management plan, inconsistent with the efforts and all the work that went into protecting the Pine Barrens in the first place, and I would urge the commission to reject this application," the assemblyman told the commission during its last public hearing on the

Lewis Road plan last month.

If greenlit by the commission, and approved after subsequent review by the Southampton Town Planning Board, developer Discovery Land's plan would see the development of a golf resort

Spinney Road, extending north to, then beyond, Sunrise Highway.

The first hearing before the commission on the proposal was held to a standing room only crowd last February. Once the COVID-19 pandemic struck, subsequent hearings and deliberations have been held via Zoom teleconferences.

Deliberations by the commission have been few so far. Through March, April and May, decision deadlines were extended and

Discovery Land continued to submit more information about the plan. Revisions to the plan that surfaced in June after Southampton Town Supervisor Jay Schneiderman tasked town

comprising 118 seasonal single-family homes and 12 year-round workforce housing units, an 18-hole private golf course, clubhouse, pools, recreational amenities and a sewage treatment plant on just over 608 acres. The site is north and east of Lewis Road near

Mr. Thiele was a member of the original Central Pine Barrens Joint Planning and Policy Commission.

See HEARING, Page A15

HEARING: Thiele Swings At Housing Proposal

FROM PAGE A1

staff with reviewing the proposal and making recommendations, prompted another spate of hearings. While they were supposed to be focused on just the revisions, speakers at hearings in August and October took the opportunity to weigh in about the project in general, expressing either support or opposition.

Opponents offered broad arguments echoed by Assemblyman Thiele during his November 18 commentary. Some, like Assemblyman Steven Engelbright and Pine Barrens Society Executive Director Richard Amper, spoke of the spirit of the Pine Barrens Act when it was adopted in 1993.

"I'm not going to focus on slopes or drainage or even whippoorwills or even whether there are too many par fives and not enough par threes," Mr. Thiele said. "But what I do want to focus on is the broad policy issues with this and what I think the Pine Barrens Commission is all about. Because for at least the last 50 years, the state the county and the local towns have recognized the importance

of what the Pine Barrens is all about — and that's open space preservation, rural character, habitat and, of course, the groundwater."

The lawmaker noted that through the years, the theme of the Pine Barrens has been: "This is an importance resource, protect as much of it, preserve as much of it as you possibly can and where there is going to be development make sure it is consistent with the environmental constraints and mitigate any adverse impacts that may come from that development. And that's what we've seen through the years."

Efforts to that end were made by individual towns through zoning changes — from industrial to residential. Open space zoning, purchases through the Community Preservation Fund and Suffolk County's quarter-percent groundwater protection program, and the state's designation of special groundwater protection areas all helped, Mr. Thiele said.

"That's what we were attempting to do all of those years. And, what we found was, in spite of the best efforts of all those levels of govern-

ment acting independently, this was a regional resource and without regional action, we couldn't protect the resource," he said.

"Going into the 1990s, the Pine Barrens was dying a death of a thousand cuts and that's why this commission was created and that's why a comprehensive management plan was put together.... State legislation was passed and the idea was to make sure the Pine Barrens were not going to be destroyed. Throughout the history of the commission, that's exactly what you've done," Mr. Thiele said.

Then he continued, "I worry about this application because I think it flies exactly in the face, in the opposite direction of all those efforts over 50 years and the efforts of this commission over the last 25."

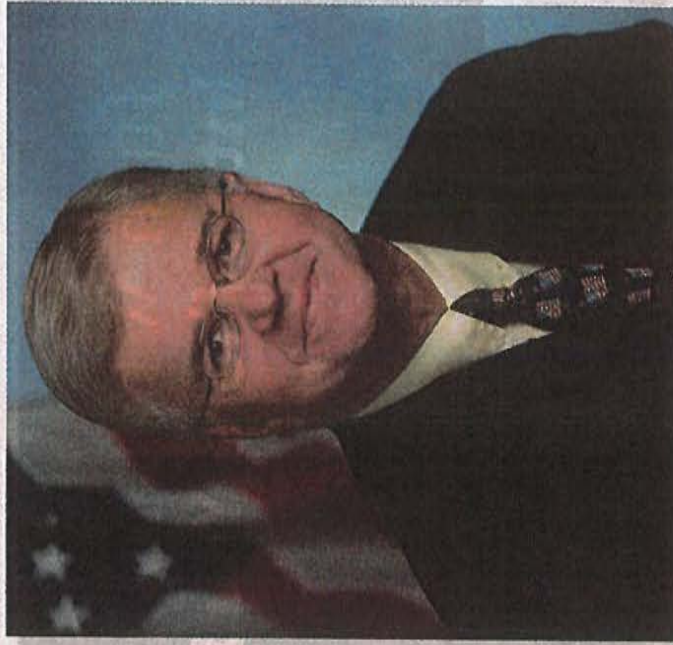
"This project is designed to substantially increase the intensity of land use over what was anticipated, what zoning was in place when the comprehensive management plan was first put together."

Taking a swipe at the history of the project, Mr. Thiele made note that its first iteration, known as The Hills, requested a change of zone

from the Town of Southampton. The Town Board rejected a nearly identical plan, which fell one vote short of a supermajority needed for a special change of zone called a planned development district, or PDD. The proposal was denied after years of debate.

Discovery Land tweaked the plan and brought it back as The Lewis Road Planned Residential Development. In 2018, the Southampton Town Zoning Board of Appeals ruled a golf course could be permitted as an accessory use to the residential development, a move Mr. Thiele this month said "didn't pass the smell test."

At the time, Discovery Land representatives put forth a little-used portion of the town code — a planned residential district, or PRD — that permits the addition of certain recreational amenities, such as tennis courts, in residential neighborhoods. Discovery Land maintained that a golf course used only by residents of the development is comparable to other recreational amenities and thus permitted by current zoning. "The attempt now is to torture the



State Assemblyman Fred W. Thiele Jr.

Southampton town zoning code with a variance interpretation where something that is not permitted as a principal use — a golf course — can somehow be an accessory use to a residential subdivision," Mr. Thiele asserted.

So far, unless granted yet another extension by the applicants, the commission must make a decision in January. According to John Pavacic, the commission's execu-

tive director, the body will not be deliberating the proposal when it meets this month on December 16. Rather, it will set a special meeting during the first half of January for the discussion. From there, if the commission agrees the proposal meets the standards of its land use plan, the application will return to the town planning board for a final subdivision review and determination.

Hargrave, Julie

From: PB Info
Sent: Friday, December 04, 2020 10:33 AM
To: Hargrave, Julie
Subject: FW: Lewis Rd. PRD

Dear Julie,

FYI

John P.

From: Matt Brock <mattbrock222@gmail.com>
Sent: Wednesday, December 02, 2020 11:37 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Rd. PRD

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To PBC Member,

I started out as a dishwasher at Dune Deck in 2017 and have since worked a few different Front of House positions, gaining valuable experience and making many positive memories. When management would update us about how "The Hills" project was progressing through the application process, we were confused and disappointed to learn it had been somehow deflected and postponed each time.

What has impressed me along the way is Discovery's continued commitment to amending the project in order to make it more appealing to those who oppose it and more beneficial to the community as a whole – pretty much shattering the typical "developer" stereotypes. I'm studying Aerospace Engineering at Virginia Tech - pursuing a career that has nothing to do with hospitality -- but my experience at Dune Deck has been invaluable nonetheless and I would certainly advocate for Discovery Land Company to anyone who asks. Another DLC property in our community would be a big win for year-round residents.

Sincerely,

Matthew Brockmeyer

Hargrave, Julie

From: PB Info
Sent: Friday, December 04, 2020 10:35 AM
To: Hargrave, Julie
Subject: FW: Hills Support Letter

Dear Julie,

FYI

John P.

From: Garcete, Codi <Codi.Garcete@elliman.com>
Sent: Thursday, December 03, 2020 11:25 AM
To: PB Info <info@pb.state.ny.us>
Cc: codigarcete@gmail.com
Subject: Hills Support Letter

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Dear Commission Members,

I've lived, worked and raised my daughter in East Quogue most of my adult life. I love East Quogue and want the best for our community too- as well as true residents of East Quogue want what is best for our livelihood AND of course for the environment.

The best case scenario would be to have both – and with this project it seems to have both in mind !

I happen to be in Real Estate for 20 years and it appears better than an unregulated residential development, all the standards set forth by the Pine Barrens Act have been met – we've seen the company make many positive changes to the application to improve its already low impact on the environment. Honestly, what more can we ask for?

The people of East Quogue support this project and I believe so should you.

Sincerely,
Codi Garcete



CODI GARCETE

LICENSED REAL ESTATE SALESPERSON

DOUGLAS ELLIMAN REAL ESTATE

Number #1 Leading Edge for 2017

DIRECT: 631.723.4123

OFFICE: 631.653.6700

MOBILE: 516.381.1031

Codi.Garcete@elliman.com

134 JESSUP AVE, P.O. BOX 971, QUOGUE, NY 11959

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Hargrave, Julie

From: PB Info
Sent: Friday, December 04, 2020 11:28 AM
To: Hargrave, Julie
Subject: Fwd: Lewis Rd.PRD

FYI

From: Adams <dhadams3@optonline.net>
Sent: Friday, December 4, 2020 11:10:25 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Rd.PRD

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The Honorable Carrie Meek Gallager

Chairperson

New York State Pine Barrens Commission

624 Old Riverhead Rd

Westhampton Beach, NY, 11978

Dear Chairperson Gallager and Commissioners,

I urge you to deny this application that will be harmful to the community, the area ground water, Weesuck Creek and

Shinnecock Bay, and surrounding neighborhoods of Quogue, Westhampton, Remsenburg, Speonk, and Eastport. I am

a member of the Southampton Town CAC West, which encompasses some of these areas. This development is overly

massive for the area and threatens the quality of life and endangers the fragile pine barrens on which it is located. The

noise pollution from increased Jet traffic at Gabreski Airport will be much worse that it already is. This past year has already

seen an increase of over 100%. We do not need nor want even more noise pollution. there will also be greatly increased

vehicular traffic and pollution. The Pine Barrens Commission was created to protect the Pine Barrens for the benefit of all.

Please do your job and deny this application. Discover Lands only concerns are it's profits, as evidenced by their lack of

regard for the village of East Quogue. What benefits will the local communities get from this development: increased traffic,

increase noise pollution, poorer already stressed water quality, both ground and bays. Please put the local communities' quality

of life ahead of the profits of Discovery Land and deny this PRD. Thank you, Douglas H Adams, 41 S Bay Ave, Eastport, NY,

11941. 6313258520

Hargrave, Julie

From: PB Info
Sent: Friday, December 04, 2020 10:36 AM
To: Hargrave, Julie
Subject: FW: Lewis Rd. PRD

Dear Julie,

FYI

John P.

From: Jordyn Bitzer <jbitzer@thetroubadourclub.com>
Sent: Thursday, December 03, 2020 5:00 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Rd. PRD

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Commission Members,

I started out as a server at Dune Deck Beach Club when it opened in 2017. I worked my way up to Supervisor, traveled to California to work at The Madison Club in the off-season and most recently, I was given the opportunity to relocate to Nashville to run the Residential Services programs at The Troubadour Club. Discovery leaders could have easily secured an individual with more experience than me to fill this position, but they took a chance on me because they value their employees and like to provide opportunities for growth from within.

The integrity of the company is obvious to those of us who eagerly returned each summer to work long hours at the beach club and those of us who travel to other properties in the off season to continue gaining valuable experience from one of the top leaders in hospitality. There isn't another company that would take the time, spend the money or dedicate the energy to making sure its application exceeds the requirements in all areas. Approve this development so the true working people of the East End can reap the benefits.

Sincerely,
Jordyn Bitzer

JORDYN BITZER | RESIDENTIAL SERVICES MANAGER

Troubadour Golf & Field Club
8000 Troubadour Club Drive | College Grove, TN 37046
M: (631) 965-6044
www.thetroubadourclub.com
A Discovery Land Company Community

Hargrave, Julie

From: PB Info
Sent: Friday, December 04, 2020 10:31 AM
To: Hargrave, Julie
Subject: FW: Lewis Road PRD Endorsement

Dear Julie,

FYI

John P.

From: Ryan Bitzer <ryanpbitzer@gmail.com>
Sent: Wednesday, December 02, 2020 6:39 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road PRD Endorsement

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Pine Barrens Commission,

I'm writing to endorse Discovery Land Company and urge you to approve the Lewis Road PRD. I've been an employee of Discovery Land Company since 2017 and the company has been nothing but supportive of me and my personal pursuits. It's more than a job, it's a family. I've worked at Dune Deck, as well as in California at The Madison Club and working for Discovery has also provided me other opportunities that I wouldn't have otherwise had access to. Having Discovery Land Company in our community is nothing but a benefit to the local economy and working class people. Please APPROVE the PRD – it's what all of the local residents truly want.

Sincerely,

Ryan Bitzer

Hargrave, Julie

From: PB Info
Sent: Friday, December 04, 2020 10:38 AM
To: Hargrave, Julie
Subject: FW: Discovery Land in East Quogue

Dear Julie,

FYI

John P.

-----Original Message-----

From: Silas anthony <silasanthonjyr@gmail.com>
Sent: Friday, December 04, 2020 9:48 AM
To: PB Info <info@pb.state.ny.us>
Subject: Discovery Land in East Quogue

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It it time to vote this project thru and build a golf course and give some jobs to the community. This stalling has gone on far too long . I am counting on you group to sign off and approve Discovery's project. S R Anthony jr, Westhampton Beach

Sent from my iPhone

Hargrave, Julie

From: PB Info
Sent: Friday, December 04, 2020 11:28 AM
To: Hargrave, Julie
Subject: Fwd: Discovery Land Group EQ Project

FYI

From: Wendy MCCARTHY <wendycolt@aol.com>
Sent: Friday, December 4, 2020 11:11 AM
To: PB Info
Cc: Wendy MCCARTHY
Subject: Discovery Land Group EQ Project

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

Dear Commissions Members;

I have written in the past in support of Discovery Land Group's Development in East Quogue. I am writing again to urge you to vote in favor of this project. Now more than ever we need to consider employment opportunities, tax benefits, and property value for our neighbors. Discovery will preserve 77% of the land and clean the trash dump that land currently houses. Discovery has proven to support our communities and will continue to do so especially in times of strife (it can't go unnoticed what they are doing to support the people of Marsh Harbor and its employees when Baker's Bay was struck by the devastating hurricane—the same could happen on LI-Discovery would be there in force to assist.). Now is the time to act in favor of this project. Discovery has waited too long. The people of East Quogue and beyond deserve it. Let's move forward.

Respectfully,

Wendy McCarthy
Westhampton Beach, NY