



**Central Pine Barrens Commission Public Hearing  
February 19, 2020  
Riverhead Town Hall**

**Lewis Road PRD Assertion of Jurisdiction Application  
East Quogue, Town of Southampton**

**List of Staff Exhibits**

Carrie Meek Gallagher  
*Chairwoman*

Steven Bellone  
*Member*

Yvette Aguiar  
*Member*

Edward P. Romaine  
*Member*

Jay H. Schneiderman  
*Member*

- A. 2016 aerial of the general site boundaries
- B. Yield map for the Hills North, The Hills South, and Kracke
- C. Yield map for Parlato
- D. Parlato Town Development Rights Allocation Letters (DRALs)
- E. Master Plan
- F. Town of Southampton Planning Board conditional preliminary application approval and the Planning Board Findings Statement dated October 24, 2019
- G. List of parcels and owners
- H. Project details and map of facilities
- I. List of documents in the Record
- J. Timeline of the project review process
- K. Habitat Map and Photographs of the site
- L. Natural Heritage Program response
- M. Rare Plants Report
- N. NYSDEC Letter of Non-Jurisdiction dated December 4, 2007
- O. Water Table Contour Map
- P. Soils Map and Table 2-1 Soil Properties and Limitations
- Q. Study Area Map
- R. Applicant's review of the project's conformance with standards and guidelines
- S. SONIR Model examples from other projects: The Meadows at Yaphank and Artist Lake Plaza
- T. Survey of Parcels A, D, E, F, G, H, I, J, K, L, M prepared by Nelson & Pope last dated August 23, 2016.
- U. Survey of Parlato Property prepared by Nelson & Pope last dated August 23, 2016
- V. Excerpt from Tall Grass decision
- W. Grading and Drainage Plan (three sheets) prepared by Nelson & Pope dated October 2018
- X. Slope analysis on yield map prepared by Nelson & Pope dated December 2017
- Y. Slope Analysis within the PDD Coverage Area
- Z. Map of open space
- AA. Plan prepared by NP&V, Fazio and Vita "As-of-Right Plans" dated March 5, 2014

624 Old Riverhead Road  
Westhampton Beach, NY  
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<https://pb.state.ny.us/>

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program  
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January 6, 2020

Julie Hargrave  
Central Pine Barrens Commission  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

Re: Lewis Road Planned Residential Development, East Quogue  
County: Suffolk Town/City: Southampton

Dear Ms. Hargrave:

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

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

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

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

Sincerely,



Nicholas Conrad  
Information Resources Coordinator  
New York Natural Heritage Program



**The following state-listed animals have been documented in the vicinity of the project site.**

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

**For information about any permit considerations for the project, contact the NYSDEC Region 1 Office, Division of Environmental Permits, at [dep.r1@dec.ny.gov](mailto:dep.r1@dec.ny.gov), (631) 444-0365.**

**The following species has been documented within .5 mile of the project site.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>
<b>Dragonflies and Damselflies</b>			
<b>Scarlet Bluet</b>	<i>Enallagma pictum</i>	Threatened	

**The following species has been documented at multiple locations within 1/3 mile of the project site. Individual animals may travel 1.5 miles from documented locations. The main impact of concern for bats is the removal of potential roost trees.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>
<b>Northern Long-eared Bat</b> <i>Summer location</i>	<i>Myotis septentrionalis</i>	Threatened	Threatened

This report only includes records from the NY Natural Heritage database.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage’s Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), and from NYSDEC at [www.dec.ny.gov/animals/7494.html](http://www.dec.ny.gov/animals/7494.html).



**The following rare plants, rare animals, and significant natural communities have been documented at the project site, or in its vicinity.**

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

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

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	HERITAGE CONSERVATION STATUS
<b>Moths</b>			
<b>Coastal Barrens Buckmoth</b>	<i>Hemileuca maia</i> ssp. 5	Special Concern	Imperiled in NYS and Globally Uncommon
Spiney Knob and Kettle Barrens, including project area, 1984: The moths were observed in a scrub oak and tree oaks forest.			
<b>Dragonflies and Damselflies</b>			
<b>Comet Darner</b>	<i>Anax longipes</i>	Unlisted	Imperiled in NYS
Sears Bellows County Park, 2019-05-31: Bellows Pond: The dragonfly was observed in a sandy coastal plain pond with well-developed emergent vegetation zones dominated by sedges and rushes along the shorelines. Beds of floating vegetation including Nuphar and Nymphaea sp. are also present. There is a cleared sand beach along the shore. The bottom substrate is mud/muck and the water level was 2 ft deep at the time of the survey. Also found in Sears Pond.			
<b>New England Bluet</b>	<i>Enallagma laterale</i>	Unlisted	Vulnerable in NYS
Sears Pond, Sears Bellows County Park, 2019-05-31: Sears Pond is a deep pond with abundant open water. Although there was no Juncus visible at the time of this survey, it is possible that stands of emergent rushes will be present in low water years. Pipewort occurs along the shore, and patches of Brassenia and fragrant water lily are present. Decodon occurs on the pond edge which is quite boggy in places.			
<b>Blue Corporal</b>	<i>Ladona deplanata</i>	Unlisted	Imperiled in NYS
Sears Bellows Wetlands, Sears Bellows County Park, 2019-05-31: Bellows Pond is a coastal plain pond with well-developed emergent vegetation zones along the shorelines and is dominated by sedges and rushes. There are well-developed beds of Nuphar and Nymphaea also present. There is a cleared sand beach on the east side used for swimming. Sears Pond has a mix of floating and emergent plants, with sedges and rushes at the edge of the marsh.			
<b>Mantled Baskettail</b>	<i>Epitheca semiaquea</i>	Unlisted	Imperiled in NYS
Sears Bellows Wetlands, Sears Bellows County Park, 2008-07-13: The dragonflies were captured on coastal plain ponds.			

<b>Golden-winged Skimmer</b>	<i>Libellula auripennis</i>	Unlisted	Critically Imperiled in NYS
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Sears Pond, Sears Bellows County Park, 2019-05-31: The pond is a large, open water, coastal plain pond surrounded by a mixed oak-pitch pine forest. Most of the pond is relatively deep and contains sparse coastal plain plants including floating vegetation, emergent sedges and rushes, and pipewort. The cove in the southeast corner is shallower, with small emergent rushes, white water lilies, bladderworts, and other aquatic plants. The pond is sand-bottomed with overlying muck, especially in the southeast corner.

<b>Double-ringed Pennant</b>	<i>Celithemis verna</i>	Unlisted	Critically Imperiled in NYS
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Sears Bellows Wetlands, Sears Bellows County Park, 2019-05-31: The habitats are coastal plain ponds.

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

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
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**Wetland/Aquatic Communities**

<b>Pine Barrens Shrub Swamp</b>	High Quality Occurrence of Uncommon Community Type
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Sears Bellows Wetlands, Sears Bellows County Park: This is a large complex (21 acres) occurring primarily as a narrow (1-4 m) margin surrounding a variety of wetlands. There is high diversity and intact hydrological and fire regimes.

<b>Highbush Blueberry Bog Thicket</b>	High Quality Occurrence of Uncommon Community Type
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Sears Bellows Wetlands, Sears Bellows County Park: This is a high quality occurrence in a diverse landscape setting with intact fire and hydrological regimes. The community is in a diverse array of adjacent communities including pine barrens shrub swamps, coastal plain pond shores, and coastal Atlantic white cedar swamps.

<b>Coastal Plain Pond Shore</b>	High Quality Occurrence of Rare Community Type
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Sears Pond, Sears Bellows County Park: This is a large pond in an excellent and diverse landscape setting. The pond shore is a relatively small fraction of the pond. The shoreline, based on the occurrence of *Eleocharis Robbinsii*, probably never exceeds 3-4 m in width. Water levels exhibit limited variability.

**Upland/Terrestrial Communities**

<b>Pitch Pine-Oak-Heath Woodland</b>	Rare Community Type
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Quogue-Riverhead Barrens Southeast, .4 mile west of project site: This moderately size woodland features good physiognomic and species diversity with only minor cover of exotic, and invasive plant species present. It is near the edge of a small forested landscape and poorly buffered from incompatible surrounding land uses. Portions of the woodland are subject to moderate disturbance by ATVs.

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

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
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<b>Collins' Sedge</b>	<i>Carex collinsii</i>	Endangered	Critically Imperiled in NYS
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Sears Pond, Sears Bellows County Park, 1990-08-06: Coastal plain Atlantic white cedar swamp with *Chamaecyparis thyoides*.

Sears Pond, Sears Bellows County Park, 1997-10-10: This is a pond that developed in a large north to south-trending kettle at the margin of the moraine and outwash plain. A thin margin of pine barrens shrub swamp rims the pond. The pond soil is sandy with small inclusions of muck and small inclusions of peat. The hydrology is influenced by groundwater with limited overland flow and varies on a 2-3 year cycle. Two small lobes of peat in the southern end of the pond contain small one-three-acre Atlantic white cedar swamps with red maple.

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

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), from NatureServe Explorer at [www.natureserve.org/explorer](http://www.natureserve.org/explorer), and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org). For descriptions of all community types, go to [www.dec.ny.gov/animals/97703.html](http://www.dec.ny.gov/animals/97703.html) for Ecological Communities of New York State.



**The following rare plants have historical records  
at your project site, or in its vicinity.**

The following rare plants were documented in the vicinity of the project site at one time, but have not been documented there since 1979 or earlier, and/or there is uncertainty regarding their continued presence. There is no recent information on these plants and animals in the vicinity of the project site and their current status there is unknown. In most cases the precise location of the plant or animal in this vicinity at the time it was last documented is also unknown.

If suitable habitat for these plants or animals is present in the vicinity of the project site, it is possible that they may still occur there. We recommend that any field surveys to the site include a search for these species, particularly at sites that are currently undeveloped and may still contain suitable habitat.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NYS LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Plants</b>			
<b>Rough Hedge-nettle</b>	<i>Stachys hyssopifolia</i>	Threatened	Imperiled in NYS
1945-07-28: East Quogue. Wet soil.			5968
<b>Great Plains Flatsedge</b>	<i>Cyperus lupulinus</i> <i>ssp. lupulinus</i>	Threatened	Imperiled in NYS
1955-09-12: East Quogue. Dry sands.			10117

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), from NatureServe Explorer at [www.natureserve.org/explorer](http://www.natureserve.org/explorer), and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).