

Hargrave, Julie

From: susan cerwinski <scerwins@gmail.com>
Sent: Sunday, November 15, 2020 11:17 AM
To: Hargrave, Julie
Subject: Lewis Road PRD Public Hearing November 18, 2020

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.

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 As described below, I believe the unpublished information has allowed Discovery Land to obscure its impact on the area defined by the Southampton Planning Board in 2010 as a "Critical Environmental and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: PB Info
Sent: Monday, November 16, 2020 10:46 AM
To: Hargrave, Julie
Subject: FW: Please protect our sole source aquifer

Hi Julie,

Public comment on Lewis Road PRD – would you please forward to the Commission and track these?

Thank you.

John P.

From: Susan Bailey <sanhunt10@gmail.com>
Sent: Saturday, November 14, 2020 10:51 AM
To: PB Info <info@pb.state.ny.us>
Subject: Please protect our sole source aquifer

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What water will we drink when a sewage treatment plant is placed on top of our sole source for all of Long Island aquifer?

The placement of fuel storage tanks here as well? These things have a tendency to leak.

The removal of the sand, a natural filter for pollutants, to be replaced by a highly polluting golf course and over the top buildings?

Not to mention the removal of the few remaining indigenous trees in East Quogue?

The shutting down of a much needed deer and wildlife corridor and hiking trails?

What air will we breathe as traffic on Lewis Road that is already increasing at an alarming rate, becomes unbearable?

Surely the Town and State can come up with a site that actually needs cleaning up, to swop with these erstwhile golfers who would be happy to be good citizens for the sake of our community, instead of adding an environmental disaster to a delicate and stressed area?

Why hasn't this site already been preserved for the environmentally sensitive resource that it is?

Please preserve the remains of our Pine Barrens for the sake of our health and safety.

Respectfully, Susan Bailey.

Hargrave, Julie

From: PB Info
Sent: Monday, November 16, 2020 2:08 PM
To: Hargrave, Julie
Subject: FW: Lewis road project East quogue

Hi Julie,

More comments on Lewis Road.

Thank you.

John P.

From: Susan Madigan <susanpmadigan@gmail.com>
Sent: Monday, November 16, 2020 12:47 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis road project East quogue

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Dear Sir or Madam

I have been a resident of East quogue for many years and prior to my residency here my parents owned a home in the town of Southampton therefore we are quite familiar with the area and love what it has to offer In fact I met my husband here in 1970. He lived in Flanders with his family and grew up amidst nature loving the freedom of exploring the forests and beaches.

Please do not let this Lewis Road project of building homes and a golf course interfere with the beauty of the south shore of Long Island. The development and expansion of this project will pollute our water and air as well as potentially invite other major construction projects.

Please save East Quogue from

Disaster

Sincerely Susan and Tom Madigan

15 West end Avenue

East Quogue NY

Hargrave, Julie

From: PB Info
Sent: Tuesday, November 17, 2020 8:43 AM
To: Hargrave, Julie
Subject: FW: Lewis Road PRD aka The Hills 11/18/2020

Hi Julie,

Another comment on Lewis Road.

John P.

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

From: grace cole <gracie631@gmail.com>
Sent: Monday, November 16, 2020 3:30 PM
To: PB Info <info@pb.state.ny.us>
Cc: Schneiderman <jschneiderman@southamptontownny.gov>
Subject: Lewis Road PRD aka The Hills 11/18/2020

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.

Please submit this letter in opposition to the above application. It is well known since the beginning that the Southampton Town Board (except for 2 members) and the zoning and planning departments, as well, have supported this mega development.

The potential harm to the ground water should be of the utmost concern in your decision. Please consider the health and well being of our community. Discovery Land needs to find an alternative that is considerate of the families residing in East Quogue and the neighboring communities or pack up and go home to Arizona.

Respectfully submitted

Grace Cole
6 Whitewood Court
East Quogue, MY. 11942

Now the final decision lies in the hands of the Pine Barrens Commission

I am opposed

Sent from my iPad

Hargrave, Julie

From: PB Info
Sent: Tuesday, November 17, 2020 8:45 AM
To: Hargrave, Julie
Subject: FW: Don't let them build on top of our drinking water

Hi Julie,

Another comment on Lewis Road.

John P.

From: Lisa Vota <Lisa.Vota@wnco.com>
Sent: Monday, November 16, 2020 4:44 PM
To: PB Info <info@pb.state.ny.us>
Subject: Don't let them build on top of our drinking water

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.

Having had worked for Citizens Campaign For the Environment for several years, I am in total disagreement building absolutely anything on top of our Pine Barrens.

CCE went door to door petitioning and fundraising, educating the public, to protect this land. We worked extremely hard for years!!!

Why would anyone want to ruin our precious drinking water underneath these barrens.

This is unfathomable and not environmentally sound.

This is our children's future and our inheritance to them. if this passes, it will be contaminated, no doubt.

Will have to move off this Island, for it will be a disaster.

Ive been to a few meetings already, its extremely sad we cannot voice our opinions in person.

On behalf of myself and my family, please hear our word. This is not a good idea for our beautiful pine barrens.

Thank you

Sincerely,

Lisa A Vota

ISP/CSA

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Hargrave, Julie

From: PB Info
Sent: Tuesday, November 17, 2020 1:05 PM
To: Hargrave, Julie
Subject: FW: Lewis Road Comments

Hi Julie,

Additional comment on Lewis Road.

Thanks.

John P.

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

From: Thomas Elefterion <elef47@icloud.com>
Sent: Tuesday, November 17, 2020 9:22 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road Comments

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I don't understand why these meetings keep on occurring, when everyone realizes that this development would be a detriment to our environment . We keep on going over the same material, giving the same information, why would the NYS Pine Barrens Commission even address this any further. The developer is not interested in any of our concerns and is only interested in making a sizable profit at the expense of our water supply.

Don't let this happen. We don't receive our water supply from an upstate reservoir. If our water supply is contaminated due to encroachment by building homes and recreation close to this pristine protected area than what ? Let's do the right thing and tell the developers "NO". It doesn't take a rocket scientist to know what the right answers are to this problem. The question is, will the Commission. Do the right thing!

Sent from my iPhone

Hargrave, Julie

From: PB Info
Sent: Tuesday, November 17, 2020 1:08 PM
To: Hargrave, Julie
Subject: FW: Lewis Road comments

Hi Julie,

Another comment on Lewis Road.

Thank you.

John P.

From: Anna <katiamom@aol.com>
Sent: Tuesday, November 17, 2020 11:41 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road comments

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 Commissioners,

I am writing to express my firm opposition to the proposed Lewis Road PRD development in East Quogue, NY. This application from Discovery Land Company, an out-of-town developer, has been before numerous official entities, first as The Hills of Southampton and now as the Lewis Road development. The application has been turned down at almost every point as I'm sure the Commission knows.

As I am also sure the Commission is aware of, this application by Discovery Land Company has been advanced by non-East Quogue residents. At every public forum regarding this application, in all of its incarnations, the majority of people who spoke or wrote or made a presentation *in favor* of this application were from out-of-town i.e., not from East Quogue. The records indicate that these people were residents of Westhampton, Southampton, East Hampton, Center Moriches, Riverhead, etc. and even an enormous amount of people from Nassau County!

Apart from scientific experts and environmental groups, the only people whose voices should count and be heard are registered voters of East Quogue. This development is proposed for East Quogue--not Westhampton, Quogue or Nassau County. East Quogue residents have spoken loudly and clearly and overwhelmingly several times over--**WE ARE AGAINST THIS PROJECT!**

The Lewis Road PRD does not fall within the parameters in any way of what was envisioned for the Pine Barrens and does not adhere to the Pine Barrens Act and Land Use Plan. Please do not allow the Pine Barrens to be defiled and our precious water supply sullied! Please do not approve this project.

Sincerely,
Anna Klebnikov Brinsmade
East Quogue

Hargrave, Julie

From: PB Info
Sent: Tuesday, November 17, 2020 2:32 PM
To: Hargrave, Julie
Subject: FW: Lewis Road comments

Dear Julie,

FYI

John P.

From: Richard Amper <amper@pinebarrens.org>
Sent: Tuesday, November 17, 2020 1:56 PM
To: Anna <katiamom@aol.com>
Cc: PB Info <info@pb.state.ny.us>
Subject: Re: Lewis Road comments

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Well said!
Dick Amper

On Tue, Nov 17, 2020 at 11:41 AM Anna <katiamom@aol.com> wrote:

Dear Commissioners,

I am writing to express my firm opposition to the proposed Lewis Road PRD development in East Quogue, NY. This application from Discovery Land Company, an out-of-town developer, has been before numerous official entities, first as The Hills of Southampton and now as the Lewis Road development. The application has been turned down at almost every point as I'm sure the Commission knows.

As I am also sure the Commission is aware of, this application by Discovery Land Company has been advanced by non-East Quogue residents. At every public forum regarding this application, in all of its incarnations, the majority of people who spoke or wrote or made a presentation *in favor* of this application were from out-of-town i.e., not from East Quogue. The records indicate that these people were residents of Westhampton, Southampton, East Hampton, Center Moriches, Riverhead, etc. and even an enormous amount of people from Nassau County!

Apart from scientific experts and environmental groups, the only people whose voices should count and be heard are registered voters of East Quogue. This development is proposed for East Quogue--not Westhampton, Quogue or Nassau County. East Quogue residents have spoken loudly and clearly and overwhelmingly several times over--**WE ARE AGAINST THIS PROJECT!**

The Lewis Road PRD does not fall within the parameters in any way of what was envisioned for the Pine Barrens and does not adhere to the Pine Barrens Act and Land Use Plan. Please do not allow the Pine Barrens to be defiled and our precious water supply sullied! Please do not approve this project.

Sincerely,
Anna Klebnikov Brinsmade
East Quogue

Hargrave, Julie

From: PB Info
Sent: Tuesday, November 17, 2020 2:33 PM
To: Hargrave, Julie
Subject: FW: Pine Barrens Commission Hearing - 11-18-20
Attachments: Pine Barrens Commissioner Hearing 11-18-20.docx

Importance: High

Dear Julie,

Another comment on Lewis Road.

John P.

From: doyle <bdoyle8@optonline.net>
Sent: Tuesday, November 17, 2020 2:19 PM
To: PB Info <info@pb.state.ny.us>
Subject: Pine Barrens Commission Hearing - 11-18-20
Importance: High

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.

Attached please find a letter for consideration during tomorrow's hearing.

Bonnie Doyle

8 Lawrence Avenue
Hampton Bays, NY 11946
November 17, 2020

Pine Barrens Commissioners:

I am writing to express my sadness and displeasure with the Lewis Road PRD. Despite the many public hearings and changes to the original plan, many outstanding issues remain to be resolved. Those that were resolved, barely meet the grade. While this hearing addresses the revisions to drainage and grading plans, the larger issues with the most potential environmental impact remain.

The main goals of the Pine Barrens Act are the protection of ground, surface, and drinking water and preservation of the area's significant vast ecological resources. This PRD fails to meet basic goals, most importantly the protection of our drinking waters. This requires adherence to rigorous standards, not just the minimum. At this juncture, our residents prefer bottled water. If this comes into play, the quality of our drinking water will undoubtedly decline further.

I have been involved and watching this long and painful episode evolve from a PDD, rightfully rejected by the Town of Southampton's Town Council for a whole host of reasons. As you are also aware, this is simply another iteration. Once this attempt failed, the application was submitted as a PRD with two primary uses, the subdivision and a golf course. This too had legal implications, and the Town maintained two used could **possibly** be entertained. I feel this project should have been rejected this simply given the vagueness of the language and still could.

The public is asked in your charter to be involved in protecting this environmentally sensitive area. I am an active member of the Hampton Bays Civic Association who did just that. This organization as well as several other community organizations, including the East Quogue Civic Association rejected this from its inception. We all recognize that this, while it has the greatest impact locally; it is not just a hamlet issue. Any degradation of our environment and drinking water affects the entire region, not just East Quogue or Hampton Bays. Long range planning is part of your charter as you are responsible for stewardship of this treasure. A broad view could not possibly support this PRD.

This project that will only serve the very wealthy, including the developer. This is painfully obvious as the plan calls for the sewerage treatment center situated next to the affordable housing. This should never happen given the heightened awareness of social justice issues today.

I hope that in your thoughtful deliberation, you will adhere to your mandate to cherish the Pine Barrens and reject this application.

Sincerely,

Bonnie Doyle

Hargrave, Julie

From: PB Info
Sent: Tuesday, November 17, 2020 2:34 PM
To: Hargrave, Julie
Subject: FW: Lewis road comments

Dear Julie,

Another Lewis Road comment.

John P.

From: Robert DeYoung <bobodeyo@gmail.com>
Sent: Tuesday, November 17, 2020 2:23 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis road comments

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To whom it may concern:

I have attended a number meetings over the years and cannot believe that the end is in sight.

I have been opposed to this project from the beginning for a variety of reasons-

1-the PINE BARRENS is sacred ground and should be off limits to any building whatsoever-it is OUR water supply-it's that simple.

2-EQ is a wonderful blue collar community and to create an upscale development (as proposed) reeks of everything we are not. I don't see them as a part of our town but as a separate enclave to themselves.

3-I think we all know it's about the MONEY and when they are finished and gone we will be stuck cleaning up their mess. It will not be worth it in the end.

Thank you,
Robert de Young

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 8:44 AM
To: Hargrave, Julie
Subject: FW: comments for the 11/18 Pine Barrens Commission hearing

Hi Julie,

Another comment on Lewis Road.

Thank you.

John P.

From: Jane Fasullo <jfas1@optonline.net>
Sent: Tuesday, November 17, 2020 11:48 PM
To: PB Info <info@pb.state.ny.us>
Subject: comments for the 11/18 Pine Barrens Commission hearing

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.

Please be sure all the commissioners of the Central Pine Barrens Commission are made aware of the following comment.

As a resident of Suffolk County and a person keenly aware of the benefits of protecting our aquifer water, I feel compelled to submit the following comment with regard to the Lewis Road PRD in Southampton.

While the newest version of the plans for this development, on a quick review, appear to adhere to the Central Pine Barrens Joint Planning and Policy Commission's Standards and Guidelines for the compatible growth area, I am greatly concerned that overlooking nearly certain changes, will turn this development into something very negative for Long Island. Not knowing if you can take such matters into consideration when deciding to approve or reject developments in the Pine Barrens, I can only hope that you can because these issues are important.

I am motivated to bring this up by what I have seen happen relative to other development. Developers agree to do (or not do) something to win approval, such as use only low or no nitrogen fertilizers; use only "organic" lawn maintenance processes; avoid planting invasive plants or use only native plants; protect from development, in perpetuity, a specific number of acres of the property; create a water treatment plant with a specific level of processing and maintain it; or similar. But no one is assigned to confirm that those agreements are adhered to. And years down the road, when no one is around who would remember the terms of the original agreement, the original developer (or another developer) comes to the planning board asking for permission to build more, change an amenity intended for use only by the development's residents to a public amenity or do something else that effectively negates a condition agreed on for the original agreement.

The most recent example of this is the conversion of a public 18-hole executive golf course in Setauket. The Town of Brookhaven and those who bought Heatherwood homes were told it would be there for them forever. That was in 1967. If it were not for one or more of the original buyers recalling they were promised the course, the Heatherwood Corporation would be planning to completely remove golf from the site and replace it all with rental housing. But some long time Heatherwood homeowners took the developer to court. Now the land will be a combination of a 9-hole par

three course and a large number of housing units. No one from the Town of Brookhaven, where the course was located, told the developer he could not take the course away because the approval to build hundreds of homes was predicated on the existence of the course. Most likely this was because those on the planning and town boards at the time, no longer are members of those boards and new members of the boards know nothing of the original agreement.

Because the Lewis Road PDR will take place in a part of the Island set aside for even greater protections of the natural environment, it becomes more important for you, the commissioners of the Pine Barrens Commission, to consider these eventualities and take them into consideration.

Before granting approval for the PDR there must be guarantees in place that no more land will ever be developed at this site; that the golf course will not be made public even if that means it must be abandoned; that no matter what the courts might say about the exclusiveness of a seasonal use of residences, these cannot be made full time homes; that the working class residences will always be priced for the working class; that the water treatment plant always be maintained so it does not malfunction and improperly process the water; etc.

Respectfully submitted,

Jane Fasullo
Suffolk County resident

Jane Fasullo
Sierra Club L.I. Group
Event Outreach / Outings Manager / e-news editor / foundation committee chair / immediate past group chair
631-689-1568
[Jfas1@optonline.net](mailto:jfas1@optonline.net)

Growth for the sake of growth is the ideology of the cancer cell - Edward Abbey

Make haste, not waste. Reduce what you buy, reuse what you can or find someone who needs it, and then, recycle what remains so the components can be repurposed.

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 8:42 AM
To: Hargrave, Julie
Subject: FW: Citizen's Statement to the Central Pine Barrens Commission, Meeting Nov. 18, 2020, Re. the Lewis Road Project
Attachments: CM StatemtPineBarrensComm LewisRdProj 11-18-2020.docx

Dear Julie,

Another comment on Lewis Road.

John P.

From: Carol Mauro <francophileforever@gmail.com>
Sent: Tuesday, November 17, 2020 9:10 PM
To: PB Info <info@pb.state.ny.us>
Cc: aguiar@townofriverheadny.gov
Subject: Citizen's Statement to the Central Pine Barrens Commission, Meeting Nov. 18, 2020, Re. the Lewis Road Project

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To the Central Pine Barrens Commission and Town of Riverhead
Supervisor Yvette Aguiar:

Please consider acting on my statement regarding the Lewis Road Project during the Commission's Nov. 18, 2020, meeting. I have attached the file below.

Thank you.

Carol Mauro

Suffolk County Resident
francophileforever@gmail.com

Statement to the Central Pine Barrens Planning and Policy Commission:

To Ensure Environmental Sustainability in the Lewis Road Project / 11-18-2020

I have read the Commission's draft staff summary, especially the section concerned with Discovery Land's "Conformance with Plan Standards and Guidelines." I understand that if Discovery Land adheres to all requirements to build in the Compatible Growth Area and Core, it is legally permitted to do so. *But my strong concern is the preservation of the ecosystem not only during development but also post-development.* My concerns include pollution of ground and surface water by large quantities of pesticides and other chemicals used to maintain a golf course, the negative impact of chemicals on wildlife and their habitat, the withdrawal of large amounts of water for irrigation, replacement of natural plant areas with highly managed landscapes and non-native plants. In addition, what will stop the developer from making environment-unfriendly changes in the future?

Consequently, I ask that the Central Pine Barrens commission require two more stipulations before giving the go-ahead on the Lewis Road Project. They are that ...

- the developer earn certification in "Standard Environmental Management Practices" from the Audubon Cooperative Sanctuary Program for Golf: in environmental planning, wildlife and habitat management, chemical use reduction and safety, water conservation, and water quality management;
- to ensure future environmental sustainability, the developer make no changes to the Lewis Road Project as originally approved (say, five years down the road, increasing the number of year-round residences) unless it seeks and is granted written permission by the Commission.

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 10:35 AM
To: Hargrave, Julie
Subject: FW: Lewis Rd. Comments

Hi Julie,

More comments on Lewis.

John P.

From: Lee DeYoung <leemdeyo@gmail.com>
Sent: Wednesday, November 18, 2020 10:21 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Rd. Comments

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To Whom it May Concern:

I have been opposed to this project from the very beginning due to the following reasons:

1. The Pine Barrens is sacred ground and should be off limits to development. It is the source of our water supply.
2. East Quogue is a community of working families, not a community of the fabulously wealthy. The development of an exclusive enclave is not needed or in line with our character.
3. There is also the issue of who benefits monetarily from this project. I believe it's the developers. We do not need more cars or strain on our fire, police, and environment.

Respectfully,
Lee DeYoung
9 Whippoorwill Lane
EQ

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 10:36 AM
To: Hargrave, Julie
Subject: FW: Lewis Road Comments

Hi Julie,

Another comment.

John P.

From: Heather <heathag@gmail.com>
Sent: Wednesday, November 18, 2020 10:26 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road Comments

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Heather Liguori
Individual
631-235-2657
Westhampton Beach

The modifications made to the project from this summer were beneficial. The project is a good one, solid. It conforms across the board so you should approve it already!!! We could end up with something far worse, a developer far less amenable to change down the road if you don't.

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 11:32 AM
To: Hargrave, Julie
Subject: FW: Lewis Rd PRD

Dear Julie,

Another Lewis Road comment.

John P.

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

From: David Opt <davidac1@optonline.net>
Sent: Wednesday, November 18, 2020 10:49 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Rd PRD

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To Whom it may concern,

I have been a resident of East Quogue for nearly my entire life.

I am in support of the Lewis Rd PRD.

First, the project meets the requirements set forth by the Town of Southampton as well as New York State Environmental guidelines.

Second, it is the only type of project that makes sense in the Hamlet of East Quogue. Our taxes are some of the highest in the town and we are one of the heaviest with regards to preservation. We cannot afford to let this opportunity slip past us. High Value homes would not impact our services and would help us mitigate school costs. Preservation would also be detrimental once the property comes off the tax roles. I see environmental review as a tool to balance the pros and cons of a development from both the environment and fiscal standpoint. The guidelines are not supposed to be used as a weapon to defeat developers. It seems that we have lost sight of that. This project would be an equal environmental impact compared to an as of right development. It was stated that if the community benefits were included it would in fact be a more beneficial project. I give the fault to Southampton Town for that blunder!

In closing, it would be a mistake if the pine Barrens Commission decides against this project. It would also mean that the Commission is more interested in activism. Your job is to apply guidelines and balance all aspects of the project, not act on behalf of environmental lobbyists. We all would love to see every piece of land preserved but that is far from reality. The cold hard truth is that this property will not be preserved.

Please make the right choice. Approve the project.

David Celi
East Quogue

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 11:31 AM
To: Hargrave, Julie
Subject: FW: Lewis Road PRD

Another Lewis Road comment

From: Theresa Winter <twinter@tcreporting.com>
Sent: Wednesday, November 18, 2020 11:04 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road PRD

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Dear Central Pine Barrens Commission,

I am writing to support the Lewis Road PRD. It meets all of your requirements and I believe it will be a positive development for our area.

We hope you are able to approve this project as soon as possible in order to benefit our entire community.

Thank you for taking the time to consider what residents really want within our local community.

Theresa Winter
Quogue, NY

Kind Regards,

Theresa Winter

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 11:33 AM
To: Hargrave, Julie
Subject: FW: Lewis Road PRD

FYI - more comments

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

From: dm7043 <dm7043@aol.com>
Sent: Wednesday, November 18, 2020 11:17 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road PRD

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Dear Pine Barrens Commission,

Please approve this project at your earliest convenience. It has been delayed and dragged on now for far too long. I understand that it meets all of your requirements. It has overwhelming support from the East Quogue community along with the many experts in their respective fields who have already given their recommendations and approval.
Thank you,

Dan Manning
East Quogue

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 11:34 AM
To: Hargrave, Julie
Subject: FW: Lewis Road Comments 11/18/20

Dear Julie,

More Lewis Road comments.

John P.

From: David Girgenti <dg@innovativetechnologiesny.com>
Sent: Wednesday, November 18, 2020 11:23 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road Comments 11/18/20

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To whom it may concern,

This project has conformed to all the guidelines and regulations. Despite the goal post constantly moving, the developer continues to play the game... as a resident of East Quogue, I have always supported this project and it's only gotten better and better with all the requested/required amendments. Please approve it so we can all look forward to a bright future in this community.

Respectfully submitted,
David Girgenti

David Girgenti, Owner/President
Innovative Technologies & Associates
ITA Security (a division of Innovative Technologies & Associates)
"Capturing Expectations, Delivering Excellence"



office | 521 Montauk Hwy., East Quogue, NY 11942
mail | PO Box 812, East Quogue, NY 11942
main | 631-653-2055
cell | 631-740-7473
email | dg@InnovativeTechnologiesNY.com
web | www.InnovativeTechnologiesNY.com

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Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 11:36 AM
To: Hargrave, Julie
Subject: FW: Lewis Road PRD

Dear Julie,

More Lewis Road comments.

John P.

From: Karen Kooi <karenkooi8990@gmail.com>
Sent: Wednesday, November 18, 2020 11:25 AM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road PRD

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Dear Pine Barrens Commission,

I write to you today as a resident of East Quogue and an environmentally friendly citizen. Please approve the Lewis Road PRD already. It has been reviewed by at least four Boards over the last five or six years. Discovery Land has made the changes recommended by every one of those Boards. The project meets all requirements and will be good for East Quogue and is the best alternative for the environment. Thank you.

Karen Kooi
East Quogue

Hargrave, Julie

From: PB Info
Sent: Wednesday, November 18, 2020 12:12 PM
To: Hargrave, Julie
Subject: FW: Please note

Hi Julie,

Another comment on Lewis Road.

John P.

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

From: Donna Lanzetta <donna.lanzetta@yahoo.com>
Sent: Wednesday, November 18, 2020 11:53 AM
To: PB Info <info@pb.state.ny.us>
Subject: Please note

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Hello members of the Pine Barrens Commission,

I am writing in support of the Lewis Road PRD which has shown it can comply with all of the Standards and Guidelines of the Commission and the land use plan and as such, it should be approved by the Commission. Thank you for your thorough review of the Lewis Rd PRD project.

Sincerely-
Donna

Donna Lanzetta
East Quogue, NY
631.741.4438 cell

Hargrave, Julie

From: Katie Muether Brown <kmbrown@pinebarrens.org>
Sent: Wednesday, November 18, 2020 1:45 PM
To: PB Info; Carrie.Gallagher@dec.ny.gov; aguiar@townofriverheadny.gov; supervisor@townofriverheadny.gov; Edward P. Romaine; JSchneiderman@southamptontownny.gov; Dorian.Dale@suffolkcountyny.gov; andrew.freleng@suffolkcountyny.gov; Sarah.lansdale@suffolkcountyny.gov; janet.longo@suffolkcountyny.gov; mccormick@townofriverheadny.gov; epines@brookhavenny.gov; mshea@southamptontownny.gov; JScherer@southamptontownny.gov
Cc: PB Pavacic, John; Jakobsen, Judith; Hargrave, Julie
Subject: Lewis Road Written Comments
Attachments: LIPBS Lewis Road Comments 11-18-20.pdf

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Please find the Long Island Pine Barrens Society's written comments on the Lewis Road PRD attached. We ask that you please include these comments as part of the record on the project.

In addition, as many of our original concerns still apply, we encourage you to review our past submissions here:

- February 2020 Submission: <https://www.dropbox.com/sh/xyb6wch23ic653s/AABdSu5pDgwhLIJGmiPMiXsHa?dl=0>

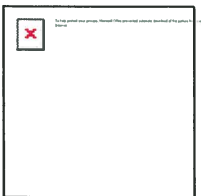
- August 2020

Submission: <https://www.dropbox.com/s/hxzvoifdpwb6x2u/LIPBS%20Submission%20to%20Commission%208-19-20.pdf?dl=0>

Thank you for your consideration!

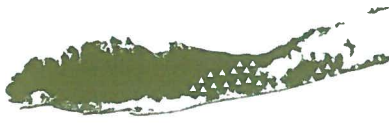
Katie Muether Brown

Deputy Director | Long Island Pine Barrens Society
547 East Main Street
Riverhead, NY 11901
631-369-3300



[//Facebook.com/pinebarrenssociety](https://Facebook.com/pinebarrenssociety)

Instagram: @LIPineBarrens



LONG ISLAND
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SOCIETY

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F: (631) 369-3389
WWW.PINEBARRENS.ORG

November 18, 2020

Re: Lewis Road PRD

The Honorable Carrie Meek Gallagher
Chairwoman
New York State Pine Barrens Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Dear Chairwoman Gallagher & Commissioners:

In addition to our comments submitted at the public hearings on February 19, 2020 and August 19, 2020, and after reviewing the developer's several sets of response papers, we would like to submit the following comments to the hearing record.

Concerns Over Process

We are gravely concerned about how the review process for the Lewis Road Planned Residential Development (PRD) has played out.

As mentioned in our earlier set of papers, we have serious concerns about the applicant's and the Town of Southampton's clear violation of the New York State Environmental Quality Review Act (SEQRA). The Southampton Town Planning Board never coordinated review of the Lewis Road PRD proposal as required by SEQRA, nor did it ever establish a lead agency, or adopt a determination of significance. Moreover, the Southampton Town Planning Board did not have the legal authority to approve the proposed project. This matter is currently before the New York State Supreme Court.

In addition, we are disappointed about the Commission's allowance of the continuous changes that are made to this project after every hearing. This whole review process has become "Let's make a deal," rather than a review based on sound environmental planning. The fact that the developer is pointing to environmental analyses conducted during a SEQRA review for a project

that has since been denied, is alarming. The Lewis Road PRD project that is before you today is completely different in terms of size and configuration, than that of the Hills PDD.

Development is now placed in the Critical Resource Area of the Pine Barrens. A sewage treatment plant, golf tees and residential lots are now behind nearby homes. The nitrogen mitigation measures promised with the Hills PDD, deemed necessary to curtail the massive nitrogen impacts of this project, have been removed. A new mining plan has been proposed. Roads have been removed. The development has been shifted southward, closer to nearby homes and waterbodies. These are vast changes that need an extensive environmental review.

No comprehensive review has been completed for all of these changes. We truly do not know what the overall environmental impact will be for a project of this magnitude, placed in a critical environmental area.

The applicant has stated all along that their project complies with every guideline of the Pine Barrens Act and Comprehensive Land Use Plan (CLUP). However, they continue to change their project in order to conform. This is in direct contradiction and it should be a red flag showing that this project does not indeed conform.

Despite the numerous rounds of changes that have been made, many questions raised by the community and by the Commission, have been left unanswered. The project application for this project has been incomplete since it was filed in December of 2019.

Major Concerns Left Unanswered

The latest set of papers provided by Discovery Land Company leaves many major questions unanswered and much to be desired. The new changes presented by the developer do not address the many environmental concerns raised by the Pine Barrens Commission staff nor the environmental community.

We encourage you to please review our previous sets of papers (from February and August 2020), as almost all of our original concerns still apply.

The Lewis Road PRD has consistently failed to meet the requirements and guidelines of the Pine Barrens Act and the CLUP, and here's why:

- There are SEQRA compliance violations that are currently before the New York State Supreme Court.
- Significant changes to the site plan have been made, that have never been analyzed during the SEQRA process, nor by the Southampton Town Planning Board.
- Reasonable alternatives were not considered by the Town Planning Board.
- The developer has failed to prove how the Lewis Road PRD meets the nitrate-nitrogen goal. The developer has not adequately explained how the removal of nearly all

necessary nitrogen mitigation measures has been compensated for in the new Lewis Road PRD. The development is expected to add thousands of pounds of nitrogen to our waters each year, in an area that is already devastated by nitrogen pollution.

- The developer is including fertigation, an untested method of nitrogen remediation, as part of their nitrogen calculations. Its impacts on nitrogen loads are unclear and cannot be counted. In addition, the Suffolk County Planning Commission expressed concerns over the possible extraction and spread of legacy contaminants through the use of fertigation. The applicant has not addressed this.
- The developer plans to use 42 different pesticides on site, 10 of which are documented as highly toxic.
- The developer has not adequately proven that their 10-foot deep ponds will be used solely for irrigation purposes. It is more likely, that they will be used for recreational and aesthetic purposes, as the developer is proposing a 500 square-foot "Pond House" to store items such as kayaks and life vests.
- The developer is missing several permits necessary to demonstrate their compliance with the CLUP, including: Suffolk County Sanitary Code Article 6, 7 and 12 compliance; and a New York State Stormwater Pollution Prevention Plan. The developer continues to state that this will be completed at the Town level later on, however the Commission needs proof of this compliance in order to ensure the plan complies with the Pine Barrens Act.
- The developer has failed to include an erosion and sediment control plan, as required by the CLUP. Their grading and excavation plan has not been finalized.
- The applicant has not adequately explained why natural topography cannot be utilized on site for drainage purposes. Instead, they will be clearing and constructing drainage reserve areas.
- The wellfield has been moved into the Critical Resource Area of the Pine Barrens, an area essential to protect the habitat of the rare and endangered Coastal Buckmoth. The applicant references an outdated 2009 study of the area and provides no details on how this new development will impact the population.
- The development (including golf tees, the sewage treatment plant, and wellfield) has been shifted southward, closer to nearby waterbodies. The new potential impact to nearby waterbodies has not been reevaluated.
- The golf course design is not consistent with others in the area nor other Discover Land Company golf courses. There is no clear quantifiable delineation between the golf area, existing cleared area "to be vegetated," existing natural area, and the non-fertilized sand, natural and vegetated areas within the golf course. These narrow delineations are not enforceable. The applicant has likely narrowed the size of the fairways and rough in their site plan to minimize clearing and limit the amount of fertilizer-dependent vegetation. The Commission will be unable to enforce these delineations, and therefore, will be unable to enforce the clearing limit.

- The applicant has failed to detail who an “owner” will be. They have ignored questions as to whether owners of “lodging memberships” at Dune Deck, their nearby property in Westhampton, will be allowed to play the course. This is a question about how extensively the property will be used, and it has been ignored.
- The developer has failed to provide an accurate traffic study, with levels measured taken during peak season, leaving major questions about traffic levels that pose to alter community character and about evacuation during an emergency.
- This project will completely disrupt community character and the integrity of our Pine Barrens. The development site will be seen from roadways, from local trails, and from nearby neighbors. The Sewage treatment Plant will be 30 yards away from nearby homes. This project does not protect scenic and recreational resources.
- Affordable housing units will be placed adjacent to a sewage treatment plant. A concern raised by Suffolk County at the last hearing, that was also left unaddressed.
- This development project will fragment open space. The developer has claimed that the Unfragmented Open Space Standard is “subjective,” however, its intentions are very clear – to avoid the clearance of natural vegetation in large unbroken blocks.
- There are many areas in the site plan (outlined by Commission Staff on page 4 of the 11/18/20 Draft Staff Report) that have not been quantified. Without clarification, the Commission is unable to ascertain if these small pockets can indeed be quantified as “open space,” like the developer insists.

Overall Purpose of Pine Barrens Act

We must look at the big picture. Does a development of this size and scope belong in the Pine Barrens? In a Critical Resource Area? In a Groundwater Protection Area and Aquifer Overlay District?

The Pine Barrens Act and the Commission were created to answer these very questions. The consequences of this project go much further than the Town level, but instead, have a regional impact.

As Commissioners, your role is to oversee the goals and objectives of the Pine Barrens Act.

These stated goals and objectives, as listed within Section 57-0121, are as follows:

- a. To protect, preserve and enhance the functional integrity of the Pine Barrens ecosystem and the significant natural resources, including plant and animal populations and communities,
- b. To protect the quality of surface water and groundwater;
- c. To discourage piecemeal and scattered development;
- d. To promote active and passive recreational and environmental educational uses that are consistent with the land use plan;

e. To accommodate development, in a manner consistent with the long term integrity of the Pine Barrens ecosystem and to ensure that the pattern of development is compact, efficient and orderly.

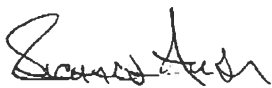
There is a reason why a project of this magnitude has never come before the Pine Barrens Commission before. It's because it is asking for too much. The developer proposes to construct 118 luxury mansions (ranging from 5,200 sqft. To 2,300 sqft.); an 18 hole private golf course; 7,000 sqft. of workforce housing units; a sewage treatment plant; a 66,393 sqft. clubhouse with 52,000 sqft. of underground parking; a 10,000 sqft. HOA clubhouse; a 10,000 sqft. changing/locker room; a 9,000 sqft. HOA maintenance facility; a 10,000 sqft. HOA maintenance annex; 10,000 sqft. of pools; a 5,000 sqft. fitness center; 5,000 sqft. pool house; 2,000 sqft. "Outdoor Pursuits" building; (3) 500 sqft. comfort stations; a 500 sqft. pond house and (2) 10 ft. deep ponds; ball fields; two tennis courts; four pickleball courts; and more. Does a country club belong in the Pine Barrens?

This is a shell game. The applicant is making little, inconsequential changes in hopes of distracting us from the larger issues and the big unanswered questions, at hand.

The Pine Barrens Act was created to prevent this type of extensive development from being placed in the sensitive and critical environment that is our Central Pine Barrens. The review of this project, one of the biggest and most consequential to ever come before the Commission, will set a powerful precedent for other projects that are projects that are proposed for sensitive areas of the Pine Barrens in the future.

Since the applicant has consistently failed to meet the standards and guidelines of the Pine Barrens Act and Comprehensive Land Use Plan, we urge you to please protect the integrity of the Pine Barrens and the Pine Barrens Act and vote down this project, once and for all.

Submitted By:



Richard Amper
Executive Director
Long Island Pine Barrens Society



Katie Muether Brown
Deputy Director
Long Island Pine Barrens Society

Hargrave, Julie

From: PB Info
Sent: Thursday, November 19, 2020 11:45 AM
To: Hargrave, Julie
Subject: FW: The Lewis Road PRD Project

Hi Julie,

One last comment on Lewis Road.

Thank you.

John P.

From: Kathleen Hurwitz <kathur6@yahoo.com>
Sent: Wednesday, November 18, 2020 9:02 PM
To: PB Info <info@pb.state.ny.us>
Subject: Fw: The Lewis Road PRD 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.

I am writing to state my opposition to the Lewis Road Project originally known as "The Hills.

East Quogue has already been impacted by the additional families deciding to stay in their summer homes and enrolling their children in the elementary school. These housing dwellings that are projected in the development will certainly have families with children all wanting to be enrolled also. With the situation of COVID-19 schools are under pressure to reopen with all the restrictions of social distancing, masks, temperature control, ventilation, cleaning, etc that they are already strained. And then there is the problem of bus transportation for the older children to West Hampton schools. This reason alone is enough to stop the development.

1) There has been a decline in community golf courses throughout the country lately and revenue from these properties have dropped drastically. Home owners are having difficulty selling their properties.

2) The impact of increased traffic would only impede the vehicle congestion on the small roads surrounding the area of East Quogue. Have you tried to drive east to East Hampton lately? Just visualize that kind of congestion you would be creating.

3) COVID-19 is here to stay with all of its restrictions involving construction causing huge delays. There is already a surge in population due to people staying in their summer homes permanently.

4) There is only so much high quality drinking water available which will be impacted negatively with increased use along with irrigation of the golf course as well as lawns due to hotter summers. The central Pine Barrens overlaps and recharges a portion of a federally designated sole source aquifer for Long Island's drinking water which comes from well, not reservoirs. I would think that the Pine Barrens Review Commission would be concerned and try as much as possible to protect the water that we have and for the future of Long Island.

I live in Hampton Bays on the border of East Quogue and am very concerned about the negative impacts of increased traffic demands on water, and the destruction of the Pine Barrens. "You don't know what you've got until you pave it over with a parking lot"! Please use common sense and vote NO.

Sincerely,

Kathleen Hurwitz

43 Romana Drive

Hampton Bays, NY 11946