

Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:14 PM
To: Hargrave, Julie
Subject: FW: Oppose golf course

Dear Julie,

FYI

John P.

From: wires38@optonline.net <wires38@optonline.net>
Sent: Tuesday, December 15, 2020 2:23 PM
To: PB Info <info@pb.state.ny.us>
Subject: Fwd: Oppose golf course

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----- Forwarded message -----

From: wires38@optonline.net
Date: Sep 16, 2020 12:54 PM
Subject: Oppose golf course
To: info@pb.state.ny.us
Cc:

Dear Pine Barrens Commissioners

We in East Quogue have been fighting the golf course for many years. First it was the PDD which our Town Board voted down after years of community opposition. Then an attempted zoning village, convincingly voted down by East Quogue residents. Now a PRD being forced on two APPOINTED boards. The Southampton ZBA and Planning Board. These Boards seem to be intimidated or infiltrated, either is NG!

The appropriate, in place, Country Residence, five acre zoning has yielded no homes to date. The special permission request for a golf course is to generate interest in the proposed dwellings, where no interest exists. A gift or a grift? Either is NG!

A golf course is in violation of Town Code section 247-9D.
PLEASE do not allow corrupt commercial development in the Pine Barrens.

Michael Mirino
917 692 7927

Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:14 PM
To: Hargrave, Julie
Subject: FW: Lewis road project comments
Attachments: Screenshot_20201118-175521~2.png

Dear Julie,

FYI

John P.

From: wires38@optonline.net <wires38@optonline.net>
Sent: Tuesday, December 15, 2020 2:21 PM
To: PB Info <info@pb.state.ny.us>
Subject: Fwd: Lewis road project comments

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----- Forwarded message -----

From: wires38@optonline.net
Date: Nov 18, 2020 6:22 PM
Subject: Lewis road project comments
To: info@pb.state.ny.us
Cc:

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

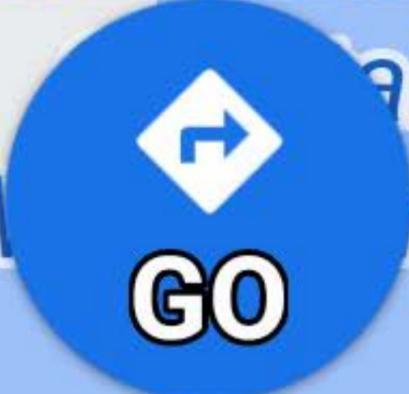


East Quogue



Quogue Riverhead Rd

Mid-Atlantic



Google

Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:15 PM
To: Hargrave, Julie
Subject: FW: East Quogue Development & Pine Barrens Commission

Dear Julie,

FYI

John P.

From: valentineagcy@aol.com <valentineagcy@aol.com>
Sent: Tuesday, December 15, 2020 2:49 PM
To: PB Info <info@pb.state.ny.us>
Subject: East Quogue Development & Pine Barrens Commission

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To: The Pine Barrens Commission

Regarding the proposal for developing the property off Spinney Road in East Quogue by the Discovery Land Company, I am in favor of the proposal that has been presented several times. It would be a benefit to the community in many ways including the creation of local employment and extra tax dollars.

I have property in East Quogue and feel this proposal would only enhance our property values as well.

Sincerely

A. Robbins Valentine Jr.

148 Mineola Blvd., P.O. Box 389
Mineola, NY 11501
(t) 516.746.7200
(f) 516.746.8195
(e) Valentineagcy@aol.com

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Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:16 PM
To: Hargrave, Julie
Subject: FW: Lewis Road Project Approval

Dear Julie,

FYI

John P.

From: Robert Dallas <dallrobert@gmail.com>
Sent: Tuesday, December 15, 2020 3:50 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road Project Approval

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December 15, 2020

Dear Central Pine Barrens Commission:

As they say, actions speak louder than words. I find the actions of Mr. Thiele, Mr. Deluca and Mr. Amper to be very telling. They all seem to enjoy holding or attending fundraisers at local golf courses while they spread misinformation about the Lewis Road project. See attached photos from 27east.com

In any event, if the technology to protect water quality is the same at the Bridge, Sebonack and Lewis Road, which it is, and if the Bridge is the environmental "gold standard" according to the Group for the East End, then the Lewis Road project and Sebonack should also be considered the gold standard - aren't they using the same technology?

So why are they complaining? Maybe they are just waiting to ask Discovery to hold a fundraiser for them in the future or maybe this is just what they do for a living. Complain.

End the hypocrisy. Focus on the science and focus on the facts. The Lewis Road project meets the Pine Barrens Commission standards - the Town of Southampton Planning Board and their professional planning staff have confirmed this - you should too and approve it.



Benefit Held At The Bridge ...

27east.com

Alec Baldwin And Hilaria Baldwin, Tom Colicchio, And More Support Group For The East End's "Swing Into Summer"

Saturday, June 15, 2019



(Photo: Lisa Tamburini/www.hamptonphotog.com)

< prev 3 of 19 next >



Bob DeLuca, Stephane Samuel, and Robert Rubin

Alec Baldwin And Hilaria Baldwin, Tom Colicchio, And More Support Group For The East End's "Swing Into Summer"

Saturday, June 15, 2019



< prev 9 of 19 next >



NancyLynn Thiele and Assemblyman Fred Thiele

Thank you.

Robert Dallas
Southampton, New York

--

Robert Dallas
646-245-6769

Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:49 PM
To: Hargrave, Julie
Subject: FW: Lewis Road PRD Application - final comments

Dear Julie,

FYI

John P.

From: Liz Jackson <lizfromli@hotmail.com>
Sent: Tuesday, December 15, 2020 4:20 PM
To: PB Info <info@pb.state.ny.us>
Subject: Lewis Road PRD Application - final 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.

Reading through the comments most recently submitted on behalf of the applicant, as well as most of the emails submitted most recently by members of the public... I continue to stand firmly in my belief that this project, as it has been formally submitted to you, at this time, does not meet the standards and guidelines required for your approval. There continue to be too many open-ended concerns and there is no way to be able to ensure the standards would be able to be met, based on the documents provided. As has been the case with almost every new set of documents submitted, it is very hard to understand exactly what has been proposed in this final version/layout.

My concerns:

"Master Plan with Grading" for Lewis Road PRD, dated Nov 17, 2020 this "plan" is next to impossible to decipher and understand. There is no legend or key or source information recognized to clarify what is being shown as GRADING. There are some blue lines within the drawn project area, which one could infer might be what is shown as "Grading" however they are not recognizing whether these areas are increasing or decreasing, and they are also omitting any information regarding grading associated with the construction of the residences or community buildings or roadways. If as proposed, all excavated soils are to remain on site, WHERE THE HECK ARE THEY PLANNING ON PLACING THEM? Even within the LEGEND that was provided, again it appears as though this Master Plan is describing a project altogether VOID of any residential properties or residences.

There is a note that the areas in BLUE show the PONDS, however they also appear to show the proposed Community Pool Area? in Blue. Swimming Pool Complex is not even indicated within the KEY. (I am only assuming this isnt another "pond area" based on past knowledge of proposed project.) It appears as though Ms. Hargraves had already tried to bring this matter to their attention, and they confidently answered without providing any further clarity. They seem to selectively pick and choose what they want you to see and perhaps what they want you not to see. There are a number of areas colored with a darker bright green (including

ballfields and land surrounded by roads?) and this color is not even described on the legend. If this was supposed to be a specialized "DRAWING" showing ONLY PART OF THE PRD WHICH WILL BE MANAGED BY THE HOA, then they should note it and label as such. I recognize that this isn't a final version, but considering the amount of time that the applicant has had, the notable reputation and expertise of the applicant's agent... one would have hoped for a higher quality of submission. As far as I can tell, neither of these two attachments, included as part of the applicant's Response to Draft Staff Report Summary, dated Nov 18, 2020, can be used to formally approve any aspect of the total project moving forward. Should this be considered as part of the latest version of information provided that show what is required to meet guidelines, the applicant will be planning on creating a different file and drawing next time and we will continue to struggle in being able to understand exactly what it is that is being approved. In reading the text included within the above referenced letter of response, the explanation to planners concerns seems mostly to further not explain most of the problems which were being called out. This project is IMMENSE, all things considered. And without more effort being made to create documents which can be properly cited and described and verified, this information really should not be able to suffice as what is required to approve a project of this importance. Each time the applicant has resubmitted and redesigned the project layout, they should also be resubmitting a copy of a FINAL REVISED SURVEY. How are we supposed to know exactly what you are going to be approving or not approving come January? This is common sense information. I recognize that you cannot place all data sets on the same map or drawing at once, however, there should normally be a base layout or pack of formally referenced drawings that can be referenced and cited and compared easily at the same time.

Moving on, without seeing a final version of an actual survey which shows the proposed PRD, there continues to be a number of significant gray areas which could quickly become factors in calculating clearing and disturbance etc. If applicant was genuinely concerned with being able to effectively move forward with an approval from the CPBC, in January, then they should have put in more effort to document and submit the final revision of the proposed project, as of December 2, 2020. This is NOT an application for a Professional Golf and Recreation Complex. This is an application for a Residential Subdivision with a Community Owned and Managed Golf and Recreation Complex. How is it you can even consider to approve a project without any indication of how or where the actual residential parcels will be developed?

All residential lots do not appear to have frontage onto an actual roadway. There are lots which appear to utilize a common driveway? How will emergency vehicles be able to access the development if something should happen to block the main entrance? What IS THE PLAN for that main entrance, that doesn't even appear to be part of this application or PRD? How can you include an expansive STP in an area, where all the waters that were collected and processed from throughout the entire development, will then be dispersed out into an area designated as "Existing Natural Area within Development to be Preserved"- *hmm, oh wait, i guess maybe THAT green is a touch darker than that and so i guess that area where the processed sewage water will be recharged back into the soil, that is actually designated as "Natural Vegetation Outside of Development"* based on the partial Master Plans from November 18, 2020.

They are suggesting, **"The Lewis Road PRD subdivision complies with all Town and CLUP clearing standards – the Town Aquifer Protection Overlay District (APOD) requires that the amount of disturbance of natural vegetation on the lots in the subdivision shall not exceed the percentages set forth on the table in §330-67A(4). This section does not provide for an overall clearing limitation on the entire tract. The Planning Board, however, under §330-67A(5), “may allow a greater amount of disturbance on a lot within the proposed map, provided no more than 25% of the natural vegetation on the tract shall be disturbed for development.” As previously noted, the 25% total tract clearing limitation under §330-67A(5) does not apply unless the clearing percentages on the lots cannot be obtained. The Town Planning Board has required and the Lewis Road PRD demonstrates compliance with the required clearing percentages on the**

individual lots. See attached Table of Lots (Attachment C) which demonstrates conformance to the Town APOD protection of natural vegetation requirement. Further, as noted in the NPV submissions of October 9, 2020 and November 18, 2020, the clearing plan shows that less than 25% of the natural vegetation on the tract shall be disturbed for development." I will continue to question; how can you have residential clearing restrictions on lots that area designated community space with the upper levels being sold as individual lots? And furthermore, I continue to think it is a stretch that a TRACT can include as much additional non-contiguous land as you are wealthy enough to purchase. Yes, on a larger scale, they are still helping to preserve valuable pine barrens habitat, but as far as it relates to the preservation of groundwater recharge, increased development concentrated as proposed will also have a much more significant impact on the water beneath that specific tract of land, unrelated to the land further east. So, are they in compliance with maximum 25% clearing on THIS TRACT?

"The Lewis Road PRD is not in the "headwaters" of Weesuck Creek – the nearest wetlands associated with a west tributary to Weesuck Creek are more than 1,200 feet east of the subject site. There are two (2) topographic swales that traverse the south part of the site. These are glacial meltwater features associated with the flow of water during glacial retreat and do not represent a hydraulic connection to Weesuck Creek other than as a result of the regional groundwater flow from northwest to southeast in the direction of Weesuck Creek which is downgradient in terms of groundwater flow, from the subject site. There are no "headwaters" of Weesuck Creek associated with the Lewis Road PRD parcel." Based on the most recent "sketches" submitted, we now see that the areas of "glacial meltway deposits" as the applicant has so described, which have been naturally collecting and absorbing rainwater into the groundwater tables and/or filtering and moving subsurface freshwater out to Weesuck Creek for hundreds of years (no matter whether there is a road constructed through it or not - water finds a way to keep flowing onward to the creek) ... this SPECIFIC AREA which has been recognized for the past 10+ years as vulnerable, geologically and ecologically sensitive habitat... is currently proposed as an area where all the standing native trees will be removed and once that disturbance is complete and the additional disturbance associated with regrading and creation of fairways and green and car paths and comfort stations is complete, they plan to graciously allow for ground cover to remain intact. However, if they plan to ACTUALLY leave these areas alone, then any basic ecologist would recognize that within very short time, trees will start to regrow! then what? will that look be acceptable? or do they plan on regularly entering and disturbing this habitat every few years? Also, based on this type of planned disturbance, there is an increased likelihood that the native vegetation and complex pine barrens habitat which currently exists, will become susceptible to non-native, quick growing invasive tree and shrub varieties. Without the security of the existing multi-level aspect of the natural pine barrens forest, the area becomes vulnerable. Applicant is also now suggesting that this area isn't actually that important to the health and function of the Greater Weesuck Creek Watershed Area, which seems unfortunate considering the County had already invested taxpayers dollars into purchasing several of the existing outparcels noted, as part of their water protection initiatives.

No matter how many times the applicant submits a document telling you that they meet all requirements and everything is good to go... they still refuse to answer a number of basic questions that have been presented on more than a few formal occasions. IF THE MANMADE PONDS AREA TO BE USED FOR STORMWATER MANAGEMENT - which is what is required if one wishes to create a manmade pond within the CGA, then how will they be able to keep this basin filled to the extend needed to allow for residents to use paddleboats and such, while also providing enough available volume to collect the massive amounts of stormwater which could fall at any point in time? They repeatedly explain that there are no surface water wetlands etc. But if they are creating a manmade Pond at a depth of 10 ft? on top of an existing pile of sand? then surely there will be

ample opportunity for area wildlife to become confused and consider using this new body of open water as a stopover spot during migration? will there be wetland vegetation proposed, understanding it isn't the same as a naturally occurring regulated wetland, there still seems to be a lot that should have been further discussed as part of this review. And once again, I will ask, WHERE IS ALL THIS SOIL BEING DEPOSITED? They won't need all that extra fill across the street at the building site for the clubhouse, because THAT AREA will also require significant removal of soil in order to establish the underground parking garages, recreational spaces and elevator shafts. Additionally, it is still seemingly complex, to have 8% of the proposed residential parcels, to be located within the clubhouse itself? How do we tax residences located on no land? Not important? But it kinda IS important if the applicant and their supporters are at the point where they expect to sail thru the approval process and be ready to move forward with development soon. It is important when they are asking for your approval, based on a number of documents where clearing percentages are already maxed out. They aren't leaving themselves much "room to breathe".

But don't worry, trust them, once they make revisions on x, y, z... they will of course continue to meet the standards you are to be considering today. Example: **"A Stormwater Pollution Prevention Plan (SWPPP) was filed with the Town and reviewed as part of the Preliminary Subdivision approval. The SWPPP will be updated for final approval. The proposed project will incorporate erosion control measures as required by Town Engineering and SWPPP requirements."** *well golly gee, why not just tell us that everything is 100% good to go from the start! why have we wasted all this time discussing the project and revising the project? Seems it WASNT so perfect and ready to go.* And again, **"The Lewis Road PRD has detailed plans to reduce impacts on on-site vulnerable species - the Hills DEIS and FEIS have detailed ecological plans which will be updated to reflect current NYSDEC guidance."** *Great, sounds like a plan... if only it were that easy?* Have they made any effort to distinguish which parts of the existing native pine barrens vegetation contains trees which have already been compromised by the Pine Beetles? Do they know which areas are most vulnerable? It will be a shame when they have to suddenly clear cut a significant area of affected pine trees, which were left behind to be designated as open space, while the healthier areas of oak were removed already for development. Again, if only they weren't already maxing out their allowable clearing.

Even if there is a chance that they could create this development without dumping a bunch of nitrogen into the groundwater below, THAT ISNT THE ONLY FACTOR THAT IS OF CONCERN! groundwater recharge and flow and filtering abilities of the Pine Barrens will become null and void once these soils are dug up, tossed around and repositioned. The intensity and specificity of disturbance required to create and maintain a golf course of this size runs counter to so many of the amazing benefits we are provided by the protection of the existing pine barrens habitat, which has been silently benefitting the entire community for hundreds of years. These homeowners will have to be voluntarily paying in a very significant amount of money each year to continue to maintain the golf course. What happens when in 5 years, golf becomes less popular? or they can't find enough homeowners willing to dump that kind of money into having a private golf course. They could invest that money into a nicer house elsewhere. It may not see relevant, but based on the number of random comments submitted in support of the developers, I felt like it was at least worth mentioning.

This isn't about the alleged kickbacks current employees receive from Discovery, or the caliber of their organization. The Dune Deck Project sounds as if it was a great success. But it was a completely different situation, with a completely different level of risk and a completely different type of commitment required. Housing is one thing, but allowing for a project of this size and substance to be approved in this location, will be something that will impact us all for the rest of time. Please DENY this project as proposed. Thanks for your time.

Sincerely,

Elizabeth Jackson
West Side Ave
East Quogue, NY

Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:51 PM
To: Hargrave, Julie
Subject: FW: Lewis Road Comments - We don't need another golf course; we need conservation action.
Attachments: Lewis Road Comments _ SURFRIDER FOUNDATION _ 12.15.20.pdf

Dear Julie,

FYI

John P.

From: Jillian Kampf <jkampf@easternli.surfrider.org>
Sent: Tuesday, December 15, 2020 4:19 PM
To: PB Info <info@pb.state.ny.us>; EasternLI Chair <chair@easternli.surfrider.org>
Subject: Lewis Road Comments - We don't need another golf course; we need conservation action.

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Good Afternoon,

Attached please find public comment on behalf of The Eastern Long Island Chapter of Surfrider Foundation. Please confirm receipt.

Happy Holidays,
Jill Kampf

--
Jillian Kampf | Eastern Long Island Chapter Coordinator | Surfrider Foundation
she / her / hers jkampf@easternli.surfrider.org



December 15, 2020

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

RE: General Public Comment; Lewis Road Planned Development District

To the Commission,

On behalf of Surfrider Foundation's Eastern Long Island Chapter, I am writing in opposition to the Lewis Road Planned Development District, which plans to develop a total of 608.45 +/- acres, clearing 171.93 +/- acres, situated on our invaluable Pine Barrens region. 171.93 +/- acres cannot be risked. Our organization fights for clean water and healthy beaches. We have a constant pulse on Eastern Long Island's water quality health and what we do know, is that any activity on land will affect our fragile water supply. The construction of hundreds of apartments as well as a golf course and sports complexes will have a devastating effect on an already stressed aquifer.

There is a water quality crisis in the Town of Southampton and across Long Island. Drinking water and surface waters are compromised in almost every single hamlet in the town. Toxic chemicals such as PFOS and PFOAs have been detected in the drinking water supplies of Speonk, Westhampton, East Quogue, Hampton Bays, Bridgehampton and surrounding areas like Wainscott and Manorville. Harmful algae blooms and depleted oxygen plague the surface waters, Weesuck Creek and Shinnecock Bay are already impaired waterways. These water quality issues are a public health threat, and have also resulted in beach closures, fish and turtle kills, flooding and are destroying our marine economy.

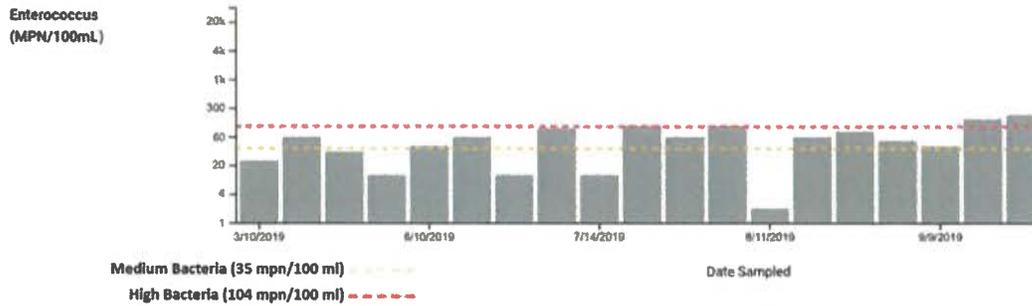
New development only threatens to make these problems worse. We need stricter zoning laws and regulations to control the various sources of contamination. We cannot allow developers to try to find illegal loopholes in our current laws to further pollute our already fragile ecosystem.

The Blue Water Task Force, Surfrider's volunteer-run, water testing, education and advocacy program, which works in partnership with the Gobler Lab at Stony Brook University has been monitoring the water quality at over 60 environmentally sensitive and public bathing sites on the East End. Our team of volunteers also assists with New York State Department of Environmental Conservation with sample collections for harmful blue green algae monitoring throughout the year. Our data for [Southampton](#) and [East Hampton](#) is available to the public at BWTF.Surfrider.org.

In July of 2020, our chapter released its [2019 Water Quality Report](#). Our findings are alarming. Since 2017, our data at Weesuck Creek in East Quogue reveals serious concerns due to consistent, high bacteria levels. In 2019, 25% of samples taken exceeded the EPA Health Standard for Coastal Recreational Waters. Fecal bacteria readings were especially high after precipitation. **See Image 1.** This site is a collection point of road water runoff and we believe the Lewis Lane Development project will exacerbate the degeneration of this already effected water body.

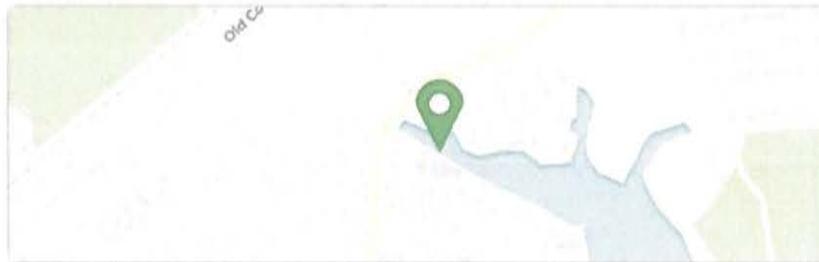
IMAGE 1.

EAST QUOGUE: WEESUCK CREEK NORTH



26%

with bacteria counts exceeded the health standard of 104 cfu/100 ml enterococcus as shown by the red line.

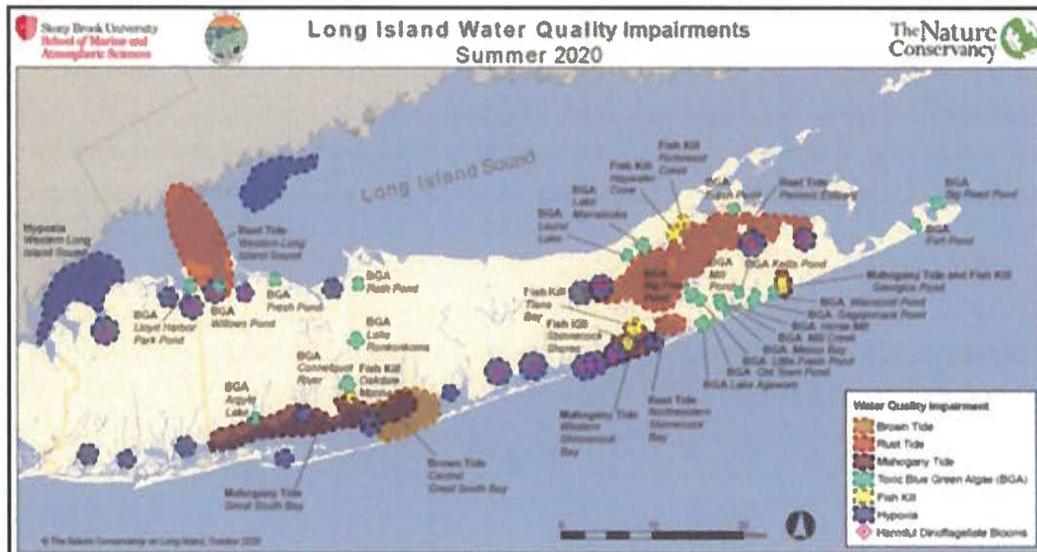


Nitrate in our groundwater is increasing. **Image 2** below illustrates the significant increase in contamination and harmful algae blooms on the east end of Long Island in just one year. More people living on the land means more nitrogen in the ground. Nutrients, such as nitrogen from wastewater, or overfertilization of lawns and landscaping, especially by golf courses – HABS have become more intense and more toxic with increased nitrogen. Nitrogen pollution is *not becoming* a serious, recurring problem, it already is a serious problem.

IMAGE 2.

Source: Stony Brook University School of Atmospheric Sciences





Our data, as well as the data from NYC DEC confirms the immediate danger of overdevelopment, as well as development of this environmentally sensitive site. We simply cannot let this trend continue. Surfrider does not support this development project. What we know to be true, is that Long Island’s drinking and recreational waters are in serious trouble. We don’t need another golf course; we need conservation action.

Long Island life is all about the water. From the beaches and boating, and fresh local seafood, to the crystal-clear water that lies beneath our Pine Barrens – water defines life on Long Island. There is a water quality crisis in the Town of Southampton and across Long Island. Not only does Long Island’s water play an important role in our personal lives, it is also a driving force for our economy. A 2013 study by the University of Connecticut and supported by the Nature Conservancy determined that nearly half of Long Island’s gross metropolitan product - \$153 billion – comes from businesses that are water-reliant.

We hope you will take a huge step toward the protection of this region and oppose the Lewis Road Planned Development District. We simply cannot afford to let this trend continue. The more we ignore the problems, or allow development to continue at unsustainable levels, the worse our water quality issues become and the more complicated and expensive the solutions will be.

Sincerely,

Courtney F Garneau

Courtney Garneau,
Chair, Surfrider Eastern Long Island

Chair, Courtney Garneau
Treasurer, Bobby Alan
Secretary, Sara Bertha
Board Member, Vinny McGann
Chapter Coordinator, Jillian Kampf

Vice Chair, Brian Schopfer
At Large, Christina Winters Blaustein
Ocean Friendly Gardens, Stephen Mahoney
Rise Above Plastics, Kristen Petersen

SURFRIDER FOUNDATION, EASTERN LONG ISLAND CHAPTER
P.O. Box 720, Wainscott, NY 11975

Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:51 PM
To: Hargrave, Julie
Subject: FW: A plea to reject the Lewis Road Development from the community and Little Fresh Pond Association

Dear Julie,

FYI

John P.

From: Larissa Potapchuk <lpotapchuk@yahoo.com>
Sent: Tuesday, December 15, 2020 4:22 PM
To: PB Info <info@pb.state.ny.us>
Subject: A plea to reject the Lewis Road Development from the community and Little Fresh Pond Association

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To the Pine Barrens Commission,

I hope this finds you well and healthy. It is a concerning time for everyone and in many ways, more for you as members of the Pine Barrens Commission.

As we read that the mission of the Pine Barrens Commission is:

To manage land use within the Central Pine Barrens to protect its vital groundwater and surface water and the region's vast and significant natural, agricultural, historical, cultural and recreational resources for current and future Long Island residents.

We, as residents and concerned neighbors, as you to respectfully adhere to your mission statement and reject the Lewis Road development. This risky and irresponsible plan has not addressed key monitoring and water quality issues, as the developer has not resolved how they will monitor their effluent before it impacts and is evident in groundwater. Once toxins and contaminants are present in groundwater, it is too late.

This project is environmentally detrimental to the region and the water supply. Discovery Land is in denial about this and will not address a bond to mitigate cost for decontamination. They simply can 'move on' or declare bankruptcy with the Lewis Rd Property, if they are deemed responsible for potential contamination.

As you know, this is over a tremendously fragile land mass and even more critical resource for Long Island: our water supply. The government of NY recognized this as they formed the Pine Barrens Commission to protect this for our citizens, wildlife, and environment. Please take extra concern in protecting this for us and the future. This development is not worth the risk to the county and to Long Island.

One of the gaps not addressed by the developer at the public hearings is the management of risk involved regarding the public water supply and effluent resulting from this proposed development. The developer and its legal team purposefully still does not address a 'water management plan' for the ongoing monitoring of community water sources, private wells, and aquifer waters; the purpose of this is to understand the impact of their development over time on the community and our most valuable resource. They continue to ignore this most critical item. They have a history of ignoring environmental concerns at their other properties, that you have heard of in the Bahamas and California. The developer has the knowledge and time to develop and present a risk management and water quality management plan. Perhaps they know they will not meet the standards and are ignoring the risk of contamination of the Island's waters, impacting residents, businesses, schools, and industries (fishing, tourism, etc)

Many environmental groups are vehemently opposed to this development in this Pine Barrens area. Some groups that have come out against Lewis Road are The Nature Conservancy, Long Island Pine Barrens Society, The Group For The East End, Defend H2O, many of the Town's Citizen Advisory Committees, Hampton Bays Civic Association, Lake Nissequogue Assoc, Little Fresh Pond Assoc, members of the School of Marine and Atmospheric Sciences at Stonybrook University, and others.

This is such a critical environmental, water quality, and quality of life issue. We look to the Commission to uphold their obligation to preserve the integrity of the Pine Barrens and our underlying aquifer. No other governing body will address these critical items and have your focus.

So much of our water already is impacted by development and human created contaminants such as fertilizers, pesticides, personal care products, industrial products, etc. A golf course development has been proved to contribute to the degradation of groundwater, surface water, sea, and of course, our aquifer / water supply.

Please, we respectfully and strongly request that you do not approve the Lewis Road Development and reject it completely for its location, impact on the community, and negligent approach to their application. We trust the Pine Barren Commission to focus on the region impacted by this development.

Respectfully,

Larissa Potapchuk,
Master of Science, Industrial and Mechanical Engineering
Little Fresh Pond Association, water quality team
Volunteer member, Surfrider Foundation Blue Water Task Force
Sr Director, Beneath The Sea Marine Career Program

Hargrave, Julie

From: Bob DeLuca <bdeluca@eastendenvironment.org>
Sent: Tuesday, December 15, 2020 4:51 PM
To: Pavacic, John; Hargrave, Julie
Subject: Lewis Road PRD
Attachments: LewisRoad_PBC_11_20.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.

Dear Julie and John,

Attached please find a written copy of the remarks I offered at the last public hearing on the Lewis Road PRD for the record.

I appreciate your attention to this submission, and your attention to the extensive written comments provided by our organization and many other conservation and community groups.

Thank you.

Bob DeLuca

Robert S. DeLuca
President | Group for the East End
Office: 631-765-6450 x 213 | Cell: 631-495-0601
Email: bdeluca@eastendenvironment.org | Web: www.GroupfortheEastEnd.org

"Protecting the nature of the place you love"

**Testimony of Robert S. DeLuca, President
Group for the East End
Before
The Central Pine Barrens Joint Planning and Policy Commission
IN OPPOSITION TO
The Lewis Road Planned Residential Development (PRD)
November 18, 2020**

Good afternoon, my name is Bob DeLuca and I serve as President of Group for the East End. I am also a statutorily designated member of the Pine Barrens Advisory Committee, and a professional biologist and land use practitioner for the last 35 years.

I am here today in opposition to this (Lewis Road PRD) project.

Let me also say it is kind of ridiculous to have an applicant's final report arrive a few hours before this final hearing and expect commenters to have a reasonable opportunity to review and comment - on any of the details discussed by the applicant.

That said, today, I will confine the rest of my comments to your most recent staff report, but remind the Commission that we have submitted extensive written comments and ask that you carefully review these prior comments ahead of your final decision on this matter.

Now, moving on to the latest staff report, the following is clear:

1. This project has been the subject of review - and numerous decision deadline extensions since last December

2. According to the Staff Report, the applicant states that the latest submission makes "**no substantive changes to the plans other than**

minor adjustments requested by Southampton Town" - all of which should have been handled at the local site plan review phase.

3. Nonetheless, Despite the length of this review process, the applicant has not demonstrated that the project conforms to the standards and guidelines of the Comprehensive Land Use Plan - **If they had**, don't you think your staff would have been obligated to inform you, but instead, every staff report concludes with more and more unanswered questions about this project and whether it can ever conform to the standards the Commission is obligated to act upon.

4. Specifically, based on the latest staff report - we still don't know if;
- a. The applicant is using the same definition for open space as the commission requires,
 - b. Whether there is sufficient evidence to determine if the required nitrate-nitrogen goal can be met,
 - c. If the revised drainage and pond areas are an improvement over the prior submissions and in what way are they improved,
 - d. Whether minimal buffers are sufficient to protect trails,
 - e. Whether minimal project buffers adequately screen the project, and
 - g. Whether the project's visibility is consistent with community character.

At the end of the day, after a year of review and revision, the application has not met the standards and guidelines required by the Comprehensive Land Use Plan - because the desired project is simply too intensive to meet the strict standards necessary preserve our region's fragile pine barrens resource, as well as the broad regional planning objectives of the Pine Barrens Protection Act.

And you will never get to final decision by endlessly noodling over the width of the cart paths or shaving a few steep slopes out of a particular development area - **that simply misses the regional planning purpose the Commission was created to fill.**

In closing I have to mention, as I have before, that the Commission is legally obligated to follow the SEQRA (State Environmental Quality Review Act) review process for this Type I action, but to date, the project has not been coordinated for review, has not been the subject of a lead agency determination, has not had a determination of significance, and there remains no viable designated lead agency - with viable permitting authority over this action.

I suspect the lack of attention to this issue will prove to be a fatal and reckless mistake in meeting the strict legal requirements governing environmental review, but all I can do is point out to you and I have.

For all of these reasons, and those previously stated, the Commission should end this review and deny this application because it is simply **antithetical to the regional planning and conservation goals embodied in the Long Island Pine Barrens Act - and its Comprehensive Land Use Plan**, that so many of us have worked for decades to responsibly implement.

The applicant can always come back.

Thank you.



Robert S. DeLuca
President, Group for the East End

Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:52 PM
To: Hargrave, Julie
Subject: FW: Vote NO on Lewis Road PRD - PLEASE!!

Dear Julie,

FYI

John P.

From: beachmed <beachmed@optonline.net>
Sent: Tuesday, December 15, 2020 4:38 PM
To: PB Info <info@pb.state.ny.us>
Subject: Vote NO on Lewis Road PRD - PLEASE!!

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My name is Eileen Schwinn, and my husband and I have been full time residents in our East Quogue community since 1983. We raised our two young sons here, and now one of those sons and his wife, are raising their two young daughters here as well.

Over the years, we have seen many changes to the area - with the majority of those changes making a positive impact on those of us living here. But over the last few years, the push to build a massive part-time residential housing area and a private golf course has become an almost never ending battle between the developers and many residents.

The impact of this project would severely affect the water quality of our community - even though it's been "promised" that it won't. I'm not a scientist, nor is my retired-physician husband, but the fact that this project is proposed to be build in an environmentally sensitive Pine Barrens area, and the head waters of Weesuck Creek, can't help but cause long term (and possibly short term) damage to not only the local bays, but to the local drinking water and wells in the entire area.

Please VOTE NO on the Lewis Road PRD, and keep this an undeveloped watershed area - if not for my husband and myself, but for our grandchildren and their grandchildren.

We're counting on you to make the right decision and VOTE NO on the Lewis Road PRD.

**Eileen Schwinn
23 Eisenhower Drive
East Quogue**

Hargrave, Julie

From: PB Info
Sent: Tuesday, December 15, 2020 4:53 PM
To: Hargrave, Julie
Subject: FW: Vote NO on Lewis Road PRD

Dear Julie,

FYI

John P.

From: Susan Bailey <sanhunt10@gmail.com>
Sent: Tuesday, December 15, 2020 4:44 PM
To: PB Info <info@pb.state.ny.us>
Subject: Vote NO on Lewis Road PRD

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 Pine Barrens Commission, please vote no on Lewis Road PRD.
We must start to clean up our waters and stop our addiction to overdevelopment.
We are counting on you, as are our future generations.
Thank you for doing the right thing.
Respectfully, Susan Bailey.

Hargrave, Julie

From: PB Info
Sent: Wednesday, December 16, 2020 1:25 PM
To: Hargrave, Julie
Subject: FW: Vote YES on Lewis Road PRD!!

Hi Julie,

One additional comment that came in just before the deadline.

John P.

From: Larry Hoffman <larry@lrjm.com>
Sent: Tuesday, December 15, 2020 4:56 PM
To: PB Info <info@pb.state.ny.us>
Subject: Vote YES on Lewis Road PRD!!

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.

Hello,

I received a very troubling email the other day, that I'm sure by now you are aware of. Let me tell you why it was so troubling: It contained a very large number of blatant **lies and disinformation**. This is something that I have no respect for, as I find lying very dangerous and disingenuous. So I looked into it a bit more. And it turns out that the "Alliance" who penned the email was nothing more than a name, operating out of the Pine Barrens Society office and – using the Society's e-mail list.

While you may know the truth to the following lies and inaccuracies, the people who will be writing to you in response to it will not, and will cite them as facts in their opposition to the project.

Lie #1: The "Alliance" claims to have been fighting the Discovery application for over nine years.

Truth: The Alliance hasn't even been a shell of an organization for that long.

Lie #2: They reference "130 mansions" in the application.

Truth: Wrong number, wrong categorization of homes. None are mansions by any definition of the word, and there are only 118 residences.

Lie #3: They liberally pluralize many of the amenities, inaccurately.

Truth: They refer to "baseball fields." There is only one.

They refer to "ponds." There is one pond.

They refer to "basketball courts." There is one court.

They refer to "pools." There is only one communal pool area.

It's very important to note that a year-round residential community could legally have up to 118 pools and 118 tennis courts.

Lie #4: They say that the project "greatly increases nitrogen and pesticide pollution."

Truth: This has simply been proven to be untrue in the SEQRA process. Due to the innovative and progressive use of sewage treatment, lines greens, strict limits on use of fertilizer, removal of existing fertilizer in ground water for irrigation and many other methods, the project will actually reduce nitrogen in the ground water.

Lie #5: The project does not fragment open space.

Truth: It does, and our record proving this has been supported by the PBC staff and the Town of Southampton's staff.

Lie #6: They refer to a "massive sewage treatment plant"

Truth: The STP is nowhere near massive. Also, this is actually one of many mechanisms to remove nitrogen.

Lie #7: The development will be seen by roads, trails and homes.

Truth: The development will not be seen by any of these. The record shows this.

Lie #8: A "country club" is being proposed in the middle of a recharge area.

Truth: The entire project is in the Compatible Growth Area; an area specifically designated by the Town's own comprehensive plan for this specific project.

Lie #9: The applicant is "asking for too much."

Truth: While this might seem like an opinion, the lie is that what the applicant is asking for has specifically been zoned for in this area.

As passionate and sincere as many of the pleas to vote no may seem, please remember – their opposition is based on inaccurate information and lies. Therefore, how can you even take them into consideration? I'm reminded of one of my favorite adages that I use regularly when evaluating information: "consider the source" and I urge you to do just that.

Please vote to approve this project. It's time.

Larry Hoffman
Box Tree Road, Quogue
631/680/0251

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