Central Pine Barrens Commission Meeting Agenda
Wednesday, September 17, 2025 at 2:00 pm
Wertheim National Wildlife Refuge, Smith Road, Shirley, NY

1. **Administrative and Public Comment**
   a. Public Comment
   b. Minutes for Commission Meeting of 8/20/25 review (*approve*)
   c. Draft resolution to renew the Commission's public officials and employment practices liability insurance, and automobile and fire truck insurance (*Ms. Jakobsen*)
   d. Resolution to approve payment of Marvel invoices 2467-2 for $19,308.55 and 2467-3 for $18,996.14 for expenses incurred related to Central Pine Barrens Nature Center Feasibility Study *(Ms. Jakobsen)*

2. **Planning, Land Use and the Pine Barrens Credit Program**
   Core Preservation Area
   a. **Homeland Towers Compelling Public Need Core Hardship Application** / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of a 150 foot tall wireless tower for eight carrier antennas including Verizon, Dish Wireless and two future carriers and a 3,000 square foot equipment compound on a 6.18 acre project site with a junkyard in the CR 60 zoning district / public hearing held 5/21/25 and continued on 7/16/25 / *decision deadline 9/17/25* / *draft decision* (*Ms. Hargrave)*
   b. **Request:** Gosselin Property / 49 Old Westhampton Road, Northampton / 900-164-4-11, 12 / request for a covered porch addition, 175 square feet, on a residence that was granted a core hardship on 12/20/23 amended on 01/17/24 / *draft response* (*Ms. Murphy*)
   c. **Joseph F. Gazza Core Preservation Area Hardship Application** / west side of CR 31, Westhampton / 900-246-2-11.4; 900-285-2-28.1; 900-286-2-38.8; 900-286-2-38.2; 900-310-2-3.1; 900-310-2-4.2; 900-331-3-11.3 / request to clear to reduce wildfire risk on seven properties */ draft response, schedule public hearing* (*Ms. Hargrave*)

   Compatible Growth Area
   d. **East End Flower Farm CGA Hardship Waiver Application /** w/s Weeks Avenue, Manorville / 200-589-1-2 / development of a 5 acre project site with 96,000 square feet of greenhouses and barn structures for an agricultural use in the A2 Residence zoning district / decision deadline 10/23/25 / *draft resolution to establish SEQRA Lead Agency* (*Ms. Hargrave)*
   e. **Expressway Drive North Subdivision** / Yaphank / 200-662-2-5.15 / three-lot subdivision on the 71 acre project site of a Development of Regional Significance with three industrial buildings and 29 acres of open space in the L1 zoning district / *draft response* (*Ms. Hargrave*)
   f. **Brookhaven Town Referral:** CZ 3 L Investors Corp. / 262 Middle Country Road, Selden / 200-474-6-2.1 / change of zone from J2 Business and A1 Residence to J2 and site plan to develop 1.06 acres with a 7,790 square foot building for commercial use; the site is presently developed with a 1,733 square foot building with a tattoo shop / *draft response* (*Ms. Hargrave*)
   g. **Sartory Compatible Growth Area Hardship Application** / 102 Gull Dip Road, Ridge / 200-327-4-7 / development of a 1,200 square foot single family residence on a 0.56 acre project site in the A Residence 1 zoning district. Requesting covenant and CGA relief to clear from 25% to 39.5% / decision deadline 12/16/25 / *schedule public hearing* (*Ms. Murphy*)

3. **Public Hearings at 2:30 pm**
   a. **Klein Core Preservation Area Hardship Application** / 608 Middle Country Road, Middle Island / 200-402-1-18.12 / development of a 1,450 square foot second story expansion of an existing 1,796 square foot one-story commercial building and 12 additional parking spaces on a 19,004.7 square foot (0.44 acre) project site in the J Business zoning district / decision deadline 10/7/25 (*Ms. Murphy)*
   b. **East End Flower Farm CGA Hardship Waiver Application /** w/s Weeks Avenue, Manorville / 200-589-1-2 / development of a 5 acre project site with 96,000 square feet of structures including two greenhouses and a barn and other infrastructure for an agricultural use in the A2 Residence zoning district / decision deadline 10/23/25 (*Ms. Hargrave)*

4. **Public Comment**

5. **Closed Advisory Session** (if necessary)

Next Commission Meeting, Wednesday, October 15, 2025 at 2:00 pm, Southampton Town Hall
For meeting information visit https://pb.state.ny.us/

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Timothy C. Hubbard
Member

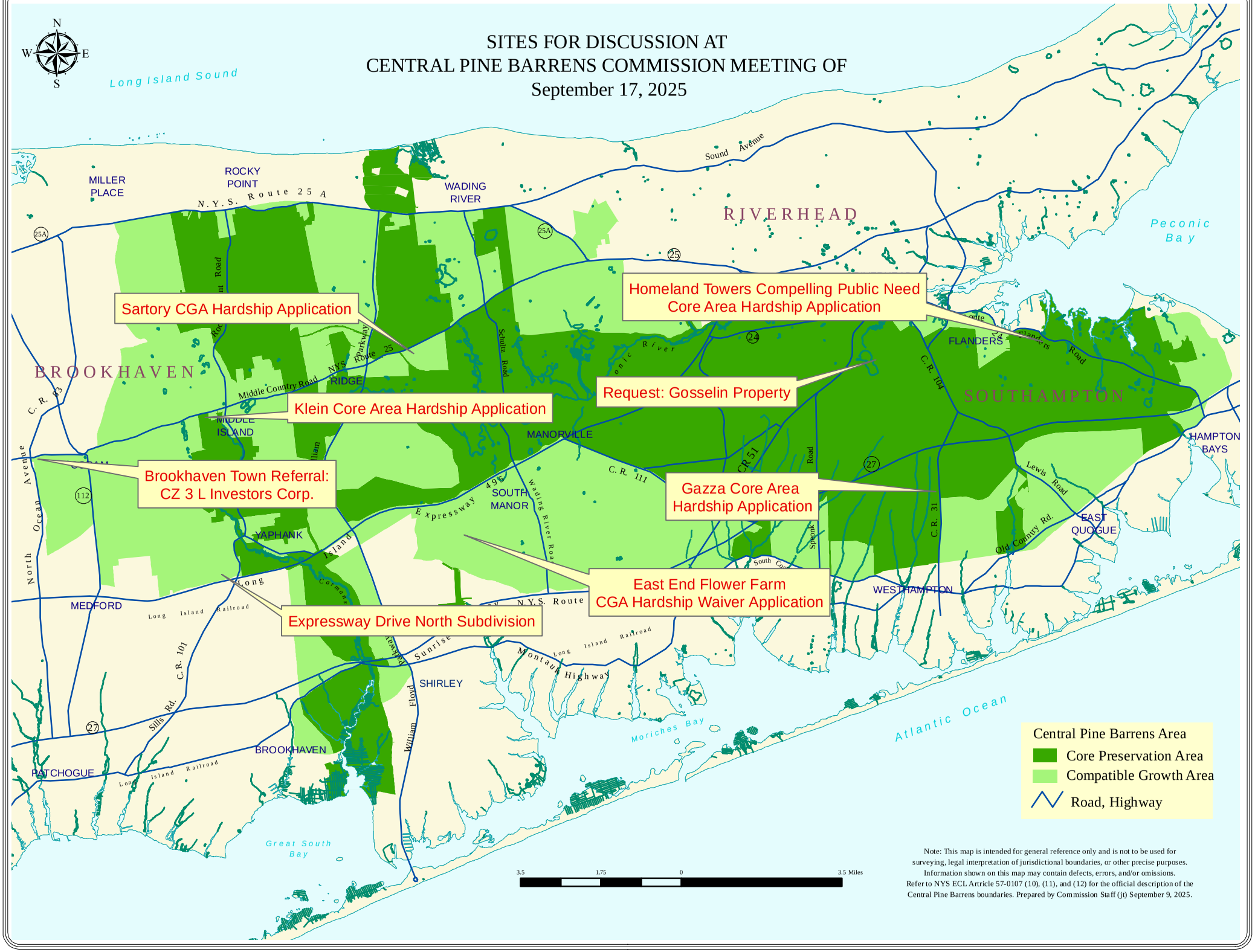
Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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


SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
September 17, 2025
Sartory CGA Hardship Application
Homeland Towers Compelling Public Need
Core Area Hardship Application
Request: Gosselin Property
Klein Core Area Hardship Application
Brookhaven Town Referral:
CZ 3 L Investors Corp.
Gazza Core Area
Hardship Application
East End Flower Farm
CGA Hardship Waiver Application
Expressway Drive North Subdivision
Long Island Sound
Peconic Bay
Atlantic Ocean
Great South Bay
Moriches Bay
BROOKHAVEN
RIVERHEAD
SOUTHAMPTON
MILLER PLACE
ROCKY POINT
WADING RIVER
RIDGE
MIDDLE ISLAND
MANORVILLE
SOUTH MANOR
YAPHANK
MEDFORD
SHIRLEY
PATCHOGUE
FLANDERS
WESTHAMPTON
EAST QUOGUE
HAMPTON BAYS
Central Pine Barrens Area
Core Preservation Area
Compatible Growth Area
Road, Highway
3.5 1.75 0 3.5 Miles
Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions. Refer to NYS ECL Article 57-0107 (10), (11), and (12) for the official description of the Central Pine Barrens boundaries. Prepared by Commission Staff (jt) September 9, 2025.

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

Central Pine Barrens Commission Meeting Summary
Wednesday, August 20, 2025 (Draft)
Brookhaven Town Hall
One Independence Hill, Farmingville

2:00

Commission members present: Mr. Panico-arrived at 2:18pm and Ms. DiBrita-left at 2:30pm (for Brookhaven), Mr. Romaine-left at 3:00 (Suffolk County), Ms. Moore and Ms. Scherer (for Southampton) and Mr. Charters (for Riverhead)

Others present: Commission and other agency staff members included Ms. Jakobsen, Ms. Hargrave, Mr. Milazzo, Ms. Murphy, Mr. Tverdyy, Ms. Lawston, Mr. Ward, Mr. Jaquez and Ms. Brown-Walton

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

The meeting started with the pledge to the flag lead by Mr. Romaine and Ms. Jakobsen noted that with four Commission members present, there is a quorum.

1. **Administrative and Public Comment**
   a. *Public Comment*
   Summary: Mr. Gazza discussed that one of his 33 buildings was damaged in the March wildfire and the insurance company still has it under investigation, indicating that it was an act of God. Mr. Gazza requested the Commission protect the interest of landowners from wildfire that may occur. Mr. Gazza shared the photos of his building that no longer has a buffer area to protect his buildings from wildfire. He also shared news articles of situations that put the Pine Barrens in jeopardy for future wildfire if something is not done. His request to mow 100 feet around his property area to protect it.

   Ms. Jakobsen discussed that the Southampton Pine Barrens Community Wildfire Protection grant was recently approved that will help mitigate the wildfire problem for all landowners in the Pine Barrens. There are national Firewise principles available to minimize the impact on structures. Mr. Milazzo discussed there is a difference in the Plan for residential vs commercial buildings to maintain previous buffers. The Commission requested Mr. Gazza to present a survey and Hardship request and Mr. Gazza agreed.

   Mr. Metcalf discussed that he supports Mr. Gazza plans for the protection of the buildings and he is also Fire Commissioner of Westhampton Beach Fire Department and seek protection for our firefighters so the fire equipment can get into the area to fight the fires.

   Mr. Metcalf discussed that enforcement is necessary regarding the Sand Pit known as 4 Old Country Road. He states there are rentals on the property and the grade is being raised. Mr. Milazzo discussed that the property is under a DEC Consent Order and DEC has been inspecting and monitoring the property. Ms. Moore discussed that the Town has a Cease-and-Desist order regarding the rentals on the property.

   b. *Minutes for 07/16/25 review*
   Summary: ***The motion was made by Mr. Romaine and seconded by Mr. Panico to adopt July 16, 2025 meeting minutes. The motion was approved by 4:0 vote.***

   c. *Draft resolution for Commission to approve payment of USGS invoice for $16,448.00 for monitoring performed April 1, 2025 to June 30, 2025, funding agreement: 24LKJFA2457003*
   Summary: ***The motion was made by Mr. Panico and seconded by Mr. Romaine to approve the draft resolution for USGS payment. The motion was approved by 4:0 vote.***

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

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

a. *Correspondence Received: TDR By Design / proposal to satisfy Brookhaven Town conditional approval of a multi-family change of zone project Scalamander Cove in Middle Island*
Summary: ***The motion was made by Mr. Romaine and seconded by Mr. Panico to approve the draft response for TDR transfer for Scalamander Cove Apartments, Middle Island. The motion was approved by 4:0 vote.***

Core Preservation Area

b. *Request for Determination of Jurisdiction: 425 North Street, Manorville / 200-410-1-11 and 20 / proposal for accessory structures to a residence on 14 acres in the A5 Residence zoning district.*
Summary: ***The motion was made by Mr. Romaine and seconded by Mr. Panico to send the draft response for Request for Determination of Jurisdiction: 425 North Street, Manorville. The motion was approved by 4:0 vote.***

c. *Request for Determination of Jurisdiction: Southampton Town Hampton West Park / 700 Stewart Avenue, Westhampton Beach / 900-308-4-1.3 / modifications and expansions to a town park including parking and tennis/pickleball courts on 17.7 acres in the CR 200 zoning district.*
Summary: Ms. Hargrave discussed the 17 acre Hampton West Park requesting an expansion of facilities in the Core Preservation Area. The activity would require clearing natural vegetation area of 0.1 acres to extend the parking lot and configuration of the existing sports courts. The proposed activity constitutes development and a Core Preservation Area Hardship Waiver application is required. Ms. Scherer discussed on behalf of Southampton Town there is an objection to the project's classification as activity o development and material increase in the intensity of use of land or environmental impacts. There is a small area of clearing. Material increase in intensity or material alteration is questionable. Discussion ensued.

The motion was made by Mr. Romaine and seconded by Mr. Panico to table the item for a later time. The motion was approved by 4:0 vote.

Compatible Growth Area

d. *Request for Determination of Jurisdiction: PSEG-LI / Coram, Yaphank, Manorville / replace 87 timber utility poles in the road right of way.*
Summary: Mr. Romaine asked why the poles were being replaced and how much of a grant did PSEG-LI receive from FEMA. Mr. Romaine discussed his objection to the replacement of the poles because as he was instructed when he was Supervisor the lines should be buried because that's the way to protect the lines in a storm. The representative from PSEG-LI responded that the poles are old, deteriorating and needed to be raised as part of the power on storm hardening program's height requirement. The grant received does not allow the lines to be buried. Mr. Romaine asked the PSEG-LI representative to find out what the budget is to bury the utility lines. Ms. Moore discussed that the Commission and/or Town should speak with Carrie Gallagher about the Commission's desire for future plans of undergrounding utility poles especially on evacuation routes.

The motion was made by Mr. Panico and seconded by Mr. Charters to send the draft response for Request for Determination of Jurisdiction: PSEG-LI replace 87 timber utility poles. The motion was approved by 3:1:0 vote. Opposed by Mr. Romaine.

e. *NYSDEC Notice: Signature Flight Support, LLC / North Perimeter Road at Gabreski Airport, Westhampton / discharge of 210,000 gallons per day of untreated stormwater to groundwater / draft response (Ms. Murphy)*
Summary: Mr. Romaine requested that the letter include that DEC to have them do preliminary testing should occur by an independent source of the water quality in that area of the Suffolk County Water wells and homes that are affected.

The motion was made by Ms. Moore and seconded by Mr. Romaine to send the modified draft response for NYSDEC Notice: Signature Flight Support, LLC. The motion was approved by 4:0 vote.

3. Division Reports

a. *Education, Outreach and Communications: update*
Summary: Mr. Jaquez discussed highlights and updates on the Education and Outreach division's activities covered in the previously distributed Education and Outreach division report.

b. *Science and Stewardship Division: update*
Summary: Mr. Smith discussed highlights and updates on the Science and Stewardship division's activities covered in the previously distributed Science and Stewardship division report.

c. *New York Wildfire and Incident Management Academy: update*
Summary: The updates on the New York Wildfire Incident and Management Academy's activities covered in the previously distributed NYWIMA report.

d. *Compliance and Enforcement Division: update*
Summary: Ms. Lawston discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed Compliance and Enforcement division report.

e. *Land Use Division: update*
Summary: Ms. Hargrave discussed highlights and updates on the Land Use division's activities covered in the previously distributed Land Use division report.

f. *Credit Program: update*
Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.

4. **Public Comment**
Summary: No public comments were received

The meeting was adjourned at approximately 3:30 pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for July 16, 2025
2. Final Commission meeting summary for July 16, 2025
3. Draft resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services dated August 20, 2025
4. Final resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services dated August 20, 2025
5. Education Outreach and Communication Division update dated August 2025
6. Science Stewardship Division update dated August 20, 2025
7. New York Wildfire and Incident Management Academy update
8. Compliance and Enforcement Division update dated July – August 2025
9. Land Use Division update dated August 20, 2025
10. Credit Program update dated August 20, 2025
11. Draft response regarding TDR transfer for Scalamander Cove apartments dated August 20, 2025; Letter and a map from TDR by Design dated July 14, 2025
12. Final response regarding TDR transfer for Scalamander Cove apartments dated August 20, 2025
13. Draft response and map regarding request for determination of jurisdiction for 425 North Street dated August 20, 2025; letter and attachments from Integrity Expediting dated July 15, 2025
14. Final response request for determination of jurisdiction for 425 North Street dated August 20, 2025
15. Draft response regarding request for determination of jurisdiction for Hampton West Park dated August 20, 2025; letter and attachments from the Town of Southampton dated July 23, 2025
16. Draft response regarding PSEGLI transmission pole replacements dated August 20, 2025; letter and attachments from Land use Ecological Services dated July 31, 2025
17. Final response regarding PSEGLI transmission pole replacements dated August 20, 2025
18. Draft response and attachments regarding notice of complete application: signature flight support dated August 20, 2025; letter for NYS DEC and attachments dated July 28, 2025
19. Final response regarding notice of complete application: signature flight support dated August 20, 2025

Central Pine Barrens Joint Planning and Policy Commission Meeting
Wednesday, September 17, 2025
Wertheim National Wildlife Refuge
340 Smith Road
Shirley, NY

Draft Resolution for the Central Pine Barrens Joint Planning and Policy Commission to Authorize the Renewal of Commission Insurance Policies

Present:
for the Suffolk County Executive
for Brookhaven Town Supervisor
Riverhead Town Supervisor
for Southampton Town Supervisor

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Whereas, pursuant to Article 57 of the New York State Environmental Conservation Law, the Commission is authorized to obtain and maintain insurance, and

Whereas, Arthur J. Gallagher Agency, as the Commission's insurance broker, provides a commercial insurance package (property, inland marine, general liability and automobile) and umbrella policy, in addition to fire truck and prescribed fire liability insurance, which are all due for renewal in October 2025 for an estimated total insurance cost of $66,984 (quote attached), and

Whereas, the Commission obtains workers compensation insurance through the New York State Insurance Fund (NYSIF) which is due for renewal in October 2025 for an estimated cost of $21,267 (renewal bill attached);

Now therefore be it

Resolved, the Commission hereby authorizes the renewal of the insurance policies provided through Arthur J. Gallagher Agency for an amount not to exceed $70,000 and be it further

Resolved, the Commission hereby authorizes the renewal of the workers compensation insurance through NYSIF for an amount not to exceed $22,000 and be it further

Resolved, the Commission authorize the executive director to execute all documents necessary to renew and pay the insurance policies provided by Arthur J. Gallagher and NYSIF.

Motion by:
Second by:
Ayes:
Nays:
Abstentions:

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Proposal of Insurance

Central Pine Barrens Joint Planning & Policy Commission

624 Old Riverhead Road
Westhampton Beach, NY 11978

Presentation Date: September 12, 2025

Arthur J Gallagher Risk Management Services, LLC
AJG License Nos.IL 100292093 / CA 0D69293

Gallagher

Insurance | Risk Management | Consulting

Premium Summary

The estimated program cost for the options are outlined in the following table:

Line of Coverage		*Expiring*	*Proposed*
		Philadelphia Indemnity Insurance Company	Philadelphia Indemnity Insurance Company
Commercial Package	Premium	$27,452.00	$27,927.00
	Estimated Cost*	**$27,503.04**	**$27,977.99**
	Change ($)	-	$474.95
	Change (%)	-	1.73%
		Philadelphia Indemnity Insurance Company	Philadelphia Indemnity Insurance Company
Umbrella Liability	Premium	$5,900.00	$5,900.00
	Estimated Cost*	**$5,900.00**	**$5,900.00**
	Change ($)	-	$0.00
	Change (%)	-	(0%)
		National Liability & Fire Insurance Co	National Liability & Fire Insurance Co
Primary Auto (Fire Truck - Used Prescribed Fires)	Premium	$11,176.00	$11,567.00
	Estimated Cost*	**$11,176.00**	**$11,567.00**
	Change ($)	-	$391.00
	Change (%)	-	3.50%
		National Fire & Marine Insurance Co	National Fire & Marine Insurance Co
Excess Auto Liability	Premium	$7,610.00	$7,621.00
	Estimated Cost*	**$7,895.38**	**$7,906.79**
	Change ($)	-	$11.41
	Change (%)	-	0.14%
		Greenwich Insurance Company	Greenwich Insurance Company
Public Officials Liability & Employment Practices Liability	Premium	$11,265.00	$11,603.00
	Estimated Cost*	**$11,510.00**	**$11,848.00**
	Change ($)	-	$338.00
	Change (%)	-	2.94%
Gallagher Agency Bill Administration Fee			$300.00
Total Program Cost		**$63,984.42**	**$65,499.78**

*Estimated Cost includes all taxes, fees, surcharges and TRIA premium (if applicable)

Quote from **Philadelphia Indemnity Insurance Company (Philadelphia Insurance Company)** is valid until **10/9/2025**

Quote from **National Liability & Fire Insurance Co (Berkshire Hathaway Insurance Group)** is valid until **10/9/2025**

Quote from **Philadelphia Indemnity Insurance Company (Philadelphia Insurance Company)** is valid until **10/9/2025**

Quote from **Greenwich Insurance Company (XL Group plc)** is valid until **10/9/2025**

Quote from **National Fire & Marine Insurance Co (Berkshire Hathaway Insurance Group)** is valid until **10/9/2025**

Gallagher is responsible for the placement of the following lines of coverage:

Commercial Package

Umbrella Liability

Primary Auto (Fire Truck - Used Prescribed Fires)

Excess Auto Liability

Public Officials Liability & Employment Practices Liability

Package - Commercial Package (Burn Coverage) - General Liability, Errors & Omissions, Environmental Liability

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

Premiums are due and payable as billed and may be financed, subject to acceptance by an approved finance company. Following acceptance, completion (and signature) of a premium finance agreement with the specified down payment is required. Note: Unless prohibited by law, Gallagher may earn compensation for this optional value-added service.

Where permitted by law, Gallagher may assess a $100 Agency Bill Administration Fee on all new and renewal policy placements where Gallagher is responsible for collecting client premium and remitting payment to insurance carriers and other third parties. In connection with such billing obligations, Gallagher assumes additional administrative, financial and compliance obligations that introduce significant risks to Gallagher's business. Should you change to direct bill, where available, or premium finance the transaction, you will not incur the Agency Bill Administration Fee.

Gallagher
Insurance | Risk Management | Consulting

NYSIF
New York State Insurance Fund

WORKERS' COMPENSATION STATEMENT

CENTRAL PINE BARRENS JOINT
PLANNING AND POLICY COMMISSION
624 OLD RIVERHEAD ROAD
WESTHAMPTON BEACH NY 11978

Policy Number: M 2487 256-6
Bill Number: 66823374
Statement Date: September 09, 2025

Representative:

Previous Policy Balance	**-$2,195.04**
Premium & Adjustments	**$21,267.28**
Payments	**$0.00**
Miscellaneous Fees	**$0.00**
Total Policy Balance:	**$19,072.24**
Minimum Payment Due:	**$0.00**
Payment Due Date:	

See reverse side for details

Policy Alerts

Message Center

NYSIF reduced the installment fee to $5! For added convenience, enroll in autopay through your online account at nysif.com.

To pay your bill electronically:

- Have your policy number available
- Visit nysif.com/billpay **OR**
- Call 833-844-4704
- Allow up to 2 business days for payment to post.

To pay your bill by check:

- Make checks payable to:
  NYSIF Workers' Compensation
- Write your policy number on your check
- Mail payment and remittance slip 7 days prior to due date

NYSIF

Policy Number: M 2487 256-6
Bill Number: 66823374

CENTRAL PINE BARRENS JOINT
PLANNING AND POLICY COMMISSION
624 OLD RIVERHEAD ROAD
WESTHAMPTON BEACH NY 11978

Total Policy Balance: $19,072.24
Minimum Payment Due: $0.00
Payment Due Date:

AMOUNT ENCLOSED: $

☐ Check box for name or address changes; enter changes on reverse.

NYSIF WORKERS' COMPENSATION
PO BOX 5519
BINGHAMTON, NY 13902-5519

CENTRAL PINE BARRENS JOINT

Policy Number: M 2487 256-6

Statement Period: 08/09/25 - 09/09/25

TOTAL POLICY BALANCE

DESCRIPTION	BALANCE DETAILS	REMAINING INSTALLMENTS	MINIMUM PAYMENT DUE
Deposit			
Installments	$19,495.01	11	
Audit Balance	-$422.77		
Adjustments			
Misc. Fees & Credits			
Past Due			
TOTAL POLICY BALANCE	**$19,072.24**		
MINIMUM PAYMENT DUE			**$0.00**

NEW TRANSACTIONS AND PAYMENTS

DATE	REF #	DESCRIPTION	AMOUNT
08/22/25	298445	Renewal Policy Deposit (10/9/25 - 10/9/26)	$1,772.27

Credits are applied to your account.

Visit www.nysif.com/mybill for more information or call Customer Service at 1-888-875-5790.

If you have checked the box on the reverse side, please enter new information below.

Thank you!

MARVEL

Invoice

Bill To: Central Pine Barrens
Feasability Study Prop#1636
624 Old Riverhead Road
Westhampton Beach NY 11978

Central Pine Barrens Nature Center
Feasibility Study
July 1-31, 2025

7/31/2025

Invoice # 2467-3 Project # 2467 Terms: Net 30

Description	Fee	Prior Billed	Current %	% To Date	Current Amount
CENTRAL PINE BARRENS NATURE CENTER					
Proposal # 1636 $98,500					
Feasibility Study					
Marvel $73,500.00 65.42% complete, 50% prev inv / 2467-3	73,500.00	36,750.00	15.42%	65.42%	11,330.00
Total Fee Due This Invoice					11,330.00
DBI $25,000					
DBI Inv 10920,11045,11164 50% complete, 20% prev inv	25,000.00	5,000.00	30.00%	50.00%	7,500.00
Total Consultant Due This Invoice					7,500.00
Reimbursable Expenses					
DBI Inv 11164 K Flora site visit $23.50 - 7/29/25					23.50
Sarah Beaudoin site visit car rental $80.65 - 04/25/25					80.65
Sarah Beaudoin site visit gas $24.96 - 04/25/25					24.96
Sarah Beaudoin site visit meals $37.03 - 04/25/25					37.03
Total Reimbursable Due This Invoice					166.14

Thank you.

Total Due This Invoice: $18,996.14

Pay to: Marvel Architects 145 Hudson 3rd Fl NY NY 10013 | 212-616-0420

DBI Projects
1261 Broadway Fl 11
New York, NY 10001-3525
212.533.1600
www.dbiprojects.com

INVOICE

Invoice Date:	6/9/25
Total Amount:	$2,500.00
Number:	10920
Invoice Period:	05/01/25 - 05/31/25
Terms:	Net 30
Project Code:	CPB_FS
Project:	Central Pine Barrens_FS

Guido Hartray

Marvel Architects
145 Hudson Street
New York, NY 10013

INVOICE SUMMARY

Description	Amount
DBI Monthly Services	$2,500.00
TOTAL AMOUNT DUE	**$2,500.00**

Please make your check payable to DBI Projects, LLC and remit to:
DBI Projects, LLC
1261 Broadway 11th floor New York, NY 10001
EIN 47-3840229

2467	**Project Number**
Y	**Approved to Pay – Y or N**
N/A	**Add Service Number**
SB	**PM Initials**
8/14/2025	**Date Approved**

DBI Projects

DBI Projects
1261 Broadway Fl 11
New York, NY 10001-3525
212.533.1600
www.dbiprojects.com

INVOICE

Invoice Date:	7/9/25
Total Amount:	$2,500.00
Number:	11045
Invoice Period:	06/01/25 - 06/30/25
Terms:	Net 30
Project Code:	CPB_FS
Project:	Central Pine Barrens_FS

Guido Hartray

Marvel Architects
145 Hudson Street
New York, NY 10013

INVOICE SUMMARY

Description	Amount
DBI Monthly Services	$2,500.00
TOTAL AMOUNT DUE	**$2,500.00**

Please make your check payable to DBI Projects, LLC and remit to:
DBI Projects, LLC
1261 Broadway 11th floor New York, NY 10001
EIN 47-3840229

2467	**Project Number**
Y	**Approved to Pay – Y or N**
N/A	**Add Service Number**
SB	**PM Initials**
8/14/2025	**Date Approved**

DBI Projects
1261 Broadway Fl 11
New York, NY 10001-3525
212.533.1600
www.dbiprojects.com

INVOICE

Invoice Date:	8/7/25
Total Amount:	$2,523.50
Number:	11164
Invoice Period:	07/01/25 - 07/31/25
Terms:	Net 30
Project Code:	CPB_FS
Project:	Central Pine Barrens_FS

Guido Hartray

Marvel Architects
145 Hudson Street
New York, NY 10013

INVOICE SUMMARY

Description	Amount
DBI Monthly Services	$2,500.00
-Project Reimbursables: Train/Subway	$23.50
TOTAL AMOUNT DUE	**$2,523.50**

Please make your check payable to DBI Projects, LLC and remit to:
DBI Projects, LLC
1261 Broadway 11th floor New York, NY 10001
EIN 47-3840229

DBI Projects

DBI Projects
1261 Broadway Fl 11
New York, NY 10001-3525
212.533.1600
www.dbiprojects.com

INVOICE

Invoice Date:	8/7/25
Total Amount:	$2,523.50
Number:	11164
Invoice Period:	07/01/25 - 07/31/25
Terms:	Net 30
Project Code:	CPB_FS
Project:	Central Pine Barrens_FS

Guido Hartray

Marvel Architects
145 Hudson Street
New York, NY 10013

EXPENSE DETAILS

Date	Code		Amount
Katrina Flora			
7/29/25	-Project Reimbursables: Train/Subway		$23.50
		Katrina Flora	**$23.50**
TOTAL EXPENSES			**$23.50**

2467	**Project Number**
Y	**Approved to Pay – Y or N**
N/A	**Add Service Number**
SB	**PM Initials**
8/19/2025	**Date Approved**

From: Katrina Flora
To: Katrina Flora
Subject: Fwd: MTA TrainTime Receipt
Date: Tuesday, July 29, 2025 7:47:27 AM
Attachments: mime-attachment.png
mime-attachment.png

// sent from phone

Begin forwarded message:

From: noreply@justride.com
Date: July 29, 2025 at 07:27:31 EDT
To: katrina.flora2@gmail.com
Subject: MTA TrainTime Receipt
Reply-To: noreply@justride.com

Purchase Receipt

This is the receipt for your ticket(s) and cannot be used to travel

Purchase Details

1x $23.50

One Way
Off Peak
Ticket IDs:
WTTCE4J6HEG

Total: $23.50

Payment Info

Merchant name:	MTA Long Island Rail Road
Merchant Online Address:	http://www.mta.info/
Account ID:	WC5RVUUV4AJ
Purchase ID:	PUAW3VGBD75SWXI
Purchase Date:	7/29/25, 7:27 AM
Authorization Code:	269756
UTR Number:	MRVBXDZQ645RYJQ
Name on Card:	Katrina Flora
Card Type:	American Express
Card Number:	****1261

Amount Charged:	$23.50

How to Access Your Tickets

Tickets purchased on TrainTime can be found in your ticket wallet.

Please ensure that your ticket is activated prior to boarding.

Refund & cancellation policies Customer service contact

Hertz

Hertz Car Rental

$80.65

161.30 total rewards points earned

Transaction Details

Type	Sale
Transaction date	Apr 24, 2025
Posted date	Apr 25, 2025
OKLAHOMA CITY, OK 73132	
Description	HERTZ #0464826
Merchant type	HERTZ
Method	Online, mail or phone
Category	Travel
Reference number	24941355114613000563646

JFK TRAVEL PLAZA
BUILDING 125
Jamaica NY 11430

150TH AVE & 148TH
SUNOCO 0179743000
XXXXXXXXX3001
JAMAICA, NY
11430
04/25/2025 549451164
09:25:09 PM

XXXXXXXXXXXX0341
VISA
INVOICE 013681
AUTH 06106C

PUMP# 1

001 6.401G
PRICE/GAL $3.899

FUEL TOTAL $ 24.96

TOTAL = $ 24.96

CREDIT $ 24.96

==========

Customer-activated Purchase/Capture
Sequence Number 26079
Chip Read
CHASE VISA
Mode: Issuer
AID: A0000000031010
TVR: 0000008000
IAD: 0602120360A002
TSI: E800
ARC: 00

Out Of The Blue Seafood
252 E Montauk Hwy
Hampton Bays, NY 11946

Take Out

Sarah Here

Server: Jared C
Check #174 — Sarah Here
Ordered: — 4/25/25 7:30 PM

1 Shrimp Basket	$19.95
1 New England Clam Chowder Cup	$7.00
1 Diet Coke	$3.00
Subtotal	$29.95
Tax	$2.59
Tip	$4.49
Total	$37.03

Input Type	C (EMV Chip Read)
VISA CREDIT	xxxxxxxx9550
Transaction Type	Sale
Authorization	Approved
Approval Code	01627C
Payment ID	JqXkjhHcTJhN
Application ID	A0000000031010
Application Label	VISA CREDIT
Terminal ID	d95ac84b47735747
Card Reader	BBPOS

Powered by Toast

MARVEL

Invoice

Bill To: Central Pine Barrens
Feasability Study Prop#1636
624 Old Riverhead Road
Westhampton Beach NY 11978

Central Pine Barrens Nature Center
Feasibility Study
May 1 - Jun 30, 2025

6/30/2025

Invoice # 2467-2 Project # 2467 Terms: Net 30

Description	Fee	Prior Billed	Current %	% To Date	Current Amount
CENTRAL PINE BARRENS NATURE CENTER					
Proposal # 1636 $98,500					
Feasibility Study					
Marvel $73.5k Inv 2467-2 $73,500.00 / 2467-2	73,500.00	22,477.50	19.42%	50.00%	14,272.50
DBI $25k Inv 10739 & 10777 $5000 / 2467-2	25,000.00		20.00%	20.00%	5,000.00
Total Fee Due This Invoice					19,272.50
Reimbursable Expenses					
DBI Inv 10739 travel by car serv & Subway 03/25/25					36.05
Total Reimbursable Due This Invoice					36.05

Thank you.

Total Due This Invoice: $19,308.55

Pay to: Marvel Architects 145 Hudson 3rd Fl NY NY 10013 | 212-616-0420

DBI Projects
1261 Broadway Fl 11
New York, NY 10001-3525
212.533.1600
www.dbiprojects.com

INVOICE

Invoice Date:	4/21/25
Total Amount:	$2,536.05
Number:	10739
Invoice Period:	03/01/25 - 03/31/25
Terms:	Net 30
Project Code:	CPB_FS
Project:	Central Pine Barrens_FS

Guido Hartray

Marvel Architects
145 Hudson Street
New York, NY 10013

INVOICE SUMMARY

Description	Amount
DBI Monthly Services	$2,500.00
-Project Reimbursables: Car Service/Taxi	$20.80
-Project Reimbursables: Train/Subway	$15.25
TOTAL AMOUNT DUE	**$2,536.05**

Please make your check payable to DBI Projects, LLC and remit to:
DBI Projects, LLC
1261 Broadway 11th floor New York, NY 10001
EIN 47-3840229

2467	**Project Number**
Y	**Approved to Pay – Y or N**
N/A	**Add Service Number**
SB	**PM Initials**
7/14/2025	**Date Approved**

DBI Projects

DBI Projects
1261 Broadway Fl 11
New York, NY 10001-3525
212.533.1600
www.dbiprojects.com

INVOICE

Invoice Date:	4/21/25
Total Amount:	$2,536.05
Number:	10739
Invoice Period:	03/01/25 - 03/31/25
Terms:	Net 30
Project Code:	CPB_FS
Project:	Central Pine Barrens_FS

Guido Hartray

Marvel Architects
145 Hudson Street
New York, NY 10013

EXPENSE DETAILS

Date	Code		Amount
Katrina Flora		REIMBURSABLE	
3/25/25	-Project Reimbursables: Car Service/Taxi		$20.80
3/25/25	-Project Reimbursables: Train/Subway		$15.25
		Katrina Flora	**$36.05**
TOTAL EXPENSES			**$36.05**

From: Uber Receipts
To: Katrina Flora
Subject: [DBI Projects] Your Tuesday morning trip with Uber
Date: Tuesday, March 25, 2025 9:48:57 AM

Total $20.80
March 25, 2025

Thanks for riding, K

We hope you enjoyed your ride this morning.

Total $20.80

In December 2024 in New York State outside of NYC, roughly 25% of customers' fares went toward covering government-mandated commercial insurance for rideshare/TNC (transportation network company) trips. Take action to bring down costs.

Trip fare	$13.30
Subtotal	$13.30
Booking Fee	$5.65
New York State Benefits Surcharge	$0.58
TNC Assessment Fee	$0.78
NY State Black Car Fund	$0.49

Payments

DBI Projects $20.80
3/25/25 9:48 AM

Switch Payment Method

Download PDF

You rode with Mujtaba

4.96 Rating Has passed a multi-step safety screen

Rate or tip

Rasier-NY, LLC (TNC170002)

When you ride with Uber, your trips are insured in case of a covered accident.

Learn more

UberX 6.43 miles | 14 min

9:34 AM
Railroad Ave, Ronkonkoma, NY 11779, US

9:48 AM
Independence Hl, Farmingville, NY 11738, US

Uber Technologies
1725 3rd Street,
San Francisco,
California
94158

0 INTRAOFFICE:

EXPENSE INFO

Central Pine Barrens

From: Katrina Flora
To: Katrina Flora
Subject: Fwd: MTA TrainTime Receipt
Date: Tuesday, March 25, 2025 8:10:01 AM
Attachments: mime-attachment.png
mime-attachment.png

// sent from phone

Begin forwarded message:

From: noreply@justride.com
Date: March 25, 2025 at 07:44:46 EDT
To: katrina.flora2@gmail.com
Subject: MTA TrainTime Receipt
Reply-To: noreply@justride.com

Purchase Receipt

This is the receipt for your ticket(s) and cannot be used to travel

Purchase Details

TrainTime

1x $15.25

One Way
Off Peak
Ticket IDs:
WTTCWSC5XDP

Total: $15.25

Payment Info

Merchant name:	MTA Long Island Rail Road
Merchant Online Address:	http://www.mta.info/
Account ID:	WC5RVUUV4AJ
Purchase ID:	PUZLCWMA3X44RWW
Purchase Date:	3/25/25, 7:44 AM
Authorization Code:	282359
UTR Number:	MR23S4WNR426BTG
Name on Card:	Katrina Flora
Card Type:	American Express
Card Number:	****1261

Amount Charged:	$15.25

How to Access Your Tickets

Tickets purchased on TrainTime can be found in your ticket wallet.

Please ensure that your ticket is activated prior to boarding.

Refund & cancellation policies Customer service contact

DBI Projects

DBI Projects
1261 Broadway Fl 11
New York, NY 10001-3525
212.533.1600
www.dbiprojects.com

INVOICE

Invoice Date:	5/8/25
Total Amount:	$2,500.00
Number:	10777
Invoice Period:	04/01/25 - 04/30/25
Terms:	Net 30
Project Code:	CPB_FS
Project:	Central Pine Barrens_FS

Guido Hartray

Marvel Architects
145 Hudson Street
New York, NY 10013

YES

INVOICE SUMMARY

Description	Amount
DBI Monthly Services	$2,500.00
TOTAL AMOUNT DUE	**$2,500.00**

Please make your check payable to DBI Projects, LLC and remit to:
DBI Projects, LLC
1261 Broadway 11th floor New York, NY 10001
EIN 47-3840229

Statement

MARVEL

Date: 8/31/2025

To: Central Pine Barrens
Feasability Study Prop#1636
624 Old Riverhead Road
Westhampton Beach NY 11978

Date	Invoice	Amount	Balance
06/30/2025	INV #2467-2. Orig. Amount $19,308.55.	19,308.55	19,308.55
07/31/2025	INV #2467-3. Orig. Amount $18,996.14.	18,996.14	38,304.69
		Amount Due:	$38,304.69

Marvel invoices are due within 0 to 60 days aging

CURRENT	1-30 DAYS AGING	31-60 DAYS AGING	61-90 DAYS AGING	OVER 90 DAYS AGING
0.00	18,996.14	19,308.55	0.00	0.00

Pay to: Marvel Architects 145 Hudson 3rd Fl New York NY 10013 | 212-616-0420

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

September 17, 2025

Justin Ames
Nelson Pope Voorhis, LLC
70 Maxess Road
Melville, NY 11747

RE: Request for Core Preservation Area Hardship Waiver Modification
49 Old Westhampton Road, Northampton, Town of Southampton
SCTM # 900-164-4-11 and 12 (merged to 900-164-4-12.1)
Central Pine Barrens Core Preservation Area

Dear Mr. Ames:

On August 12, 2025, the Central Pine Barrens Commission office received your letter requesting a modification to the Gosselin Property Core Preservation Area Hardship Waiver to allow the construction of a covered porch totaling 175 square feet on the front of the residence as depicted in the building permit survey prepared by Young Associates last dated May 22, 2025. No additional clearing is associated with this change.

The Gosselin Property Core Preservation Area Hardship Waiver was approved on December 20, 2023 for the demolition of seven of eight cottages and construction of a 3,600 square foot single-family residence on 1.73 acres in the R-15 zoning district. The approval was for the implementation of the building plan prepared by Young Associates dated October 25, 2023 and requested updates be submitted for review if they occur. The approval was amended on January 17, 2024 to clarify Condition #4 stating "no clearing or disturbance to trees or other natural vegetation present on the Project Site other than that which is shown in the referenced October 25 plan."

The proposed activity constitutes "non-development" pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107(13)(iv), which states that non-development includes:

> *(iv) the use of any structure or land devoted to dwelling uses for any purposes customarily incidental and otherwise lawful;*

No further review from this office is required. If any activity related to the proposal changes, please notify this office and forward the updated information for review prior to implementation. Additionally, please ensure the owner continues to fulfill all conditions of the amended approval.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 563-0307.

Sincerely,

Tara Murphy
Environmental Planner

cc: Judith Jakobsen, Executive Director
Julie Hargrave, Pine Barrens Manager
John C. Milazzo, Counsel

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Gosselin Property (SCTM #: 900-164-4-11 and 12, now 12.1)

8/21/2025, 4:41:15 PM

1:1,000

0 45 90 180 ft

0 12.5 25 50 m

Pine Barren Core

Street Labels

Tax Parcels

NELSON POPE VOORHIS
environmental • land use • planning

August 12, 2025

Judy Jakobsen
The Central Pine Barrens Commission Office
624 Old Riverhead Road (CR 31)
Westhampton Beach, NY 11978

RE: Gosselin Property (49 Old Westhampton Road); Request for Modification to Core Preservation Area (CPA) Hardship Waiver, dated January 2024
NPV#23247

Dear Ms. Jakobsen,

At the December 20, 2023 regular meeting of the Central Pine Barrens Joint Planning and Policy Commission ("the Commission"), the Commission, by unanimous decision, issued a final resolution approving the Core Preservation Area Hardship Waiver Permit for the proposed action at the 49 Old Westhampton Road property. The property (more specifically identified as Suffolk County Tax Map numbers 900-164-4-11 & 12) is located within the Core Preservation Area as defined in Article 57 of the Environmental Conservation Law, in the Hamlet of Northampton, Town of Southampton New York. The Commission granted Jason and Nancy Gosselin (collectively "the Applicant") approval to demolish all of the existing structures on the property except for one cottage that will remain and be used for storage use, and to construct a new 3,600 SF single-family two-story seven-bedroom residence. Details and specifications for the approved action were depicted on the Building Permit Survey prepared by Young Associates last dated October 25, 2023. The Commission's resolution was amended at the January 17, 2024, to provide clarification regarding Condition #4, correcting that "No clearing or disturbance to trees or other natural vegetation present on the Project Site other than that which is shown in the referenced October 25 plan" may occur.

The Applicant is requesting a modification to the approved action to include the proposed construction of a 175 square-foot covered porch on the street-front of the residence, located approximately 80 feet from wetlands. The application materials related to the above referenced modification request are included herewith. This submission includes the "Jason P. Gosselin & Nancy Gosselin Building Permit Survey", sheets 1-2, the "Jason P. Gosselin & Nancy Gosselin Stormwater Management Control Plan", sheet 3, and the" Jason P. Gosselin & Nancy Gosselin Map of Covenanted Wetland Preservation Area & Non-Disturbance Non-Fertilization Buffer", sheet 4, last revised by Howard W. Young and Thomas Wolpert, on May 22, 2025.

The proposed modification will not result in an increase to the area of disturbance, nor will it require the removal of any additional trees within the Core Preservation Area of the Central Pine Barrens. Furthermore, the modification solely involves the construction of a deck, which as an accessory structure incidental to the approved residential use. If the Commission finds that the modification to the approved project is considered to be "Non-Development" under Article 57, then we request administrative approval of the request for modification to the CPA Hardship Waiver.

Please review this modification request and if necessary, please include this in the September 17th calendar to schedule the review of this matter.

Should you have any questions please don't hesitate to reach out. I can be reached via phone at (631) 427-5665 or by email at james@nelsonpope.com.

Very Truly Yours,

NELSON, POPE & VOORHIS, LLC

Justin Ames

Justin Ames
Environmental Planner (III)

cc: Julie Hargrave (CPBJPPC) (via email only)
John Milazzo (CPBJPPC) (via email only)
Jason Gosselin (via email only)
Brianna Sadoski (NPV) (via email only)
Brant Reiner (NPV) (via email only)

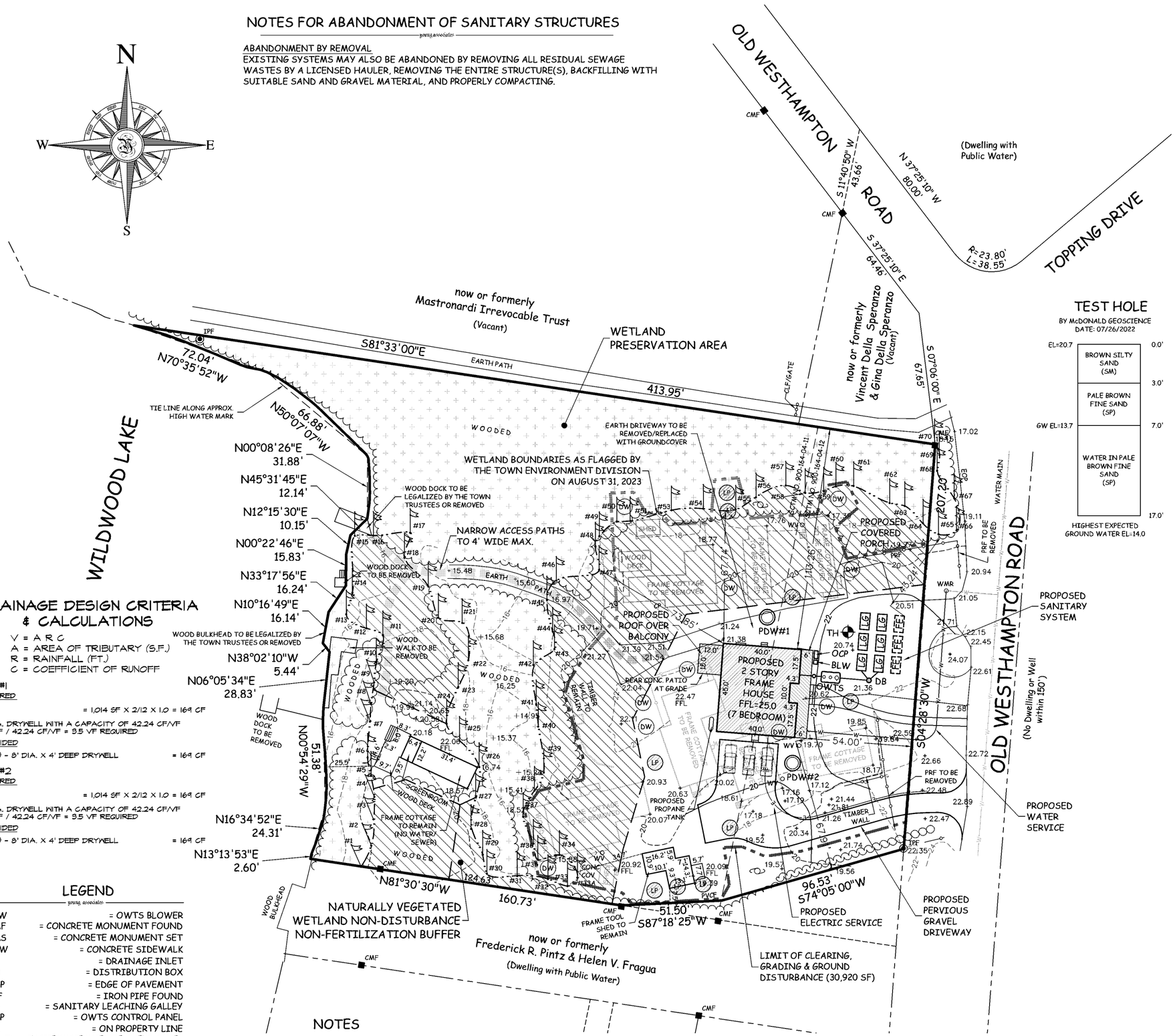
(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. (2) DISTANCES SHOWN HEREON FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR FOR ERECTION OF FENCES. (3) COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. (4) CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. (5) THE LOCATION OF WELLS (W), SEPTIC TANKS (ST) & CESSPOOLS (CP) SHOWN HEREON ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

NOTES FOR ABANDONMENT OF SANITARY STRUCTURES

young associates

ABANDONMENT BY REMOVAL

EXISTING SYSTEMS MAY ALSO BE ABANDONED BY REMOVING ALL RESIDUAL SEWAGE WASTES BY A LICENSED HAULER, REMOVING THE ENTIRE STRUCTURE(S), BACKFILLING WITH SUITABLE SAND AND GRAVEL MATERIAL, AND PROPERLY COMPACTING.



TEST HOLE

BY McDONALD GEOSCIENCE
DATE: 07/26/2022

HIGHEST EXPECTED
GROUND WATER EL=14.0

DRAINAGE DESIGN CRITERIA & CALCULATIONS

V = A R C
A = AREA OF TRIBUTARY (S.F.)
R = RAINFALL (FT.)
C = COEFFICIENT OF RUNOFF

PDW#1
REQUIRED
ROOF = 1,014 SF X 2/12 X 1.0 = 169 CF
8' DIA. DRYWELL WITH A CAPACITY OF 42.24 CF/VF
147 CF / 42.24 CF/VF = 3.5 VF REQUIRED
PROVIDED
USE (1) - 8' DIA. X 4' DEEP DRYWELL = 169 CF

PDW#2
REQUIRED
ROOF = 1,014 SF X 2/12 X 1.0 = 169 CF
8' DIA. DRYWELL WITH A CAPACITY OF 42.24 CF/VF
147 CF / 42.24 CF/VF = 3.5 VF REQUIRED
PROVIDED
USE (1) - 8' DIA. X 4' DEEP DRYWELL = 169 CF

LEGEND

young associates

BLW	= OWTS BLOWER
CMF	= CONCRETE MONUMENT FOUND
CMS	= CONCRETE MONUMENT SET
CSW	= CONCRETE SIDEWALK
DI	= DRAINAGE INLET
DB	= DISTRIBUTION BOX
EOP	= EDGE OF PAVEMENT
IPF	= IRON PIPE FOUND
LG	= SANITARY LEACHING GALLEY
OCP	= OWTS CONTROL PANEL
OL	= ON PROPERTY LINE
OWTS	= ON SITE WASTEWATER TREATMENT SYSTEM
PDW	= PROPOSED DRYWELL
PRF	= POST & RAIL FENCE
PVCF	= PVC FENCE
RO	= ROOF OVER
WIF	= WIRE FENCE
WMR	= WATER METER
WSF	= WOOD STAKE FOUND
WSS	= WOOD STAKE SET
WV	= WATER VALVE
•	= END OF DIRECTION/DISTANCE
(LP)	= SANITARY STRUCTURE TO BE ABANDONED *
(DW)	= EXISTING DRYWELL TO BE REMOVED *
◯ PDW	= PROPOSED DRYWELL

* LOCATIONS PROVIDED BY OWNER

NOTES

1. THE OWTS SHALL BE MODEL CEN-10 MANUFACTURED BY FUJICLEAN USA.

2. THE DESIGN ENGINEER, FUJICLEAN USA REPRESENTATIVE, AND SCDHS REPRESENTATIVES SHALL OBSERVE THE INSTALLATION OF THE OWTS AND LEACHING SYSTEM. APPROVAL FROM ALL THREE PRIOR TO BACKFILL.

3. THE SYSTEM START UP WILL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A FUJICLEAN USA REPRESENTATIVE.

4. AN EXECUTED OPERATION AND MAINTENANCE CONTRACT BETWEEN THE MAINTENANCE PROVIDER AND PROPERTY OWNER MUST BE SUBMITTED TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES (SCDHS) PRIOR TO APPROVAL OF THE I/A OWTS REGISTRATION BY THE SCDHS IN ACCORDANCE WITH ARTICLE 19 OF THE SUFFOLK COUNTY SANITARY CODE.

5. FINISHED FLOOR ELEVATION(S) TO BE VERIFIED BY ARCHITECT.

6. EXISTING WATER SERVICES NOT SHOWN HEREON ARE TO BE ABANDONED.

SITE DATA

young associates

AREA = 1.7256 ACRES

* SUBJECT PARCEL IS IN ZONE X - SEE FLOOD INSURANCE RATE MAP PANEL NO. 36103C0468 H LAST DATED SEPT. 25, 2009.

* VERTICAL DATUM	= NAVD (1988)
* DEPTH TO GROUNDWATER	= 7 FT
* NUMBER OF BEDROOMS (DESIGN EQUIVALENT)	= 7
* MINIMUM REQUIRED I/A OWTS CAPACITY	= 770 GAL
* PROVIDED I/A OWTS CAPACITY	= 1,000 GAL
* LEACHING SYSTEM REQUIRED	= 475 SFSWA
* LEACHING SYSTEM PROVIDED	= 477 SFSWA

400 Ostrander Avenue, Riverhead, New York 11901
tel. 631.727.2303 fax. 631.727.0144
admin@youngengineering.com

Young associates

Howard W. Young, Land Surveyor
Thomas C. Wolpert, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Weaver, Land Surveyor

HEALTH DEPARTMENT USE

young associates

ENGINEER'S CERTIFICATION

young associates

" I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL FACILITIES, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE."

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893n
THOMAS C. WOLPERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 80897

SURVEYOR'S CERTIFICATION

young associates

* WE HEREBY CERTIFY TO **JASON P. GOSSELIN & NANCY GOSSELIN** THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893

SURVEY FOR

JASON P. GOSSELIN & NANCY GOSSELIN

at Northampton, Town of Southampton
Suffolk County, New York

BUILDING PERMIT SURVEY

	900		164		04		11
County Tax Map	District 900	Section	164	Block	04	Lot	12

FIELD SURVEY COMPLETED JULY 21, 2022
MAP PREPARED JULY 22, 2022

Record of Revisions

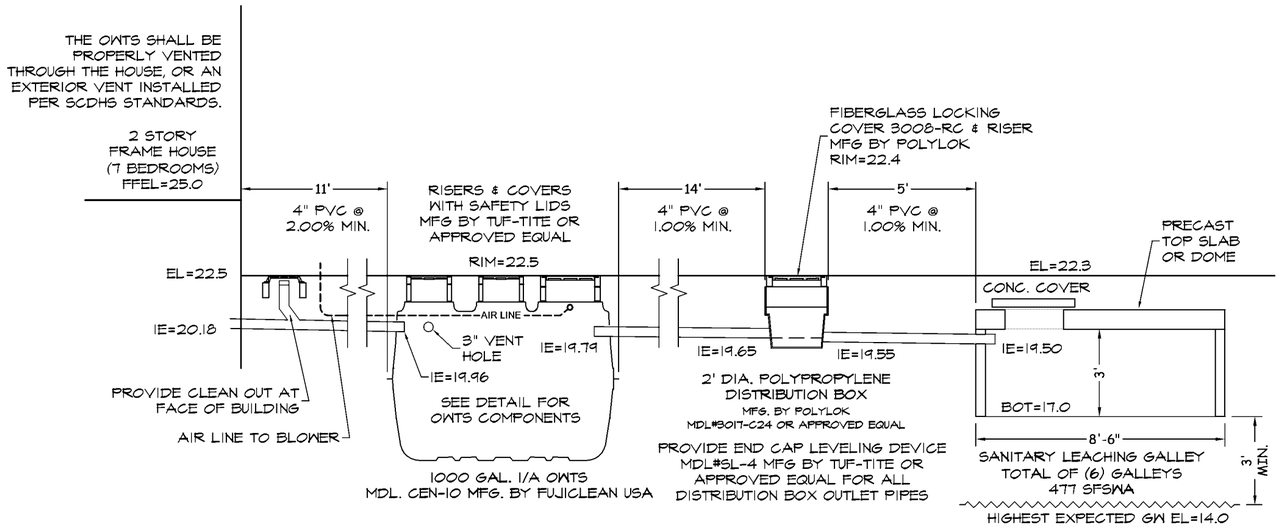
REVISION	DATE
ADDED BUILDING PERMIT DATA	MAR. 29, 2023
GENERAL AMENDMENTS	AUG. 03, 2023
WETLANDS & TOPO	SEPT. 26, 2023
GENERAL AMENDMENTS	OCT. 05, 2023
NYSDEC	OCT. 25, 2023
MULTIPLE	NOV. 10, 2023
GENERAL AMENDMENTS	MAR. 22, 2024
BLKHD & DOCK NOTES	JUN. 04, 2024
ADD COVERED PORCH	MAY 22, 2025

40 0 20 40 80 120
Scale: 1" = 40'

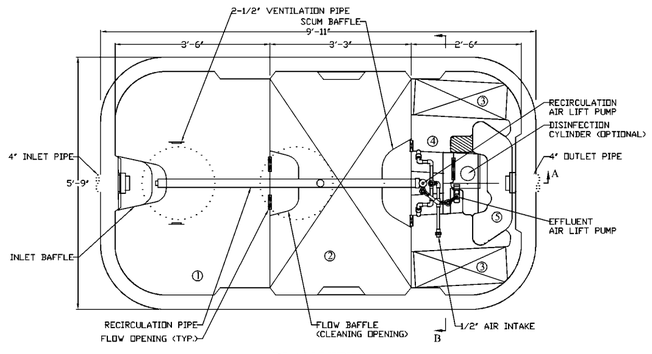
JOB NO. 2022-0133
DWG. 2022_0133_bp_r3

DWG FILE: R:\2022\2022_0133\dwg\2022_0133_bp_r4.dwg
PLOT DATE: May 22, 2025 - 1:07pm
PLOTTED BY: DEA

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. (2) DISTANCES SHOWN HEREON FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR FOR ERECTION OF FENCES. (3) COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. (4) CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. (5) THE LOCATION OF WELLS (W), SEPTIC TANKS (ST) & CESSPOOLS (CP) SHOWN HEREON ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.



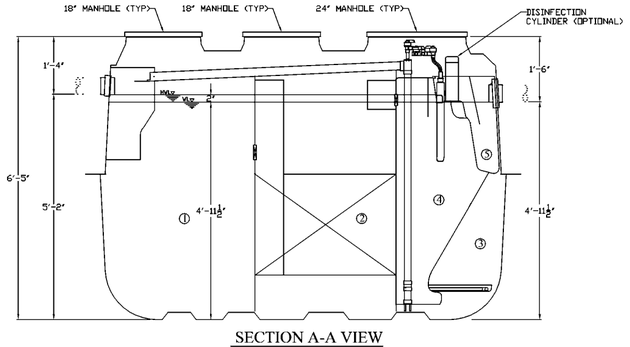
HYDRAULIC PROFILE



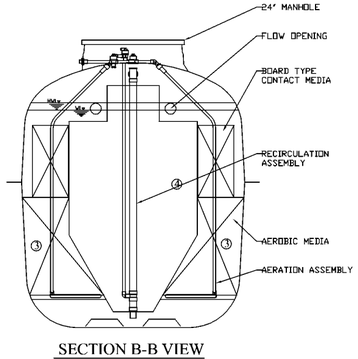
PLAN VIEW

	CHAMBER	Volume (gal)
①	Sedimentation Chamber	558
②	Anaerobic Filtration Chamber	556
③	Aerobic Contact Filtration Chamber	248
④	Storage Chamber	125
⑤	Disinfection Chamber	11
	Total Volume	1,498

SPECIFICATIONS			
Anaerobic Media	PP / PE	Filling Rate	46%
Board Type Aerobic Media	PVC / PP / PE	Filling Rate	17%
Aerobic Media	PP / PE	Filling Rate	54%
Blower	3.0 cfm		
Tank	FRP		
Piping	PVC / PP / PE		
Access Covers	Plastic / Cast Iron		
Disinfectant (Optional)	Chlorine Tablets		



SECTION A-A VIEW

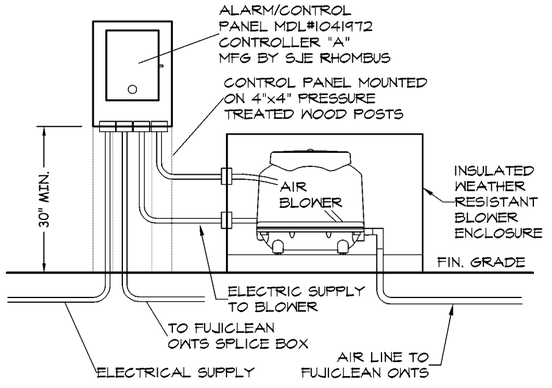


SECTION B-B VIEW

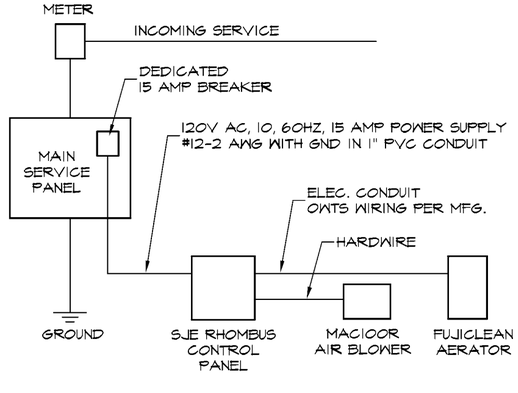
I/A OWTS MDL. CEN-10 MFG. BY FUJICLEAN USA

NOTE: ALL CONDUITS BETWEEN PANEL AND TREATMENT TANK MUST BE SEALED TO PREVENT GAS LEAKAGE INTO PANEL.

FOR WIFI COMMUNICATION DEVICE; USE ALARM/CONTROL PANEL MDL#1045040 CONTROLLER "C" MFG BY SJE RHOMBUS



CONTROL PANEL & BLOWER
SCALE: NTS



ELECTRICAL ONE-LINE DIAGRAM

400 Ostrander Avenue, Riverhead, New York 11901
tel. 631.727.2303 fax. 631.727.0144
admin@youngengineering.com

Young associates

Howard W. Young, Land Surveyor
Thomas C. Wolpert, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Weaver, Land Surveyor

HEALTH DEPARTMENT USE

young associates

ENGINEER'S CERTIFICATION

young associates

- I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL FACILITIES, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893
THOMAS C. WOLPERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 80897

SURVEY FOR

JASON P. GOSSELIN & NANCY GOSSELIN

at Northampton, Town of Southampton
Suffolk County, New York

BUILDING PERMIT SURVEY

	District	Section	Block	Lot
County Tax Map	900	164	01	11
	900	164	01	12

FIELD SURVEY COMPLETED JULY 21, 2022
MAP PREPARED JULY 22, 2022

Record of Revisions

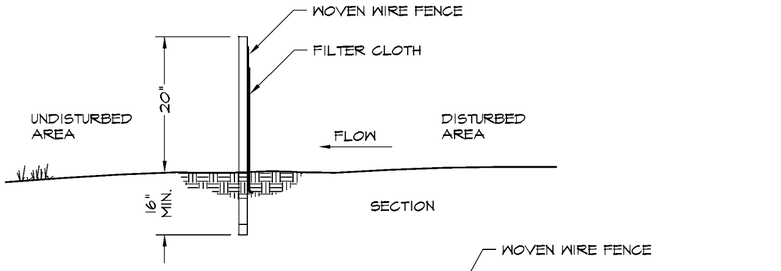
REVISION	DATE
ADDED BUILDING PERMIT DATA	MAR. 29, 2023
GENERAL AMENDMENTS	AUG. 03, 2023
WETLANDS & TOPO	SEPT. 26, 2023
GENERAL AMENDMENTS	OCT. 05, 2023
NYSDEC	OCT. 25, 2023
MULTIPLE	NOV. 10, 2023
GENERAL AMENDMENTS	MAR. 22, 2024
NO CHANGES THIS SHEET	JUN. 04, 2024
ADD COVERED PORCH	MAY 22, 2025

Scale: 1" = N.T.S.

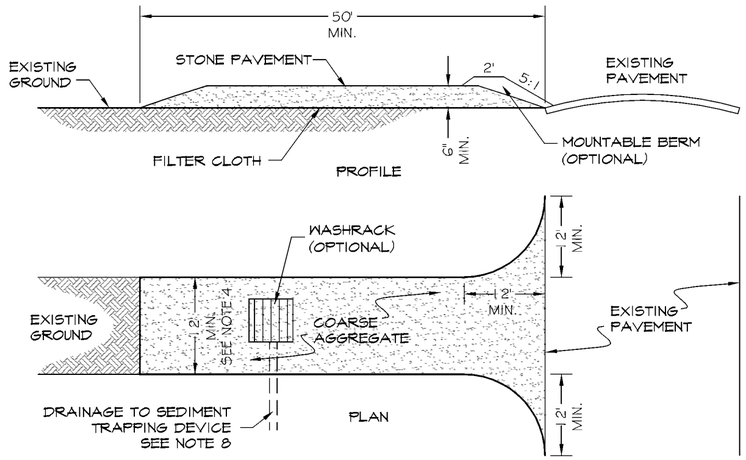
JOB NO. 2022-0133
DWG. 2022_0133_bp_r3

DWG FILE: R:\2022\2022_0133\dwg\2022_0133_bp_r4.dwg
PLOT DATE: May 22, 2025 - 1:07pm
PLOTTED BY: DEA

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. (2) DISTANCES SHOWN HEREON FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR FOR ERECTION OF FENCES. (3) COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. (4) CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. (5) THE LOCATION OF WELLS (W), SEPTIC TANKS (ST) & CESSPOOLS (CP) SHOWN HEREON ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.



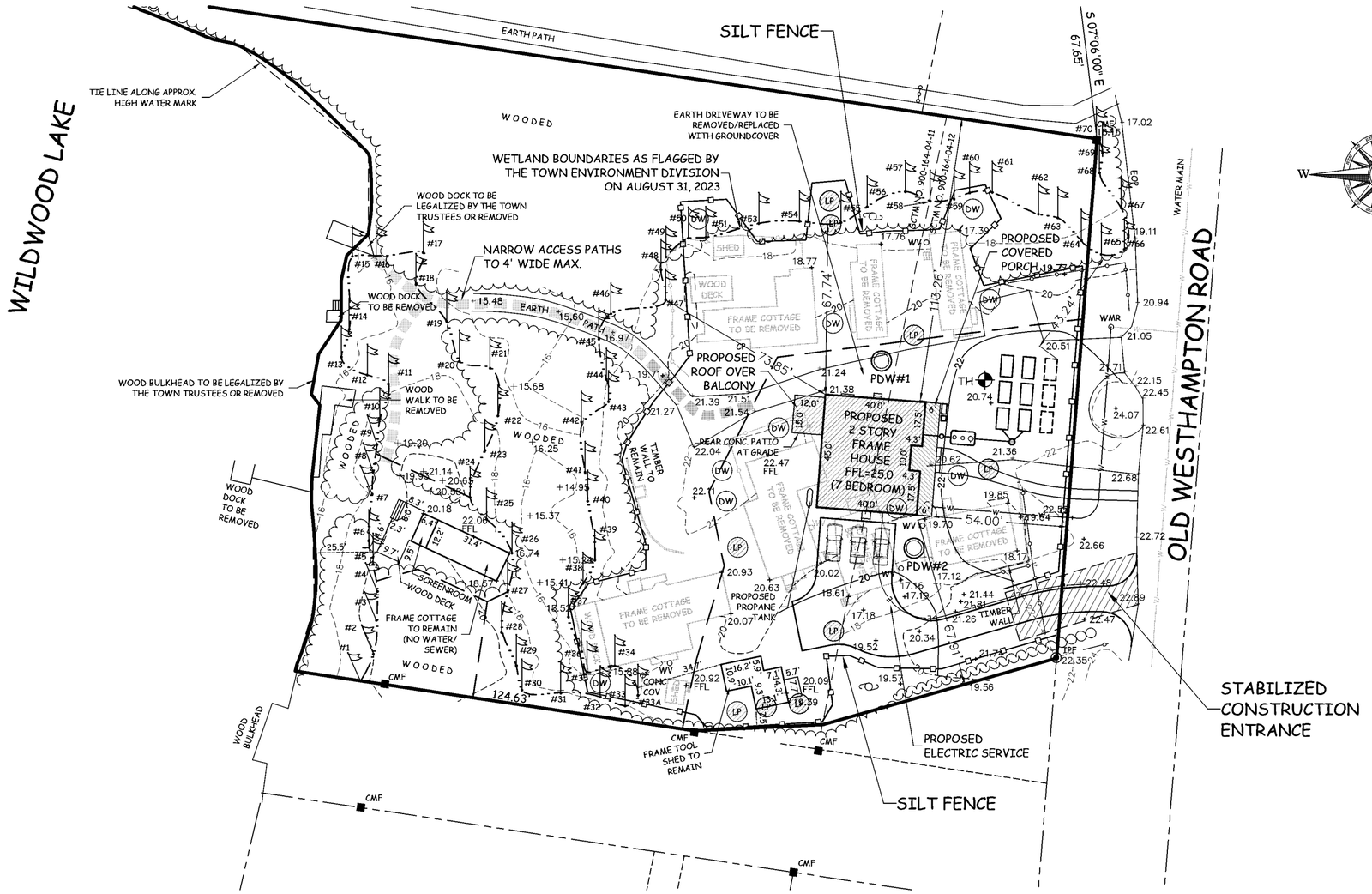
SILT FENCE
NTS



CONSTRUCTION NOTES

1. STONE SIZE - USE 2" STONE, OR A RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6".
4. WIDTH - 12' MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED EVERY SEVEN (7) CALENDAR DAYS.

STABILIZED CONSTRUCTION ENTRANCE
NTS



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DRAINAGE DESIGN CRITERIA & CALCULATIONS

V = A R C
A = AREA OF TRIBUTARY (S.F.)
R = RAINFALL (FT.)
C = COEFFICIENT OF RUNOFF

PDW#1
REQUIRED

ROOF = 1,014 SF X 2/12 X 1.0 = 169 CF

8' DIA. DRYWELL WITH A CAPACITY OF 42.24 CF/VF
147 CF / 42.24 CF/VF = 3.5 VF REQUIRED

PROVIDED

USE (1) - 8' DIA. X 4' DEEP DRYWELL = 169 CF

PDW#2
REQUIRED

ROOF = 1,014 SF X 2/12 X 1.0 = 169 CF

8' DIA. DRYWELL WITH A CAPACITY OF 42.24 CF/VF
147 CF / 42.24 CF/VF = 3.5 VF REQUIRED

PROVIDED

USE (1) - 8' DIA. X 4' DEEP DRYWELL = 169 CF

ENGINEER'S CERTIFICATION

THOMAS C. WOLPERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 80897

SURVEY FOR

JASON P. GOSSELIN & NANCY GOSSELIN

at Northampton, Town of Southampton
Suffolk County, New York

STORMWATER MANAGEMENT CONTROL PLAN

	District	Section	Block	Lot
County Tax Map	900	164	04	11
	900	164	04	12

FIELD SURVEY COMPLETED JULY 21, 2022
MAP PREPARED OCT. 25, 2023

Record of Revisions

REVISION	DATE
MULTIPLE	NOV. 10, 2023
GENERAL AMENDMENTS	MAR. 22, 2024
BLKHD & DOCK NOTES	JUN. 04, 2024
ADD COVERED PORCH	MAY 22, 2025

40 0 20 40 80 120
Scale: 1" = 40'

JOB NO. 2022-0133
DWG. 2022_0133_bp_r3

DWG FILE: R:\2022\2022_0133\dwg\2022_0133_bp_r4.dwg
PLOT DATE: May 22, 2025 - 1:07pm
PLOTTED BY: DEA

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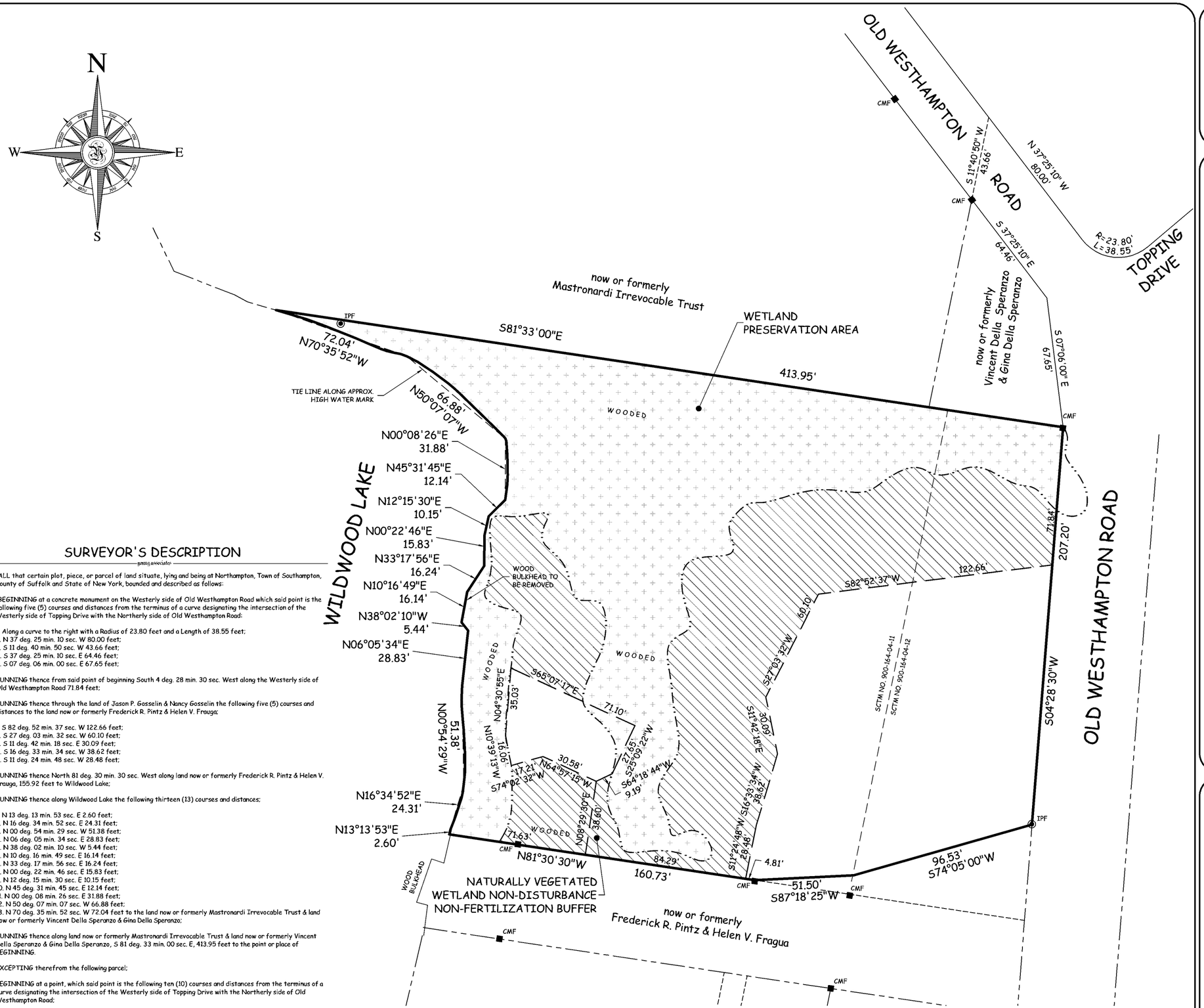

SURVEYOR'S DESCRIPTION

gaming associates

ALL that certain plot, piece, or parcel of land situate, lying and being at Northampton, Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a concrete monument on the Westerly side of Old Westhampton Road which said point is the following five (5) courses and distances from the terminus of a curve designating the intersection of the Westerly side of Topping Drive with the Northerly side of Old Westhampton Road:

1. Along a curve to the right with a Radius of 23.80 feet and a Length of 38.55 feet;
2. N 37 deg. 25 min. 10 sec. W 80.00 feet;
3. S 11 deg. 40 min. 50 sec. W 43.66 feet;
4. S 37 deg. 25 min. 10 sec. E 64.46 feet;
5. S 07 deg. 06 min. 00 sec. E 67.65 feet;

RUNNING thence from said point of beginning South 4 deg. 28 min. 30 sec. West along the Westerly side of Old Westhampton Road 71.84 feet;

RUNNING thence through the land of Jason P. Gosselin & Nancy Gosselin the following five (5) courses and distances to the land now or formerly Frederick R. Pintz & Helen V. Frauga;

1. S 82 deg. 52 min. 37 sec. W 122.66 feet;
2. S 27 deg. 03 min. 32 sec. W 60.10 feet;
3. S 11 deg. 42 min. 18 sec. E 30.09 feet;
4. S 16 deg. 33 min. 34 sec. W 38.62 feet;
5. S 11 deg. 24 min. 48 sec. W 28.48 feet;

RUNNING thence North 81 deg. 30 min. 30 sec. West along land now or formerly Frederick R. Pintz & Helen V. Frauga, 155.92 feet to Wildwood Lake;

RUNNING thence along Wildwood Lake the following thirteen (13) courses and distances;

1. N 13 deg. 13 min. 53 sec. E 2.60 feet;
2. N 16 deg. 34 min. 52 sec. E 24.31 feet;
3. N 00 deg. 54 min. 29 sec. W 51.38 feet;
4. N 06 deg. 05 min. 34 sec. E 28.83 feet;
5. N 38 deg. 02 min. 10 sec. W 5.44 feet;
6. N 10 deg. 16 min. 49 sec. E 16.14 feet;
7. N 33 deg. 17 min. 56 sec. E 16.24 feet;
8. N 00 deg. 22 min. 46 sec. E 15.83 feet;
9. N 12 deg. 15 min. 30 sec. E 10.15 feet;
10. N 45 deg. 31 min. 45 sec. E 12.14 feet;
11. N 00 deg. 08 min. 26 sec. E 31.88 feet;
12. N 50 deg. 07 min. 07 sec. W 66.88 feet;
13. N 70 deg. 35 min. 52 sec. W 72.04 feet to the land now or formerly Mastronardi Irrevocable Trust & land now or formerly Vincent Della Speranzo & Gina Della Speranzo;

RUNNING thence along land now or formerly Mastronardi Irrevocable Trust & land now or formerly Vincent Della Speranzo & Gina Della Speranzo, S 81 deg. 33 min. 00 sec. E, 413.95 feet to the point or place of BEGINNING.

EXCEPTING therefrom the following parcel;

BEGINNING at a point, which said point is the following ten (10) courses and distances from the terminus of a curve designating the intersection of the Westerly side of Topping Drive with the Northerly side of Old Westhampton Road;

1. Along a curve to the right with a Radius of 23.80 feet and a Length of 38.55 feet;
2. N 37 deg. 25 min. 10 sec. W 80.00 feet;
3. S 11 deg. 40 min. 50 sec. W 43.66 feet;
4. S 37 deg. 25 min. 10 sec. E 64.46 feet;
5. S 07 deg. 06 min. 00 sec. E 67.65 feet;
6. S 04 deg. 28 min. 30 sec. W 207.20 feet to the land now or formerly Frederick R. Pintz & Helen V. Frauga;
7. S 74 deg. 05 min. 00 sec. W, 96.53 feet along land now or formerly Frederick R. Pintz & Helen V. Frauga;
8. S 87 deg. 18 min. 25 sec. W, 51.50 feet continuing along land now or formerly Frederick R. Pintz & Helen V. Frauga to a point;
9. N 81 deg. 30 min. 30 sec. W, 89.10 feet;
10. N 08 deg. 29 min. 30 sec. E 38.60 feet through the land of Jason P. Gosselin & Nancy Gosselin;

RUNNING thence from said point of beginning, through the land of Jason P. Gosselin & Nancy Gosselin the following seven (7) courses and distances;

1. N 64 deg. 57 min. 15 sec. W 30.58 feet;
2. S 74 deg. 02 min. 32 sec. W 17.21 feet;
3. N 10 deg. 39 min. 13 sec. W 16.06 feet;
4. N 04 deg. 30 min. 55 sec. E 35.03 feet;
5. S 65 deg. 07 min. 17 sec. E 71.10 feet;
6. S 25 deg. 09 min. 22 sec. W 27.65 feet;
7. S 64 deg. 18 min. 44 sec. W 9.19 feet, to the point or place of BEGINNNING.

Containing 1.2145 Acres.

LEGEND

gaming associates

CMF	= CONCRETE MONUMENT FOUND
CMS	= CONCRETE MONUMENT SET
IPF	= IRON PIPE FOUND
WSF	= WOOD STAKE FOUND
WSS	= WOOD STAKE SET
●	= END OF DIRECTION/DISTANCE

400 Ostrander Avenue, Riverhead, New York 11901
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Young associates

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Thomas C. Wolpert, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Weaver, Land Surveyor

SITE DATA

gaming associates

AREA = 1.7256 ACRES

SURVEYOR'S CERTIFICATION

gaming associates

* WE HEREBY CERTIFY TO **JASON P. GOSSELIN & NANCY GOSSELIN** THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893

SURVEY FOR

JASON P. GOSSELIN & NANCY GOSSELIN

at Northampton, Town of Southampton
Suffolk County, New York

MAP OF CONVENANTED WETLAND PRESERVATION AREA & NATURALLY VEGETATED WETLAND NON-DISTURBANCE/NON-FERTILIZATION BUFFER

		900		164		04		11
County Tax Map	District	900	Section	164	Block	04	Lot	12

FIELD SURVEY COMPLETED JULY 21, 2022
MAP PREPARED MAR. 22, 2024

Record of Revisions

REVISION	DATE
NO CHANGES THIS SHEET	JUN. 04, 2024
NO CHANGES THIS SHEET	MAY 22, 2025

40 0 20 40 80 120
Scale: 1" = 40'

JOB NO. 2022-0133
DWG. 2022_0133_bp_wetlandpres

DWG FILE: R:\2022\2022_0133\dwg\2022_0133_bp_wetlandpres.dwg
PLOT DATE: May 22, 2025 - 1:03pm
PLOTTED BY: DEA

Central Pine Barrens Commission
Meeting of December 20, 2023
Adopted Resolution
Gosselin Property
Core Preservation Area Hardship Waiver
49 Old Westhampton Road, Wildwood Lake, Riverside, Town of Southampton
SCTM # 900-164-4-11 and 12

Present:
Mr. Dorian Dale, for the Suffolk County Executive
Ms. Emily Pines, for Brookhaven Town Supervisor
Ms. Yvette Aguiar, Riverhead Town Supervisor
Mr. Jay Schneiderman, Southampton Town Supervisor

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

I. The Project

Jason and Nancy Gosselin (collectively the Applicant) own property located at 49 Old Westhampton Road in Riverside, in the Town of Southampton. The Gosselin family's maternal in-laws have owned the property since the 1930s. The property fronts Wildwood Lake, and contains 1.73 acres of area. It is developed with eight cottages that total 6,500 square feet in area. The total area of existing disturbance on the property covers 0.88 acres and natural area covers approximately 0.85 acres.

The Gosselin's seek to demolish all of the existing structures on the property except for one cottage that will remain and be used for storage use. Gosselin seeks to construct a new single-family two-story residence seven bedroom house containing 3,600 square feet of area (the Project). Their project will not require clearing and if authorized will leave approximately 0.98 acres of natural area on the property including freshwater wetland habitat and revegetated area where structures will be removed.

Gosselin requires the Commission's approval for this project because the property is in the Core Preservation Area as defined in Article 57 of the Environmental Conservation Law and the project constitutes development. Details and specifications concerning the Gosselin's proposal are depicted on the Building Permit Survey prepared by Young Associates last dated October 25, 2023. The Gosselins are represented before the Commission by their attorneys Wayne D. Bruyn and Robert E. Marcincuk of O'Shea, Marcincuk and Bruyn, LLP.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

II. The Act and the Commission

The New York State Legislature passed the Long Island Pine Barrens Protection Act (Act) and codified it in Article 57 of the Environmental Conservation Law (ECL), which was signed into law on July 13, 1993. The Act, among other things, created the Central Pine Barrens Joint Planning and Policy Commission (Commission), to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. In furtherance of its mission and in compliance with the directives set

forth in the Act, the Commission drafted the Central Pine Barrens Comprehensive Land Use Plan (the Plan), which was adopted on June 28, 1995.

ECL §57-0107 defines development to be the "performance of any building activity, . . ., the making of any material change in use or intensity of use of any structure or land. Without limitation the following uses shall be taken for the purposes of this article to involve development . . . (a) a change in type of use of a structure or land or, if the ordinance or rule divides uses into classes, a change from one class of use designated in an ordinance or rule to a use in another class so designated." ECL §57-0123 provides that "no application for development within the Central Pine Barrens area shall be approved by any municipality, or county or agency thereof or the [C]ommission . . . unless such approval or grant conforms to the provisions" of the Plan and Environmental Conservation Law Section. The Project constitutes development as defined in the Act.

III. The Project Site and Materials Submitted to the Commission

On October 12, 2023, the Applicant submitted a core hardship waiver application prepared by Nelson and Pope, dated October 6, 2023, with an Environmental Assessment Form Part I, a Building Permit survey of the property prepared by Young Associates dated September 26, 2023 and an interpretation request dated October 5, 2023 prepared by Wayne D. Bruyn, O'Shea Marcincuk and Bruyn.

On November 14, 2023, the Applicant submitted an updated Building Permit Survey prepared by Young Associates last dated October 25, 2023.

IV. Public Process

On November 15, 2023, the Commission held a public hearing on the Project at which the Commission reviewed the Staff Report and Exhibits prepared for the hearing and heard testimony from the Applicant. A presentation was made and submitted by Nelson and Pope and Robert Marcincuk. The hearing was closed and a two week written comment period held open. A transcript of the hearing was received and distributed to the Commission and posted on the Commission website.

V. The Study Area and State Historic Resources Determination

The Staff Report defined a Study Area which analyzed, in general, the land use and ownership of property within a one-half mile radius of the property. The Study Area contains the communities on the waterfront of Wildwood Lake, surrounded by a significant amount of natural public open space owned by Suffolk County, New York State and Southampton Town.

The Commission requested information from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) on whether the project would impact State listed historic or pre-historic resources. OPRHP replied by letter dated July 18, 2023 that, "[i]t is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project." Thus, the Project will not impact such resources.

VI. Other Required Approvals

The Project is a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).

The Applicant proposes an Innovative Alternative (IA) On Site Wastewater Treatment System for wastewater treatment on the Project Site. Suffolk County Health Department approval of the IA system will be required.

The Project requires permits and/or approvals from other involved agencies including, but not limited to the Town of Southampton Conservation Board for wetland habitat protection and building permits.

VII. History of the Project Site and Prior Commission Decisions

The property was acquired by the owner's relatives in the 1930s and developed with multiple seasonal cottages for use by family and friends. Recently, upon the death of the maternal grandmother, the property was transferred to the Applicant.

The Applicant asserts that the proposal is consistent with past Commission decisions to allow the replacement of a dwelling as non-development activity pursuant to the definitions in ECL §57-0107(iii). Despite this assertion, the Applicant also submitted a core hardship waiver application.

In their application, Applicant cited prior Commission decisions including, 71 Lakeview Drive (2016) and Starbucks Manorville (2017). In reviewing the materials, the Commission finds that its decisions cited by the Applicant as precedential have been distinguished. The matter of 71 Lakeview developed a naturally vegetated site, unlike the subject Project, and it was similar to the Project by being surrounded by a developed residential community. The nonresidential project, Starbucks, reused a developed site, which is similar to the Project, but it was a commercial land use rather than residential.

The matter of David Bruhns, Ridge, was raised as a precedent matter by the Applicant. It was a core hardship application that was ultimately determined by the Commission in 2006 to constitute "non-development." It allowed the replacement of a dwelling where a dilapidated one previously existed. Notwithstanding Bruhn's, the Commission subsequently has not followed this holding.

The Commission has in the recent past required core hardships for the complete demolition and removal and development of new structures such as in the 2023 decision Taco Bell Mangogna. In cases where demolition did not occur, such as in the non-residential property of Starbucks Manorville and JCJC, core hardships were required for development and changes in use.

Other matters requiring core hardships that were approved and denied involved the development of structures on naturally vegetated properties where no prior development or disturbance existed. Estate of Constance DiPeri (2010), and similarly 71 Lakeview, was also situated in a developed residential community of at least 40 other developed lots surrounding it. And the subject matter is unlike disapprovals of Gustave, Manorville (2016), Trocchio, Manorville (2016) and Dittmer,

Yaphank (2018) that were undeveloped lots, naturally wooded and in more sparsely developed communities.

VIII. **Commission Review of the Act's Extraordinary Hardship Waiver Criteria and Applicant's Materials**

In reviewing a Core Preservation Area Extraordinary Hardship Waiver application, the Commission is required to consider the criteria set forth in ECL §57-0121(10)(a), (c)(i), (ii), and (iii) to determine whether an applicant has established the existence of extraordinary hardship as distinguished from a mere inconvenience, whether the requested relief is consistent with the purposes, provisions of the Act, and if granted, would not result in a substantial impairment of the resources of the Central Pine Barrens area. An applicant demonstrates, based on specific facts, that the subject property does not have any beneficial use if used for its present use or developed as authorized by the provisions of this article, and that this inability to have a beneficial use results from unique circumstances peculiar to the subject property under certain conditions.

The Commission has considered the application, the Staff Report and Exhibits, transcripts of the hearings, and its prior decisions and finds that Gosselin has demonstrated that an extraordinary hardship exists.

The property and project are unique because it is developed with eight dwellings that will be replaced with one and commensurate outdated cesspools that will be removed and updated with an innovative alternative sanitary treatment system. A larger area of the site will be protected including wetland buffers than currently exists. The upgrading of the septic system is expected to protect surface and groundwater water resources including Wildwood Lake and adjacent freshwater wetland habitat and the pine barrens ecosystem.

The amount of building area will be reduced by approximately half, from 6,500 to 3,600 square feet and the footprint of the structures on the property will be reduced from 6,200 to 1,800 square foot footprint. Additionally, 0.98 acre (42,689 square feet) of natural open space will be protected in covenants with non-disturbance, non-fertilization buffer requirements by the Southampton Town Conservation Board. As a result, the Project provides more area of the site in its natural condition and permanently protected than the amount of area developed, 0.98 acre and 0.75 acre, respectively.

The Applicant asserts that the seasonal nature of cottages, except for two winterized structures, do not suit their needs. The Applicant seeks modern features and energy and water efficiency in lieu of the existing separate, small and outdated structures that presently occupy the property. The cottages, according to the Applicant, do not meet the needs of modern families including lack of insulation, inefficient hearing in winter, insufficient cooling in summer, lack of laundry facilities, small kitchens and bathrooms. According to the Applicant, the cottages require significant and costly maintenance and have exceeded their life span.

The characteristics of the site were created by Applicant's ancestors and predate the Act. The Applicant has not taken or failed to take an action with respect to the property. The needs of "modern families" as the testimony suggests have changed since the property was developed. The property will be rebuilt without disturbance or removal of trees or other natural vegetation.

Additionally, the Applicant will restore areas that are left cleared when structures are demolished and removed.

The Applicant is not currently present year round on the property to utilize the cottages either by their own use or for lease. The cottages require maintenance and improvements that the Applicant is not willing to undertake.

The change in use of the property will be reduced from the number of individuals and substantial use down to one family. {Is this the number of people that can use it because of all of the cottages] The Applicant may have sought to lease all the cottages causing substantial material use of the property and instead has chosen to reduce the intensity of use and use the property for one single family. This use is consistent with the single-family residential community that surrounds the property.

The Project maintains the site's essential character and will not result in an increase in development in the Central Pine Barrens.

In considering the application, the Commission finds that granting the waiver will not be materially detrimental to other properties due to the unique nature of the Project which involves removing a pre-existing non-conforming use, multiple dwellings on one residential property, and increasing the amount of natural vegetation onsite through the revegetation of cleared areas on the property. The property is unique because it benefits from development prior to the Act. The Applicant reuses a developed property in the Core, in a different manner and with a different structure than the present condition, rather than clearing an undeveloped naturally vegetated property.

The Applicant has demonstrated the property is currently not beneficial for their use. The Applicant seeks to retire in the coming years and eventually relocate full time to reside on the property. Having a dwelling that meets the needs of the family is the purpose of this application. The Applicant has committed to no clearing of trees or other disturbance to natural vegetation in the Project.

The Project will not increase danger of fire or endanger public safety when compared the risks posed by the present use. The Applicant's willingness to protect 0.98 acre of the property is reduces the potential significant use that may presently occur and also potentially could occur if each existing cottage were updated, expanded, winterized and used year-round.

The Waiver is not inconsistent with the purposes, objectives or the general spirit and intent of the Act because it permits the continuation of the residential use of a developed property while reducing the footprint and total square footage of structures and protects natural vegetation and revegetates cleared areas on the property.

The Project reuses a developed site and by doing so avoids new clearing in the Central Pine Barrens. By replacing an antiquate septage system with a modern system, groundwater impacts from the use on the property are anticipated to improve as compared to the use of the property's existing system. This benefits the quality of groundwater and surface water resources including Wildwood Lake.

IX. **Commission Determinations**

Based on the foregoing and upon review of the application, the Commission hereby grants the waiver requested by Gosselin. The Waiver is granted only for this specific project, a 3,600 square foot dwelling as per the survey prepared by Young Associates dated October 25, 2023. No other uses or development of the site in the R15 zoning category is permitted.

This Waiver does not allow development or redevelopment for another use or project.

The Commission finds that Gosselin has demonstrated that the property and its proposal is unique for the reasons set forth above. It has further demonstrated that it suffers an extraordinary hardship due to conditions unique to the property. The Commission grants a Waiver to Gosselin authorizing the development a 3,600 square foot dwelling on the Project Site with conditions.

The Project is situated on a site where there is presently development. The Project is expected to generate fewer trips, reduced use and fewer impacts due to the presence of a year round dwelling for one single-family consistent with the Study Area.

The Commission finds the Project will not result in substantial impairment to the resources of the Core Preservation Area. An alternative innovative treatment system will be installed in the Project, replacing an outdated septic system, for wastewater treatment and expected reduced nitrogen concentration discharge to groundwater.

The present use does not suit the needs of the Applicant. The Applicant stated to the Commission that it will not subdivide and lease the cottages through the rental market or on AirBnB or other platforms for vacation use or year round residency. The Applicant seeks to consolidate activities on site and use it for their own single use, significantly reducing the intensity of use of the property and the structural footprint on the property.

The Commission finds that the Project is not inconsistent with the purposes and provisions of the Act, including but not limited to, the goals and objectives to "[p]reserve the functional integrity of the Pine Barrens ecosystem, protect the quality of surface water and groundwater, discourage piecemeal and scattered development, [to] accommodate development in a matter consistent with the long-term integrity of the Pine Barrens ecosystem and to ensure that the pattern of development is compact, efficient, and orderly."

The Commission hereby determines the Hardship Waiver application, as submitted, satisfies the criteria for a Core Preservation Area Extraordinary Hardship Waiver pursuant to New York State ECL Article 57 §57-0121(10) for the reasons set forth in this resolution.

A condition of approval requires the Applicant to record a Declaration of Covenants and Restrictions (C&Rs) on the property to protect 0.98 acre of the property and barring the construction of any other structure(s) and uses on the property. The C&Rs will reflect that the two existing tax lots will be merged and no further subdivision will be allowed.

This Waiver expires if the Project is not built in five (5) years and a new application will be required even for the same project and survey.

The Gosselin Property Core Preservation Area Extraordinary Hardship Waiver is approved, as per the survey prepared by Young Associates, last dated October 25, 2023, subject to conditions including:

1. The Waiver shall be valid for a period of five years from the date of approval.

2. Implement the building plan survey depicted in the plan prepared by Young Associates last dated October 25, 2023. Submit any updates if they occur. No substantial changes may occur without Commission approval.

3. The Applicant must obtain additional permits and approvals, as required by law, prior to commencement of activity related to the Project including Town of Southampton and Suffolk County Department of Health Services review and approval, NYSDEC, and any other approvals and permit requirements that apply to the Project.

4. No clearing or disturbance to trees or other natural vegetation present on the Project Site.

5. Utilize dark skies light fixtures.

6. Install native plants in the revegetation plan.

7. Minimize disturbance to the site and adjacent roadways and community when demolition and removal of existing structures occurs.

8. Install erosion control measures and manage stormwater on the project site.

9. Submit a copy of the Declaration of Covenants and Restrictions granted to the Town including:

    a. Protect 0.98 acre of natural area of the site. Ensure it includes no disturbance to natural vegetation for the Project and does not permit the construction of any other structures and uses on the property.
    b. Merge tax lots 11 and 12.
    c. No future subdivision.

10. Within six months of completion of the Project and issuance of a Certificate of Occupancy, the Applicant shall submit an As-Built Survey for the Commission's file record.

11. The Waiver is granted only for this specific project, a 3,600 square foot dwelling as shown on the Young Associates last dated October 25, 2023.

12. If any changes occur in the Project the Applicant must notify the Commission and submit an amended application, subject to review and approval.

Gosselin Property at Wildwood Lake Core Preservation Area Hardship

Town of Southampton, SCTM # 900-164-4-11 and 12
Decision to Approve
Record of Motion:
Motion by: Mr. Dale
Seconded by: Mr. Schneiderman
In Favor: 4 (Mr. Dale, Mr. Schneiderman, Ms. Pines, Ms. Aguiar)
Opposed: 0
Abstention: 0
Absent: Mr. Calarco, for the New York State Governor

cc: Town of Southampton Department of Land Management and Building Department
Suffolk County Department of Health Services
New York State Department of Environmental Conservation Region 1

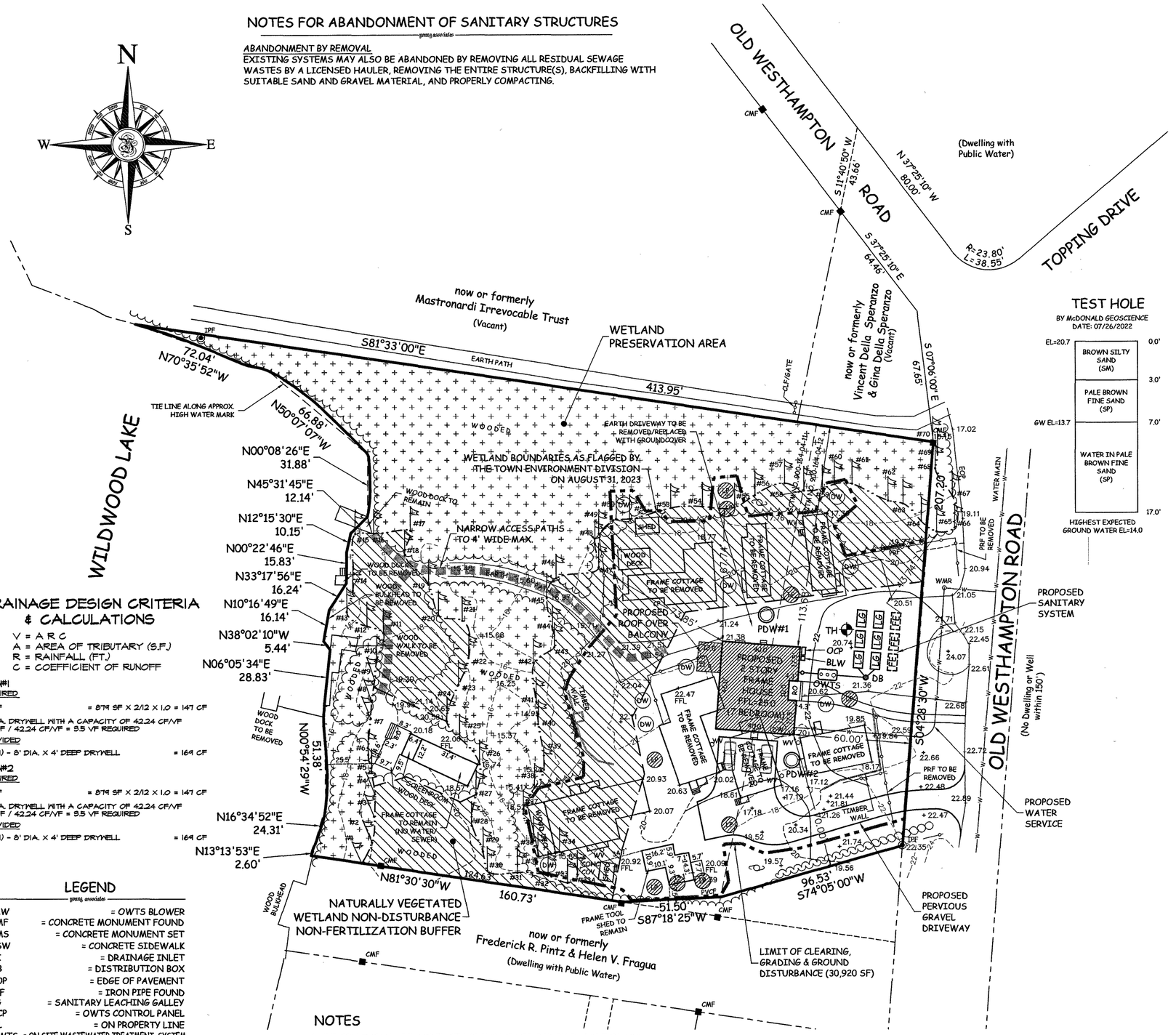
(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. (2) DISTANCES SHOWN HEREON FROM PROPERTY LINES TO EXISTING STRUCTURES ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR FOR ERECTION OF FENCES. (3) COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. (4) CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. (5) THE LOCATION OF WELLS (W), SEPTIC TANKS (ST) & CESSPOOLS (CP) SHOWN HEREON ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

NOTES FOR ABANDONMENT OF SANITARY STRUCTURES

young associates

ABANDONMENT BY REMOVAL

EXISTING SYSTEMS MAY ALSO BE ABANDONED BY REMOVING ALL RESIDUAL SEWAGE WASTES BY A LICENSED HAULER, REMOVING THE ENTIRE STRUCTURE(S), BACKFILLING WITH SUITABLE SAND AND GRAVEL MATERIAL, AND PROPERLY COMPACTING.



TEST HOLE

BY McDONALD GEOSCIENCE
DATE: 07/26/2022

DRAINAGE DESIGN CRITERIA & CALCULATIONS

V = A R C
A = AREA OF TRIBUTARY (S.F.)
R = RAINFALL (FT.)
C = COEFFICIENT OF RUNOFF

PDW#1
REQUIRED
ROOF = 879 SF X 2/12 X 1.0 = 147 CF
8' DIA. DRYWELL WITH A CAPACITY OF 42.24 CF/VF
147 CF / 42.24 CF/VF = 3.5 VF REQUIRED
PROVIDED
USE (1) - 8' DIA. X 4' DEEP DRYWELL = 169 CF

PDW#2
REQUIRED
ROOF = 879 SF X 2/12 X 1.0 = 147 CF
8' DIA. DRYWELL WITH A CAPACITY OF 42.24 CF/VF
147 CF / 42.24 CF/VF = 3.5 VF REQUIRED
PROVIDED
USE (1) - 8' DIA. X 4' DEEP DRYWELL = 169 CF

LEGEND

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BLW	= OWTS BLOWER
CMF	= CONCRETE MONUMENT FOUND
CMS	= CONCRETE MONUMENT SET
CSW	= CONCRETE SIDEWALK
DI	= DRAINAGE INLET
DB	= DISTRIBUTION BOX
EOP	= EDGE OF PAVEMENT
IPF	= IRON PIPE FOUND
LG	= SANITARY LEACHING GALLEY
OCP	= OWTS CONTROL PANEL
OL	= ON PROPERTY LINE
OWTS	= ON SITE WASTEWATER TREATMENT SYSTEM
PDW	= PROPOSED DRYWELL
PRF	= POST & RAIL FENCE
PVCF	= PVC FENCE
RO	= ROOF OVER
WIF	= WIRE FENCE
WMR	= WATER METER
WSF	= WOOD STAKE FOUND
WSS	= WOOD STAKE SET
WV	= WATER VALVE
●	= END OF DIRECTION/DISTANCE
▨	= SANITARY STRUCTURE TO BE ABANDONED *
(DW)	= EXISTING DRYWELL TO BE REMOVED *
◯ PDW	= PROPOSED DRYWELL

* LOCATIONS PROVIDED BY OWNER

NOTES

1. THE OWTS SHALL BE MODEL CEN-10 MANUFACTURED BY FUJICLEAN USA.

2. THE DESIGN ENGINEER, FUJICLEAN USA REPRESENTATIVE, AND SCDHS REPRESENTATIVES SHALL OBSERVE THE INSTALLATION OF THE OWTS AND LEACHING SYSTEM. APPROVAL FROM ALL THREE PRIOR TO BACKFILL.

3. THE SYSTEM START UP WILL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A FUJICLEAN USA REPRESENTATIVE.

4. AN EXECUTED OPERATION AND MAINTENANCE CONTRACT BETWEEN THE MAINTENANCE PROVIDER AND PROPERTY OWNER MUST BE SUBMITTED TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES (SCDHS) PRIOR TO APPROVAL OF THE I/A OWTS REGISTRATION BY THE SCDHS IN ACCORDANCE WITH ARTICLE 19 OF THE SUFFOLK COUNTY SANITARY CODE.

5. FINISHED FLOOR ELEVATION(S) TO BE VERIFIED BY ARCHITECT.

6. EXISTING WATER SERVICES NOT SHOWN HEREON ARE TO BE ABANDONED.

SITE DATA

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AREA = 1.7256 ACRES

* SUBJECT PARCEL IS IN ZONE X - SEE FLOOD INSURANCE RATE MAP PANEL NO. 36103C0468 H LAST DATED SEPT. 25, 2009.

* VERTICAL DATUM	= NAVD (1988)
* DEPTH TO GROUNDWATER	= 7 FT
* NUMBER OF BEDROOMS (DESIGN EQUIVALENT)	= 7
* MINIMUM REQUIRED I/A OWTS CAPACITY	= 770 GAL
* PROVIDED I/A OWTS CAPACITY	= 1,000 GAL
* LEACHING SYSTEM REQUIRED	= 475 SFSWA
* LEACHING SYSTEM PROVIDED	= 477 SFSWA

400 Ostrander Avenue, Riverhead, New York 11901
tel. 631.727.2303 fax. 631.727.0144
admin@youngengineering.com

Young associates

Howard W. Young, Land Surveyor
Thomas C. Wolpert, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Weaver, Land Surveyor

HEALTH DEPARTMENT USE

young associates

ENGINEER'S CERTIFICATION

young associates

" I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL FACILITIES, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE."

THOMAS C. WOLPERT — STATE OF NEW YORK — 61483 — LICENSED PROFESSIONAL ENGINEER

Thomas C. Wolpert

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893n
THOMAS C. WOLPERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 80897

SURVEYOR'S CERTIFICATION

young associates

* WE HEREBY CERTIFY TO **JASON P. GOSSELIN & NANCY GOSSELIN** THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

HOWARD W. YOUNG — STATE OF NEW YORK — 45893 — LICENSED LAND SURVEYOR

Howard W. Young

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893

SURVEY FOR

JASON P. GOSSELIN & NANCY GOSSELIN

at Riverhead, Town of Southampton
Suffolk County, New York

BUILDING PERMIT SURVEY

		900		164		04		11
County Tax Map	District	900	Section	164	Block	04	Lot	12

FIELD SURVEY COMPLETED — JULY 21, 2022
MAP PREPARED — JULY 22, 2022

Record of Revisions

REVISION	DATE
ADDED BUILDING PERMIT DATA	MAR. 29, 2023
GENERAL AMENDMENTS	AUG. 03, 2023
WETLANDS & TOPO	SEPT. 26, 2023
GENERAL AMENDMENTS	OCT. 05, 2023
NYSDEC	OCT. 25, 2023

40 0 20 40 80 120
Scale: 1" = 40'

JOB NO. 2022-0133
DWG. 2022_0133_bp_r3

DWG FILE: R:\2022\2022_0133\dwg\2022_0133_bp_r3.dwg
PLOT DATE: Nov 10, 2023 - 1:38pm
PLOTTED BY: DEA

JOSEPH FREDERICK GAZZA
ATTORNEY-AT-LAW
P.O. BOX 969 5 OGDEN LANE
QUOGUE, NY 11959
O. (631) 653-5766 M. (631) 897-3339
j.f.gazza.esq@gmail.com

08/30/2025

To: Central Pine Barrens Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978
Tel. (631) 288-1079

RECEIVED
SEP 02 2025
Central Pine Barrens
Joint Planning & Policy Commission

Re: Wildfire Buffer Adjacent to Improved Industrial Buildings at Westhampton

Dear Ms. Julie Hargraves,

Attached please find ariel surveys of each of my buildings along the west side of Old Riverhead Road at Westhampton. All my properties are within the Pine Barrens Core Area and are adjacent to lands owned by Suffolk County Department of Parks.

At issue is how to protect my buildings from the next wildfire emanating from the Pine Barrens Core Area. A buffer/separation between my buildings and the pine vegetation at a minimum is the recommendation by the Westhampton Fire District. The perimeter of my properties is outlined in blue line on the attached ariel surveys.

Grinding the vegetation to 1 foot of grade to create a layer of mulch for turf to grow is my request. This request may be considered §57-0107 (13) (C) development and development within the core is prohibited absent a hardship permit. §57-01[illegible] Grounds for a hardship permit in connection with my applications are as follows:

My industrial buildings have no beneficial used if damaged by wildfires, they were all built prior to 6/1/1993. There is a public need to protect the firemen who risk their lives attempting to control wildfires. Safety of my buildings, the Hospice Center, the BOCES School, a propane company and other businesses are all at risk from the spread of wildfires all being adjacent to the preserved pine barren lands. Decrease the danger of fire as it affects pre-existing improved buildings within the core area. The Pine Barrens Act per Legislation Declaration §57-0103 as managed by the Pine Barrens Commission is to protect, manage, oversee and participate in a comprehensive plan for the pine barrens area.

The loss of my building at 541 Old Riverhead Road, Westhampton, per photos submitted is sufficient proof of the effects of wildfire if not contained by at least a minimum buffer around my building.

Yours Truly,

Joseph Frederick Gazza

Attach.

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j.f.gazza.esq@gmail.com

08/27/2025

To: Suffolk County Department of Economic Development & Planning Commission
Attn: Joseph Sanzano – Director
H. Lee Dennision Building, 2nd Floor
100 Veterans Memorial Highway
Hauppauge, New York 11788
Tel. (631) 853-5191
planning@suffolkcountyny.gov

Suffolk County Department of Parks
P.O. Box 144
West Sayville, NY 11796
Tel. (631) 854-4949
Email: scparks@suffolkcountyny.gov

Southampton Town Planning Board
Attn: Christine Preston Scalera, Counsel to Board cscalera@southamptontownny.gov
Kristin Dougherty, Confidential Secretary kdougherty@southamptontownny.gov
Southampton Town Hall
116 Hampton Road
Southampton, New York 11968

NYS DEC
Attn: Craig Lawrence Elgut, Esq
50 Circle Rd, Stony Brook, NY 11790, United States
Tel. (631) 941-2753

cc: Central Pine Barrens Joint Planning & Policy Commission
Att: Julie Hargrave
624 Old Riverhead Road
Westhampton Beach, NY 11978
Julie.Hargrave@SCWA.com

RECEIVED
SEP 02 2025
Central Pine Barrens
Joint Planning & Policy Commission

Re: Protection of Private Property and Firefighters Safety within the Pine Barrens Core

Dear Representative Members,

I am the owner of tenant occupied industrial buildings that border the Pine Barrens Preserve which you own, manage and have jurisdiction over at Westhampton. A result of the wildfire of 3/8/2025, my building at 541 Westhampton-Riverhead Road was burned and fire fighters were injured attempting to hold back the fire as it swept over my building.

With New York State's enactment of ECL §57 (Pine Barrens Act) in 1993 the disturbance of natural pine barrens vegetation within the Core Area of the Pine Barrens is considered development ECL §57-0107 (13) and development is prohibited absent a hardship permit issued by the Pine Barrens Commission ECL §57-0121 (10).

My buildings existed prior to the Pine Barrens Act and the buffer of reduced vegetation that exited surrounding my buildings when they were built has been overgrown with natural vegetation, over the past 30 years, in most cases to the walls of my buildings or curbs of their parking lots. Without a buffer area between the west side of my buildings and the thousands of acres of Pine Barrens to the west, my buildings have a reduced chance of surviving the next wildfire. The three most recent wildfires at Westhampton have all swept from the northwest to the southeast which makes the northwest side of my buildings the most vulnerable.

With the support of the Westhampton Beach Fire District, I have applied to the Pine Barrens Commission for a hardship permit to reduce the height of natural vegetation along the northwest side of my buildings by grinding to one foot above grade, all vegetation from my building to my property line as shown in red on ariel maps attached hereto.

I must manage at least this minimal buffer around my buildings to afford some protection from wildfires that periodically occur. Your consent for my lowering of vegetation on my property only is respectfully requested between my building and my property line. I have made a compelling argument before the Pine Barrens Commission for this minimal vegetation disturbance and have been advised by the Commission Chief of Staff, Ms. Julie Hargrave, that I should request your consent for the grinding prior to Commission decision.

The responsibility of management comes with the ownership of land. The municipal owners of the vast tract of land to the northwest of my buildings should create a buffer between their preserve area and adjacent developed property. Firefighting safety dictates a minimum of a 100-foot buffer in order to allow fire fighters defendable space to protect buildings. Without fire breaks or prescribed burns within the preserve area, private property will remain at risk as well as fire fighters tasked to fight the fire to save persons and property in the wildfire path. Your cooperation with fire safety is respectfully requested.

Yours Truly,

Joseph Frederick Gazza

RECEIVED

SEP 02 2025

Central Pine Barrens
Joint Planning & Policy Commission

Attach.
cc: File

541 OLD RIVERHEAD ROAD WESTHAMPTON

900-246-2-11.00/1

BUILT 1955

SCALE 66 FT = 1"

RECEIVED

SEP 02 2025

Central Pine Barrens
Joint Planning & Policy Commission

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479-1, 2 OLD RIVERHEAD ROAD WESTHAMPTON

900. 285.2 - 28.001

BUILT 1985

SCALE 56' = 1'

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411-1, 2 OLD RIVERHEAD ROAD WESTHAMPTON

900-286-2-38.008

BUILT 1985, 1989

SCALE 116 FT = 1"

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Joint Planning & Policy Commission

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381-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, OLD RIVERHEAD RD. WESTHAMPTON

900 286- 2- 38.002

BUILT 1989, 2000

SCALE 1 80FT = 1"

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SEP 02 2025

Central Pine Barrens
Joint Planning & Policy Commission

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351 -1, 2, 3, 4, 5 OLD RIVERHEAD ROAD WESTHAMPTON

900 - 310 - 2 - 3.001

BUILT 1989

SCALE 104' = 1"

RECEIVED

SEP 02 2025

Central Pine Barrens
Joint Planning & Policy Commission

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QUOGUE, NEW YORK 11959
(631) 653-5766

343-1,2,3 OLD RIVERHEAD ROAD WESTHAMPTON

900-310-2-4.002

BUILT 1989

SCALE 95' = 1"

RECEIVED

SEP 02 2025

Central Pine Barrens
Joint Planning & Policy Commission

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P.O. BOX 969 5 OGDEN LANE
QUOGUE, NEW YORK 11959
(631) 653-6766

30' to 60' setback

101 No. Summit BLVD WESTHAMPTON

900-331-3-11.003

BUILT 2005

SCALE 156' = 1"

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SEP 02 2025

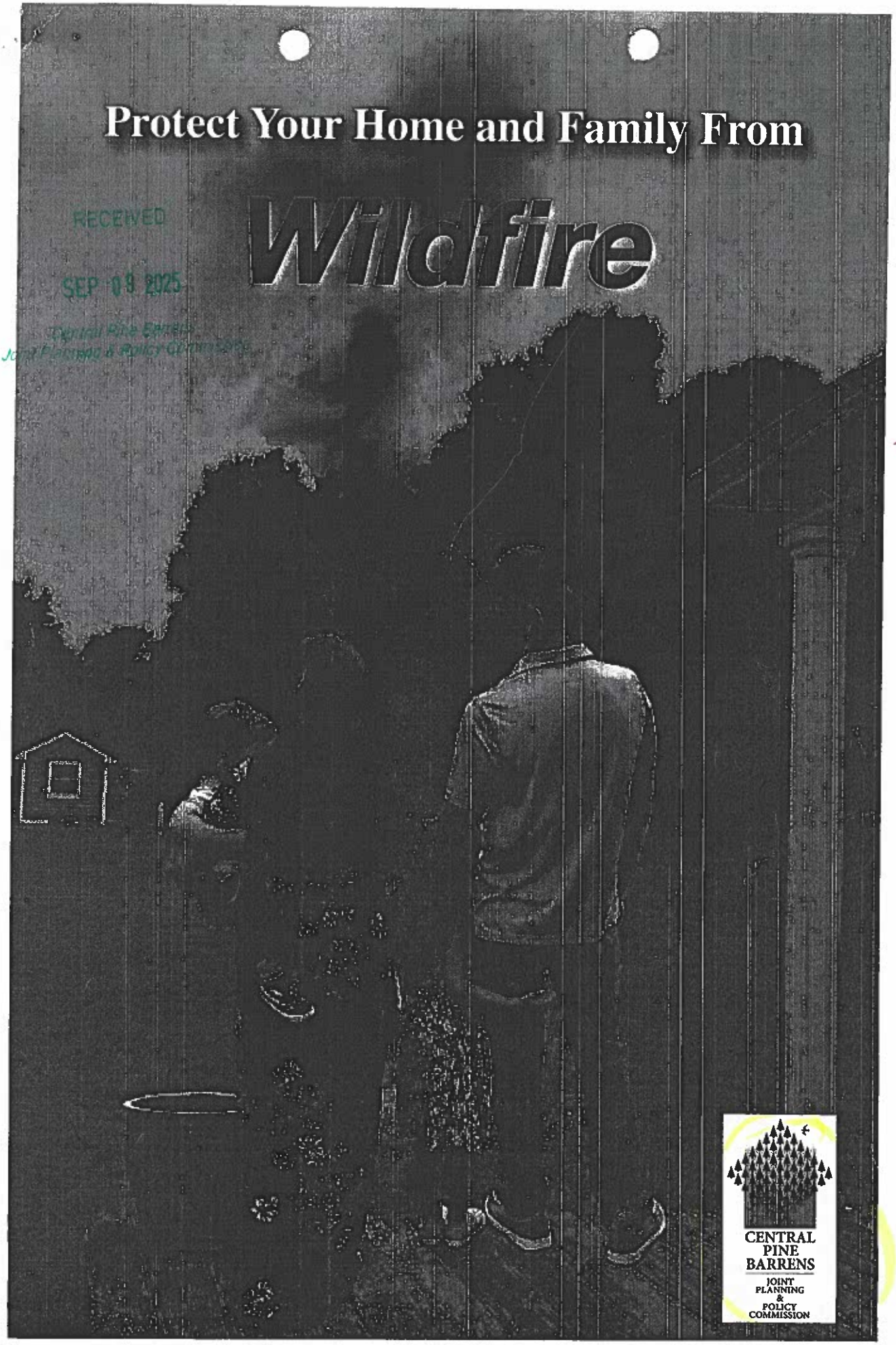
Central Pine Barrens
Joint Planning & Policy Commission

JOSEPH FREDERICK GAZZA
ATTORNEY-AT-LAW
P.O. BOX 969 5 OGDEN LANE
SHOGUE, NEW YORK 11959
(631) 653-5766

Protect Your Home and Family From

Wildfire

RECEIVED
SEP 09 2025
Central Pine Barrens
Joint Planning & Policy Commission



CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

Jules, Why wasn't I ever told about this? May RLOs may have been.

It's a warm, breezy day in the Central Pine Barrens, the fragrance of pine, sweet fern and bayberry filling the air from the patch of woods near your home. But the tranquil moment is interrupted by a more pungent smell. Outside your window smoke billows in the not too distant sky.

A wildfire is fast approaching.

What do you do? Are you ready?

Have you taken the proper precautions to protect your home and family?

If this is a situation you are not prepared for, this guide is for you. It provides everything you need to know about how to reduce the risk of losing your home to wildfire and keep your property, family and pets safe.

If we all take common sense precautions, we can make sure that this region is always known primarily for its spectacular beauty—and not for the occurrence of devastating wildfires.

A Special Place to Live, Work and Recreate

The Central Pine Barrens, the largest remaining natural area on Long Island, is a special place to live, work and enjoy incredible recreational opportunities. This globally rare ecosystem is home to some of the rarest species of plants and animals found in New York State. At 100,000 acres, the region contains a rich mosaic of terrestrial and aquatic ecosystems, interconnected surface and groundwaters, historic buildings, farmlands and residential communities.

The protection of this region is especially important since it overlies an immense groundwater recharge area that provides 100% of the drinking water used by area residents, a sole source aquifer under federal protection.

Two of the four major rivers on Long Island, the Carmans River and Peconic River, have headwaters located within the region and offer recreational pleasures such as canoeing and fishing as well as spectacular scenic beauty.

There is a large diversity of wildlife inhabiting the Central Pine Barrens. Bald eagles, osprey, white-tailed deer, red fox, weasels, flying squirrels and turkeys are just a few examples of species that can be found in various locations.

More and more communities have been built adjacent to these natural areas, creating what is called a wildland/urban interface (WUI). The proximity to these natural areas puts the residents of these communities at a higher risk of home damage and loss due to wildfire.

A better understanding of the role fire plays in the Central Pine Barrens and how wildfire and flying embers can ignite structures like your home can help you understand what actions you need to take to reduce your wildfire risk.

Fire in the Central Pine Barrens

More than 800 brush fires occur in Suffolk County every year, with most occurring in forests located in the Central Pine Barrens. Usually, these brush fires can be readily controlled and extinguished. However, given the right conditions, they can grow rapidly into large wildfires due to factors such as weather, fuel available to burn (vegetation and structures) and topography. Most of our fires are caused by human activity, whether accidental or intentional.

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In the Central Pine Barrens there are two distinct fire seasons: early spring, from March to early June, and July through October. Generally, large fires in Long Island move from west to east following the prevailing westerly winds but may be subject to wind direction shifts caused by warm season sea breezes.

Pitch pine sprouting from base of tree after wildfire.

Periodic fires improve forest health by eliminating destructive invasive plants and insects and improving the safety of residential communities by removing accumulated dead, flammable vegetation in adjacent woodland areas.

Much of the vegetation in the Central Pine Barrens is fire-adapted and able to survive a wildfire by protective physical characteristics. The pitch pine, which is a dominant tree species in the region, has thick bark to protect it from fire and can sprout from under the bark plates to regrow after a fire.

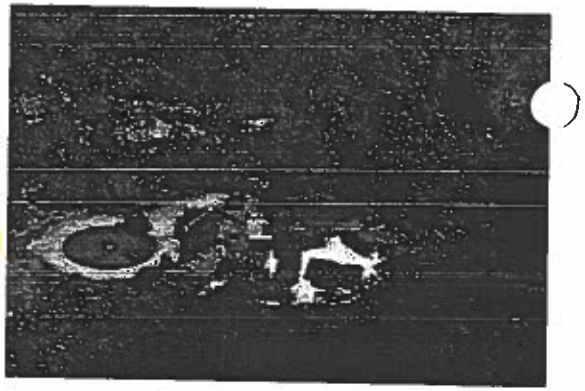
Understanding Fire Behavior and How Fire Ignites Structures

Understanding wildfire movement and intensity (collectively called fire behavior) can help homeowners evaluate the fire hazard present on their property. Research has shown the most important factors that affect the ability of your home to survive a wildfire depends on fire intensity, vegetation characteristics and the materials used in the construction of your home (especially roofing). How a fire moves in the direction of a structure depends on fuel, topography and weather. In general, the relative intensity (amount of heat released) from a fire depends on whether it is a crown fire (one up in the treetops), surface fire or ground fire (below the surface) with crown fires being the most intense and difficult to control. Fire intensity and its movement toward a house can be reduced or slowed down by managing the amount of vegetation present on your property. Strategies for protecting homes from wildfires have been developed with these factors in mind.

Creating a Defensible Space to Protect Your Home

Wildfire safety does not mean you need to remove all vegetation on your property. It means carefully selecting and maintaining your vegetation to reduce the flames and heat that come near your buildings by creating a defensible space. This buffer area provides a safer area for firefighters to operate while protecting your home. The most extensive modification of vegetation should occur within an area of at least 30 feet around the house. Beyond this area, additional modification of wildland vegetation creates a larger buffer from an approaching wildfire and further decreases the risk of damage.

Scientific field research indicates embers and small flames are the primary ways most homes ignite and are lost due to a wildfire. Embers, burning pieces of airborne wood or vegetation, can be carried more than a mile by winds and can cause spot fires and ignite homes, debris and other objects. You can take action to help your home withstand the presence of embers and minimize the likelihood of flames or surface fire touching the home by using the Home Ignition Zone (HIZ) approach to manage your property, which focuses on how homes ignite from the effects of radiant heat and the condition of the home and everything surrounding it, up to 200 feet from the foundation.



Home in wildland urban interface area with defensible space showing edge of wildfire.

The HIZ is divided into three zones: Zone 1 (Immediate): 0 ft. to 5 ft.; Zone 2 (Intermediate): 5 ft. to 30 ft.; and Zone 3 (Extended): 30 ft. to 100 ft. (or property line). (Source: NFPA)

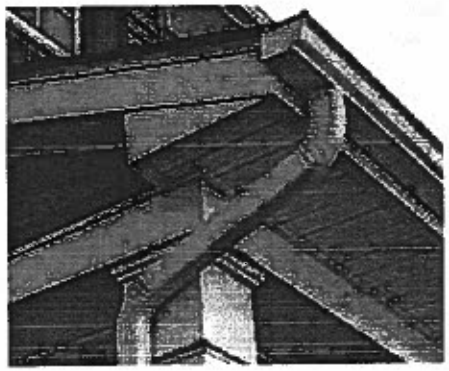
Preventing Fire From Entering and Igniting Your Home

Each spring before brush fire season starts in March, homeowners should take the time to examine their home from the chimney to the foundation to identify potential ember entry points and sources that embers can ignite. The types of materials used on your home, construction techniques and ensuring your home is well maintained all play important roles in protecting your home from the devastating effects of a wildfire.

■ *Roof*

The roof is the most vulnerable part of a house during a wildfire. Make sure it is in good condition and your roofing materials are Class A fire-rated (such as asphalt shingle, metal or tile). Screen any vents with 1/8-inch metal screening to keep flying embers and vermin out. The chimney should also have a cap. Clean out leaves and debris around skylights and solar panels. Replace plastic dome skylights with tempered glass.

■ *Eaves, Soffits and Gutters*



Enclose open eaves that can trap firebrands and allow them to enter your house. Soffits should have less than 1/8-inch-sized vent openings and be made of non-combustible material such as aluminum. Attic vents and other vents present should have 1/8-inch metal screening installed to prevent embers entering the house. Gutters and gutter guards should be metal and kept free of leaves and woody debris.

■ *Windows*

Windows should be double-paned and, preferably, made of tempered glass. Window trim should be made of non-combustible metal. Repair any cracked or broken windows. Keep vegetation trimmed down and away from windows, especially large picture or bay windows.

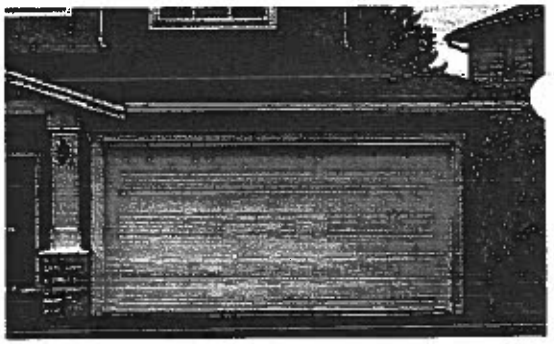
■ *Siding*

Make sure your siding is intact and has no holes or gaps. Consider changing combustible wood or vinyl siding to non-combustible brick, fiber cement board, stucco or aluminum.

■ *Decks and Porches*

Remove leaves and woody debris from on top of and below porches and decks. Do not store combustible materials, including propane tanks, below these areas. Remove cushions, rugs and other items if you are planning to be away from your home for extended time or if there is an impending wildfire. Enclose the area below raised decks and porches with non-combustible lattice backed with 1/8-inch metal screening or install a non-combustible skirt. Install non-combustible railings such as metal or other fire-resistant material especially where they attach to the house or install metal flashing between the house and railing.

■ *Garage*



Check to make sure your garage door has no gaps when closed and windows are intact with no cracks. Remove combustible materials and containers during fire season.

■ *Fencing*

Wood fencing attached to the house can act like a fuse and bring fire to the house, causing it to burn. To prevent this, install a non-combustible post or metal sheeting between the fence and the house or install a metal gate or section in the fence line to break the fire's path to the house.

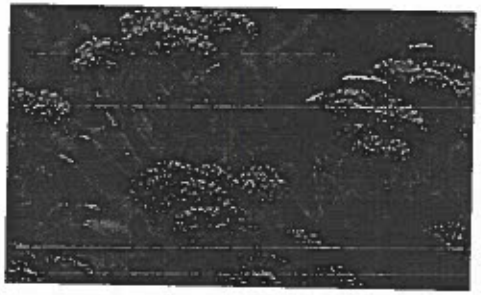
Firewise Landscaping

Use fire-resistant plants, trees and shrubs in the Immediate and Intermediate Home Ignition zone areas. Make sure to space plants and trees correctly to reduce wildfires from spreading. Remember all plants will eventually burn given the right conditions.

There is no such thing as a fireproof plant. Fire-resistant plants still need to be watered and trimmed back to be the safest in the case of a fire.

■ *Qualities to Look for in Fire-Resistant Plants*

- A high moisture content in the leaves (as these ignite and burn more slowly). Deciduous trees are generally more fire resistant than evergreens because they have higher moisture content when in leaf.
- Little or no seasonal accumulation of dead vegetation
- Open branching (less fuel for fires)
- Fewer total branches and leaves (again, less fuel for fires)
- Slow growing, so less pruning is required (to keep open structure as noted above)
- Non-resinous material on the plant (i.e., stems, leaves, or needles that are not oily, resinous or waxy)



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■ *Qualities of Highly Flammable Plants*

- Retain large amounts of dead material within the plant
- Produce a large volume of litter
- Contain volatile substances such as oils, resins, wax or pitch
- Produce stiff, leathery leaves or needles
- Maintain low moisture content in leaves

Highly flammable plants readily ignite from a flame or other ignition source. Do not place them adjacent to any structures and preferably not within 30 feet of the house.

Remember to use inert material such as rock or stone that won't burn instead of wood or rubber mulches around the home to create a buffer between the grass and foundation.

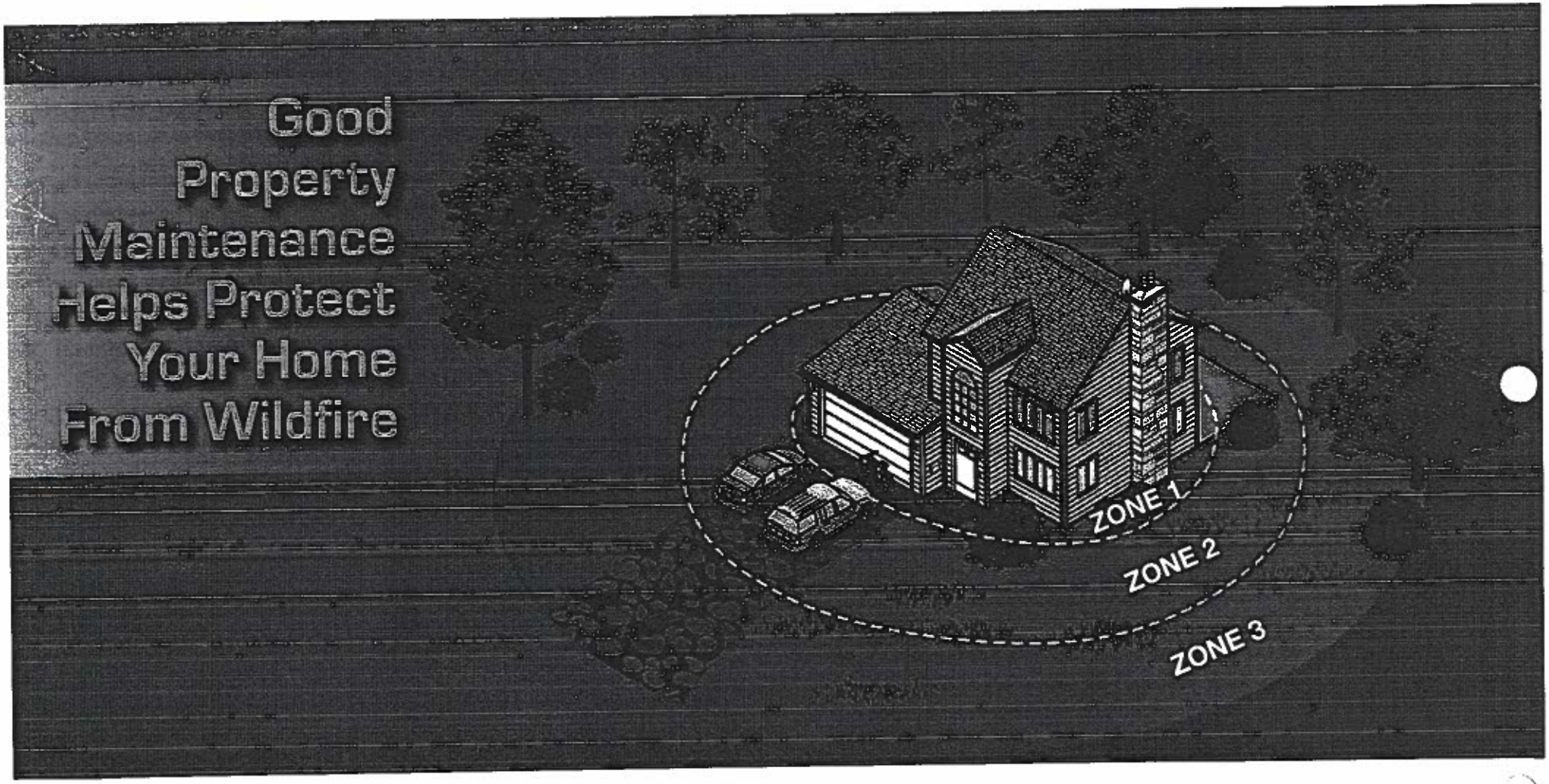
To obtain information on how to select more fire-resistant plants visit the Eastern United States Fire Performance Plant Selector. http://www.fire.sref.info/

Additional Ways to Prepare

- Prepare a family communications plan; your family may not be all together when disaster strikes. Include an out-of-town contact that family members can check in with to let everyone know they are safe.
- Post emergency phone numbers by your landline and/or put into all family cell phones. Have an emergency contact identified in your cell phone by putting ICE (in case of emergency) next to their name in your contacts.
- Prepare an evacuation checklist and plan, include any pets and livestock. Make sure to practice this plan with your family.
- Put together an emergency bag with personal items including clothing, medications, insurance contacts, food for at least 3 days and other key items.
- Take photos or video of the contents inside your home and outbuildings such as sheds or barns for insurance purposes and store one copy offsite with a family or friend.

If a Wildfire Occurs

- Keep aware of the situation. Listen to local news on radio or television.
- Know where you will go if you need to evacuate.
- Keep pets together in one room and have cages and leashes ready in case of evacuation.
- Back your car into the driveway; have keys handy.
- When you need to evacuate close windows and doors.
- Turn off gas or propane at the meter or tank. Turn off pilot lights inside house.
- **Evacuate when told by emergency responders.**



Zone 1 (Immediate): *0 to 5 feet:* Keep wind-blown embers from igniting materials near your house. Place in this area non-combustible stone or gravel rather tha wood mulches that can ignite. Use fire-resistant plants in this area such as succulents, perennials, annuals and deciduous shrubs rather than shrubs that have thick, resinous or waxy leaves or needles, such as evergreens. Remove dead leaves and woody debris. Prune tree branches back from the roof at least 10 feet.

Zone 2 (Intermediate): *5 to 30 feet:* Manage your landscape to prevent a wildfire from burning toward your house. Keep your lawn mowed to four inches high. Trees and shrubs should be placed in well-spaced islands or in clumps 10 to 20 feet apart. Remove dead trees, shrubs and dead material within plants. Prune trees six to 10 feet from the ground or shrubs underneath to prevent fire from climbing into treetops. For shorter trees, do not prune more than one-third of the overall tree height. Use non-combustible stone slabs, bricks or concrete pavers to create walkways or paths that break up the path of a fire travelling along the ground toward your house.

Zone 3 (Extended): *30 feet to 100 feet (or property line):* Manage vegetation to reduce the energy and speed of a wildfire and to force the fire from treetops to the ground. Remove and dispose of heavy accumulations of dead leaves, litter and woody debris on the ground. Remove or prune back vegetation adjacent to sheds or other outbuildings. Trim trees to have six to 12 feet between their canopies. Prune trees six to 10 feet from the ground or shrubs underneath to prevent fire from climbing into treetops. For shorter trees, do not prune more than one-third of the overall tree height. Check with local agencies for covenants or restrictions on your property for tree and vegetation removal that would require a permit or prior approval.

Source: NFPA, "Prepare your home for wildfire"

The AIX Specialty Insurance Company Policy – F1Y J767539 00

AIX Specialty Insurance Company, Inc. provides a policy of insurance to Joseph Frederick Gazza known as policy number F1Y J767539 00 with an inception date of 7/17/2024 to 7/17/2025. Premises # 6 on the policy is scheduled at 541 Westhampton Riverhead Road, Westhampton Beach, NY 11978. There is a $50,000.00 deductible that applies.

For Premises #6, Building #1, a premium was paid for Building coverage with a $338,490.00 limit, and Equipment Breakdown coverage with a $338,490.00 limit.

***

We first direct you to review the Building and Personal Property Coverage Form number CP 00 10 10 12 which reads as follows:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy, the words "you" and "your" refer to the Named Insured shown in the Declarations. The words "we", "us" and "our" refer to the company providing this insurance.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section H. Definitions.

A. Coverage

We will pay for direct physical loss of or damage to Covered Property at the premises described in the Declarations caused by or resulting from any Covered Cause of Loss.

1. Covered Property

Covered Property, as used in this Coverage Part, means the type of property described in this section, A.1., and limited in A.2. Property Not Covered, if a Limit Of Insurance is shown in the Declarations for that type of property.***

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3. Covered Causes Of Loss

See applicable Causes Of Loss form as shown in the Declarations.***

B. Exclusions And Limitations

See applicable Causes Of Loss form as shown in the Declarations.***

LICCIARDI
BUILDERS
381-11 Old Riverhead Rd. Westhampton Beach, NY 11978
Phone: (631) 259-3882
www.LicciardiBuilders.com
Joe@LicciardiBuilders.com

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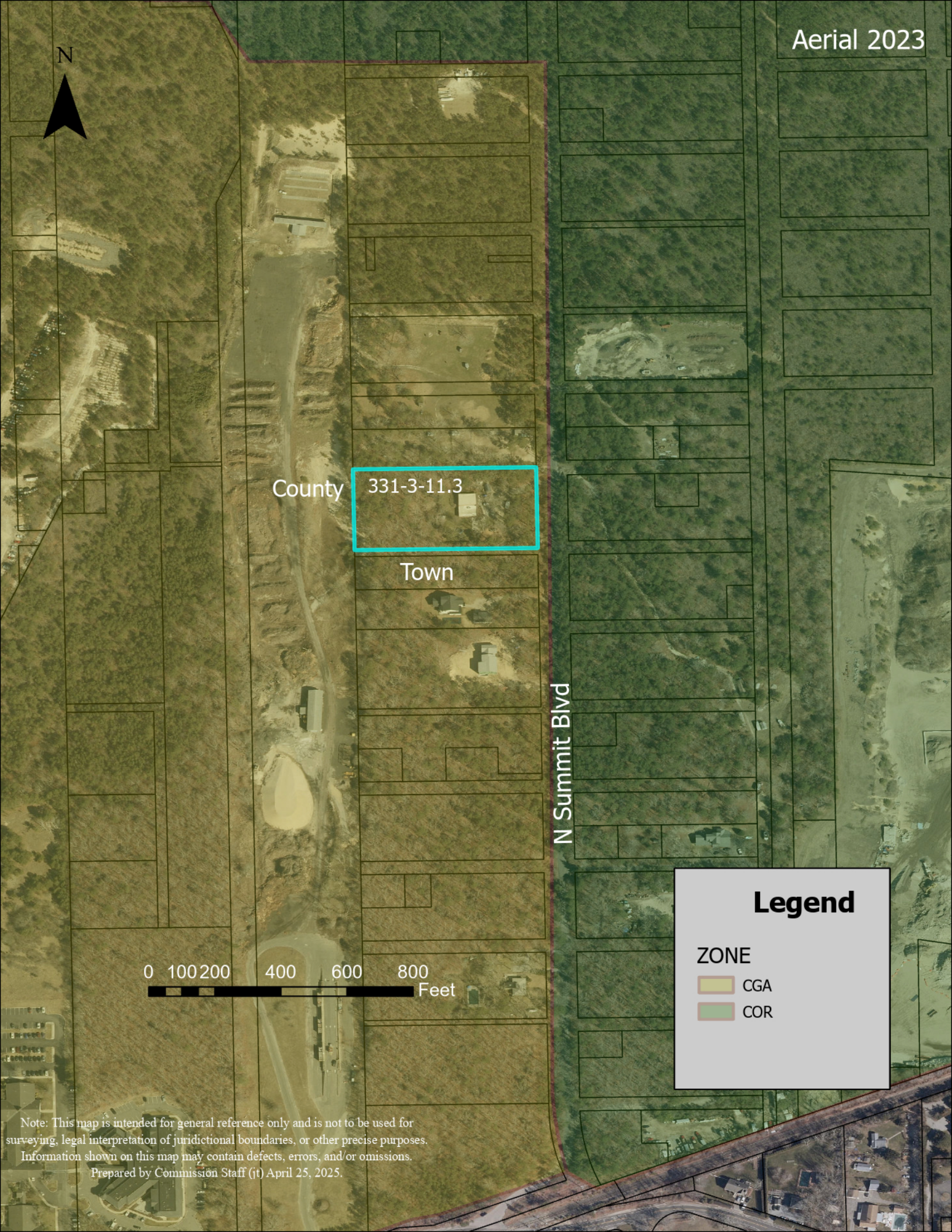
ESTIMATE

Job Name: Joseph Gazza - 541 Old Riverhead Road - Westhampton Beach, NY 11978 **August 20th, 2025**

CODE #'S	DESCRIPTION OF WORK	TOTAL
	Fire Damage Renovation	
100	Permit	By Owner
101	Set up / layout	$1,500.00
102	Demo	$8,000.00
103	Temporary facility	$1,500.00
104	Electric - roughing	$10,000.00
105	Electric - fixtures	By Owner
106	Shoring / bracing	$2,500.00
107	Framing	$9,000.00
108	Windows	$8,800.00
109	HVAC	$10,000.00
110	Plumbing - remove / replace in damaged areas - ALLOWANCE	$7,500.00
111	Insulation	$7,500.00
112	Wood Floors - remove & replace	$7,500.00
113	Exterior Trim - remove & replace	$7,500.00
114	Interior Trim	$6,000.00
115	Doors	$3,600.00
116	Bathroom - full replacement	$7,500.00
117	Sheet rock & spackle	$9,000.00
118	Paint - interior	$7,500.00
119	Flashing	$6,500.00
120	Roofing	$17,000.00
121	Siding	$9,500.00
122	Gutters	$4,000.00
123	Hardware	$3,500.00
124	Job protection	$1,500.00
125	Job site foreman	$3,000.00
126	Job site clean up	$1,500.00
127	Porta-lav	$600.00
128	Dumpster	$6,000.00
	IF PAYING BY CHECK	
	Budget Subtotal	**$168,000.00**
	LB Fee	**$25,200.00**
	Budget Grand Total	**$193,200.00**

Estimates are figured on current prices for materials and/or labor. Prices are liable to change due to additional work performed and/or cost increase for materials

N
State
246-2-11.4
County
Aerial 2023
County
State
C.R. 31
County
285-2-28.1
State
County
0 125 250 500 750 1,000
Feet
Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of juridictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions.
Prepared by Commission Staff (jt) April 25, 2025.
County
State
286-2-38.8
County
State
286-2-38.2
Gabreski Airport
County
310-2-3.1
310-2-4.2


Aerial 2023
N
County
331-3-11.3
Town
N Summit Blvd
0 100 200 400 600 800
Feet
Legend
ZONE
CGA
COR
Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of juridictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions.
Prepared by Commission Staff (jt) April 25, 2025.

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Central Pine Barrens Commission
Meeting of September 17, 2025

DRAFT Resolution
SEQRA Declaration of Lead Agency
East End Flower Farm
Compatible Growth Area Hardship Waiver Application
Weeks Avenue, Manorville, SCTM Number 200-589-1-2

Present:
, Brookhaven Town Supervisor
, Riverhead Town Supervisor
, Southampton Town Supervisor
, Suffolk County Executive

WHEREAS, by letter dated June 26, 2025, the Applicant, Marcos Ribeiro, submitted a request for a Compatible Growth Area (CGA) Hardship Application (Application) for development activity in the CGA. The application included a letter, Environmental Assessment Form (EAF) Part I, petition addressing the hardship criteria for the Project and Site Plan prepared by Professional Design dated May 25, 2025 and Survey prepared by Aerial Land Surveying, DPC dated January 28, 2025, and

WHEREAS, the Project is the development of a five acre Project Site with 96,000 square feet of greenhouse structures, grading, parking, retaining walls, concrete pad for a dumpster and other infrastructure for an agricultural land use located in the A Residence 2 zoning district (the Project or Proposed Action); and

WHEREAS, the location of the Project is on the west side of Weeks Avenue; Douglas Lane and Victoria Lane are opposite the site in Manorville in the CGA in the Town of Brookhaven, Suffolk County Tax Map Number 200-589-1-2 (the Project Site); and

WHEREAS, the Project constitutes development activity as defined in Environmental Conservation Law Article 57, the Long Island Pine Barrens Protection Act of 1993; and

WHEREAS, the Project is classified as a Type I Action pursuant to 6 NYCRR Part 617.6 of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, at the regular meeting of the Commission on July 16, 2025, the Commission commenced SEQRA and performed a coordinated review with other Involved Agencies for Lead Agency status for the Project, and the Commission scheduled a public hearing on the Application for September 17, 2025; and

WHEREAS, the Commission received no objection from involved agencies for the Commission to serve as lead agency for the Project under SEQRA including from the Town of Brookhaven whose response was received on August 13, 2025 and Suffolk County Department of Health Services response dated July 21, 2025; and

WHEREAS, the Commission seeks to assume Lead Agency for the Proposed Action pursuant to 6NYCRR Part 617.6(b)(3)(ii), and

Now therefore be it

RESOLVED, the Commission assumes Lead Agency status for the Proposed Action; and be it further

RESOLVED, the Commission will continue to implement the SEQRA process and make a determination of significance pursuant to the regulations outlined in 6 NYCRR Part 617.6(b)(1)(ii) once the hearing record is closed and when all materials have been received to make an informed decision.

Date: September 17, 2025

Record of Motion – SEQRA Lead Agency Designation
East End Flower Farm CGA Hardship Application

Motion by:
Seconded by:
Yea Votes:
Nay Votes:
Absent:
Abstain:

DRAFT

September 17, 2025

Yuliya Viola, Esq.
Certilman Balin
100 Motor Parkway
Suite 560
Hauppauge, NY 11788
yviola@certilmanbalin.com

RE: WF Industrial XII LLC Three-lot Subdivision
Expressway Drive North Development of Regional Significance
1001 Expressway Drive North, Yaphank

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Dear Ms. Viola:

On July 10, 2025, the Central Pine Barrens Commission received your letter on the subject property in the Central Pine Barrens Compatible Growth Area. The 71 acre project site is west of Sills Road in Yaphank.

Existing Conditions

On November 16, 2022, the Commission approved a Development of Regional Significance application known as Expressway Drive North. The project developed three buildings totaling 550,000 square feet for commercial/industrial uses, parking, a recharge basin, utilities and other infrastructure on the project site.

An area of 29.83 acres of natural open space was protected in a conservation easement recorded in the Office of the Suffolk County Clerk.

Proposal

The owner seeks a three lot subdivision as shown in the Subdivision Map dated June 24, 2025 prepared by Key Civil Engineering. The subdivision creates three lots, each with a building and a portion of the natural open space including:

- Lot A: 27.168 acres
- Lot B: 23.561 acres
- Lot C: 20.722 acres

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Comments

Please consider dedicating the nearly 30 acres of natural open space to the Town of Brookhaven since it is contiguous to approximately 120 acres of natural public land owned by the Town.

A significant amount of effort occurred to draft and record the conservation easement to protect the open space. Describing three new easement areas to be privately owned to reflect this proposal appears unnecessary when the natural open space is significantly restricted and is required to remain natural and undisturbed habitat. It is strongly encouraged to keep the current easement intact rather than creating another easement to divide its ownership.

Other than a letter expressing the proposal for a three lot subdivision, details on the ramifications of this proposal were not provided including potential modifications to utilities, drainage, driveways and access, for instance, that may affect the filed maps, easements and natural open space.

Thank you for your attention.

Sincerely,

Julie Hargrave
Pine Barrens Manager

cc: Judy Jakobsen, Executive Director
John Milazzo, Counsel

CERTILMANBALIN
ATTORNEYS

100 MOTOR PARKWAY, SUITE 560
HAUPPAUGE, NY 11788
PHONE: 631.979.3000 • FAX: 631.979.7070
www.certilmanbalin.com

YULIYA VIOLA
PARTNER
yviola@certilmanbalin.com

July 10, 2025

Via FedEx and Email

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

Re: Land Division
1001 Expressway Drive North, Yaphank, NY
Expressway Drive North Warehouse Buildings
Applicant: WF Industrial XII LLC
SCTM No.: 0200 - 662.00 - 02.00 - 005.016
Our File: 51520.0002

Dear Ms. Jakobsen:

As you know, our firm represents WF Industrial XII LLC ("WF") in connection with the above-referenced project. In light of the feedback from prospective tenants, and in effort to fill the newly constructed warehouse buildings, WF submitted an application for land division to the Town of Brookhaven ("Town") proposing to divide the subject lot into 3 conforming lots. Enclosed please find a copy of the land division map submitted to the Town. Please note that the Town's log # for this application is 2025-004-LD. As a result of the proposed land division, Lot A will be 27.168 acres, Lot B will be 23.561 acres, and Lot C will be 20.722 acres. No clearing is being proposed as part of this land division.

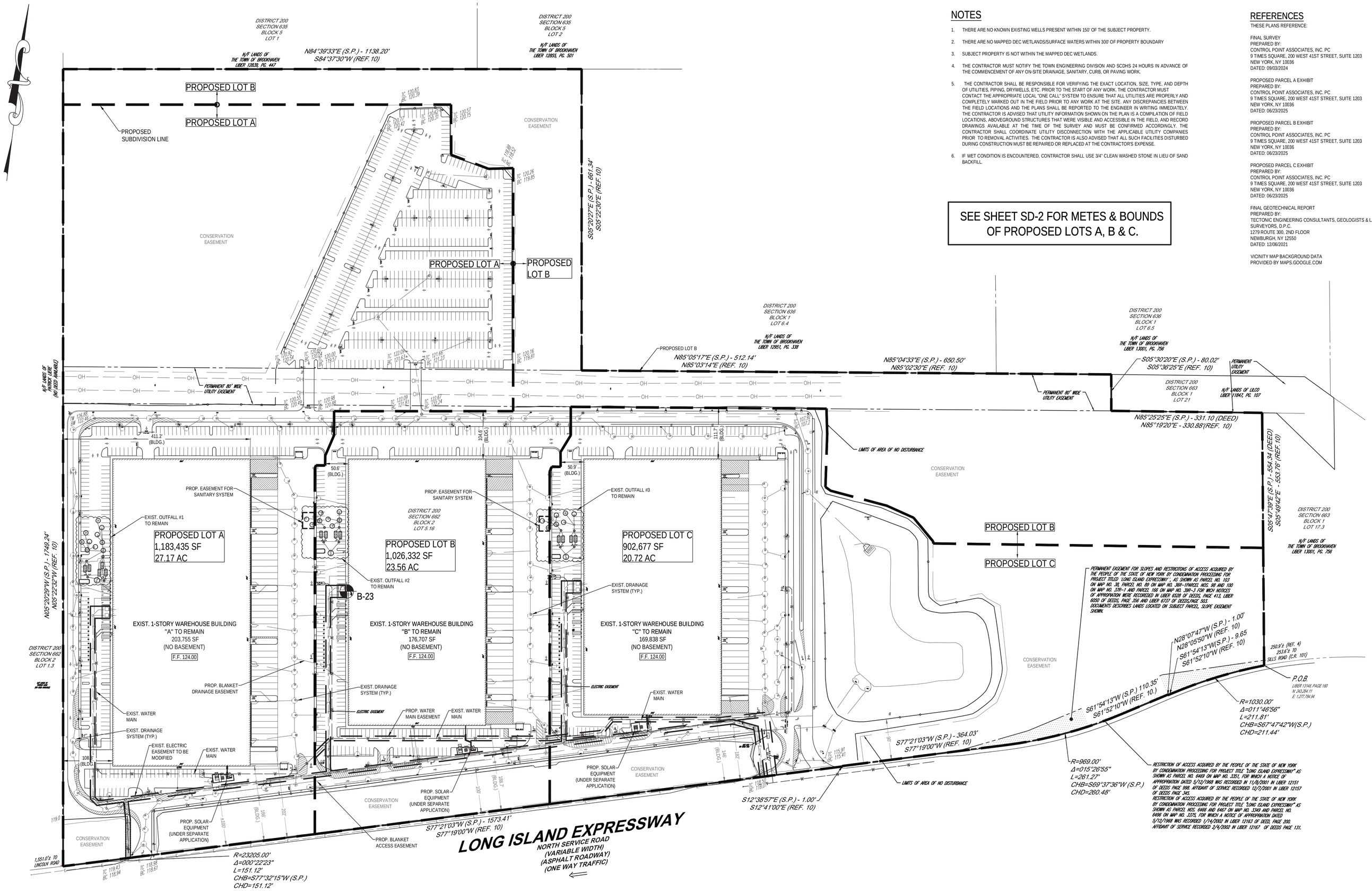
Lastly, the subdivision application has also been filed with the Suffolk County Department of Health Services (Ref.# RS-25-0086). Kindly let us know if the Pine Barrens Commission has any comments or concerns regarding the proposed land division.

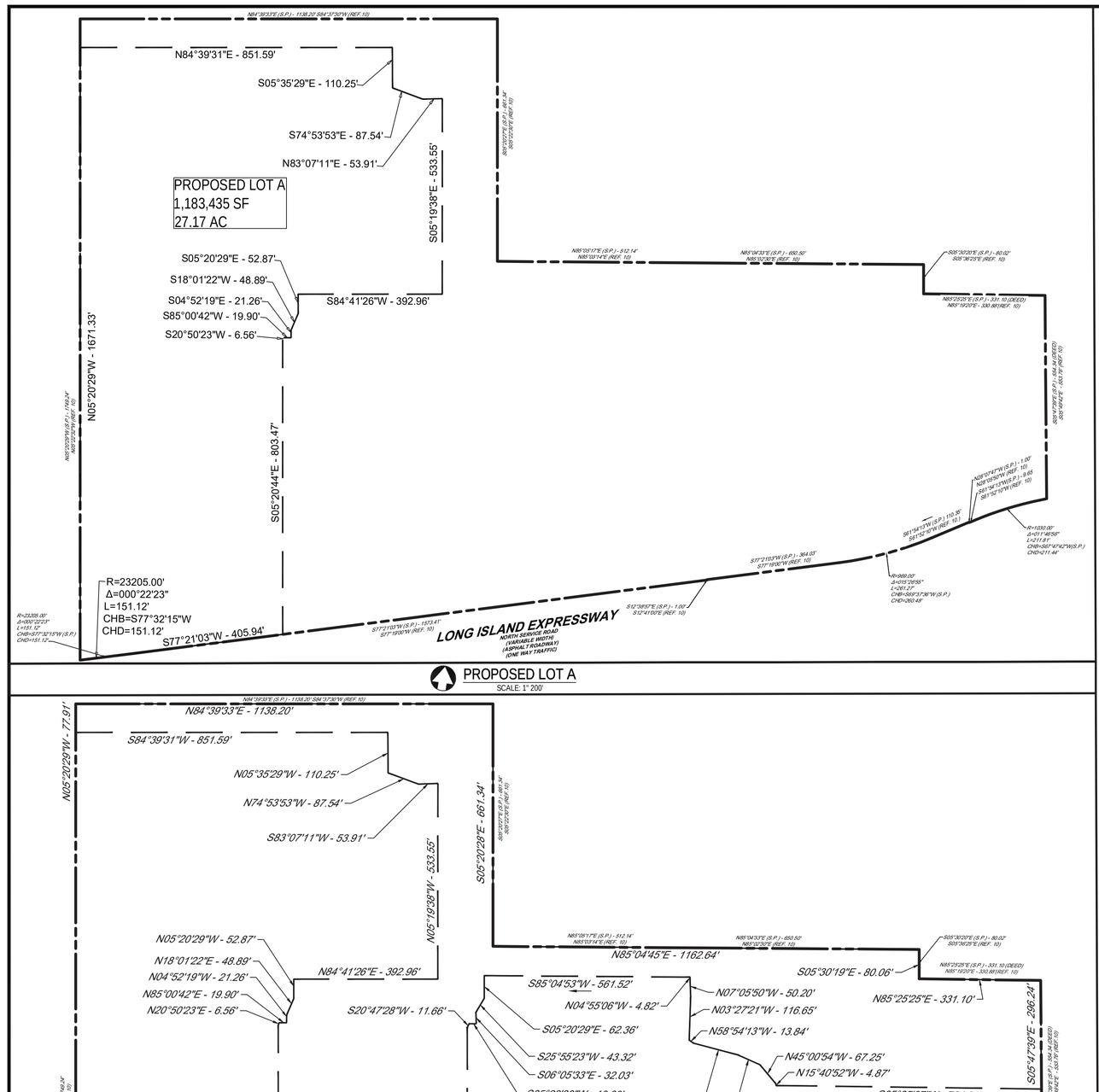
Your professional courtesies are greatly appreciated.

Very truly yours,

Yuliya Viola, Esq.

cc: John Milazzo (via email)
Julie Hargrave (via email)


DISTRICT 200
SECTION 635
BLOCK 5
LOT 1
N/F LANDS OF
THE TOWN OF BROOKHAVEN
LIBER 12935, PG. 447
N84°39'33"E (S.P.) - 1,138.20'
S84°37'30"W (REF. 10)
DISTRICT 200
SECTION 635
BLOCK 5
LOT 2
N/F LANDS OF
THE TOWN OF BROOKHAVEN
LIBER 12955, PG. 501
PROPOSED LOT B
PROPOSED LOT A
PROPOSED
SUBDIVISION LINE
CONSERVATION
EASEMENT
S05°20'27"E (S.P.) - 661.34'
S05°22'30"E (REF. 10)
PROPOSED LOT A
PROPOSED
LOT B
DISTRICT 200
SECTION 636
BLOCK 1
LOT 6.4
N/F LANDS OF
THE TOWN OF BROOKHAVEN
LIBER 12951, PG. 338
DISTRICT 200
SECTION 636
BLOCK 1
LOT 6.5
N/F LANDS OF
THE TOWN OF BROOKHAVEN
LIBER 13301, PG. 756
PROPOSED LOT B
N85°05'17"E (S.P.) - 512.14'
N85°03'14"E (REF. 10)
N85°04'33"E (S.P.) - 650.50'
N85°02'30"E (REF. 10)
S05°30'20"E (S.P.) - 80.02'
S05°38'25"E (REF. 10)
PERMANENT
UTILITY
EASEMENT
N/F LANDS OF
PATRICK GIBB
(M/F/DISS MAKING)
PERMANENT 80' WIDE
UTILITY EASEMENT
PERMANENT 80' WIDE
UTILITY EASEMENT
DISTRICT 200
SECTION 663
BLOCK 1
LOT 21
N/F LANDS OF ULCO
LIBER 11847, PG. 107
N85°25'25"E (S.P.) - 331.10 (DEED)
N85°19'20"E - 330.88'(REF. 10)
S05°47'39"E (S.P.) - 554.34' (DEED)
S05°49'42"E - 553.78' (REF. 10)
DISTRICT 200
SECTION 663
BLOCK 1
LOT 17.3
N/F LANDS OF
THE TOWN OF BROOKHAVEN
LIBER 13301, PG. 756
LIMITS OF AREA OF NO DISTURBANCE
CONSERVATION
EASEMENT
PROPOSED LOT B
PROPOSED LOT C
PERMANENT EASEMENT FOR SLOPES AND RESTRICTIONS OF ACCESS ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK BY CONDEMNATION PROCEEDING FOR PROJECT TITLE 'LONG ISLAND EXPRESSWAY" AS SHOWN AS PARCEL NO. 6469 ON MAP NO. 1351, FOR WHICH A NOTICE OF APPROPRIATION DATED 5/12/1965 WAS RECORDED IN 11/8/2021 IN LIBER 12151 OF DEEDS PAGE 599, AFFIDAVIT OF SERVICE RECORDED 12/7/2021 IN LIBER 12157 OF DEEDS PAGE 561.
RESTRICTION OF ACCESS ACQUIRED BY THE PEOPLE OF THE STATE OF NEW YORK BY CONDEMNATION PROCEEDING FOR PROJECT TITLE 'LONG ISLAND EXPRESSWAY" AS SHOWN AS PARCEL NOS. 6465 AND 6467 ON MAP NO. 1349 AND PARCEL NO. 6466 ON MAP NO. 1370, FOR WHICH A NOTICE OF APPROPRIATION DATED 5/12/1965 WAS RECORDED 1/14/2022 IN LIBER 12163 OF DEEDS PAGE 200. AFFIDAVIT OF SERVICE RECORDED 2/4/2022 IN LIBER 12167 OF DEEDS PAGE 131.
N28°07'47"W (S.P.) - 1.00'
N28°05'50"W (REF. 10)
N28°51'43"W(S.P.) - 9.65
S61°52'10"W (REF. 10)
2559.1' (REF. 4)
2561.3' TO
SILLS ROAD (C.R. 101)
P.O.B.
(LIBER 12548, PAGE 181)
N: 243,284.11'
E: 1,277,764.94'
S61°54'13"W (S.P.) 110.35'
S61°52'10"W (REF. 10.)
R=1030.00'
Δ=011°46'56"
L=211.91'
CHB=S67°47'42"W(S.P.)
CHD=211.44'
S77°21'03"W (S.P.) - 364.03'
S77°19'00"W (REF. 10)
R=969.00'
Δ=015°26'55"
L=261.27'
CHB=S69°37'36"W (S.P.)
CHD=260.48'
S12°38'57"E (S.P.) - 1.00'
S12°41'00"E (REF. 10)
LIMITS OF AREA OF NO DISTURBANCE
N/F LANDS OF
PATRICK GIBB
(M/F/DISS MAKING)
411.2'
(BLDG.)
10.4'
(BLDG.)
11.7'
(BLDG.)
50.6'
(BLDG.)
50.7'
(BLDG.)
PROP. EASEMENT FOR
SANITARY SYSTEM
PROP. EASEMENT FOR
SANITARY SYSTEM
EXIST. OUTFALL #1
TO REMAIN
EXIST. OUTFALL #3
TO REMAIN
DISTRICT 200
SECTION 662
BLOCK 2
LOT 5.16
PROPOSED LOT A
1,183,435 SF
27.17 AC
PROPOSED LOT B
1,026,332 SF
23.56 AC
PROPOSED LOT C
902,677 SF
20.72 AC
EXIST. OUTFALL #2
TO REMAIN
EXIST. DRAINAGE
SYSTEM (TYP.)
B-23
EXIST. 1-STORY WAREHOUSE BUILDING
"A" TO REMAIN
203,755 SF
(NO BASEMENT)
F.F. 124.00
EXIST. 1-STORY WAREHOUSE BUILDING
"B" TO REMAIN
176,707 SF
(NO BASEMENT)
F.F. 124.00
EXIST. 1-STORY WAREHOUSE BUILDING
"C" TO REMAIN
169,838 SF
(NO BASEMENT)
F.F. 124.00
PROP. BLANKET
DRAINAGE EASEMENT
EXIST. DRAINAGE
SYSTEM (TYP.)
ELECTRIC EASEMENT
PROP. WATER
MAIN EASEMENT
EXIST. WATER
MAIN
EXIST. WATER
MAIN
EXIST. WATER
MAIN
EXIST. DRAINAGE
SYSTEM (TYP.)
EXIST. ELECTRIC
EASEMENT TO BE
MODIFIED
EXIST. WATER
MAIN
108.0'
(BLDG.)
DISTRICT 200
SECTION 662
BLOCK 2
LOT 1.3
N/F LANDS OF
PSEG LI
CONSERVATION
EASEMENT
PROP. SOLAR-
EQUIPMENT
(UNDER SEPARATE
APPLICATION)
PROP. SOLAR
EQUIPMENT
(UNDER SEPARATE
APPLICATION)
PROP. SOLAR
EQUIPMENT
(UNDER SEPARATE
APPLICATION)
CONSERVATION
EASEMENT
CONSERVATION
EASEMENT
PROP. BLANKET
ACCESS EASEMENT
S77°21'03"W (S.P.) - 1573.41'
S77°19'00"W (REF. 10)
LONG ISLAND EXPRESSWAY
NORTH SERVICE ROAD
(VARIABLE WIDTH)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)
R=23205.00'
Δ=000°22'23"
L=151.12'
CHB=S77°32'15"W (S.P.)
CHD=151.12'
N05°20'27"E (S.P.) - 1748.24'
N05°22'30"W (REF. 10)
1,551.6'± TO
LINCOLN ROAD
119.0'
(BLDG.)
119.0'
(BLDG.)
119.0'
(BLDG.)



BULK ZONING TABLE (LOT A)

ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY) WITH HYDROGEOLOGIC SENSITIVE ZONE
USE: WAREHOUSE FACILITY
OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES (PERMITTED ACCESSORY USE BY PLANNING BOARD SPECIAL PERMIT)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-567-A.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 120,000 SF	1,183,435 SF (27.17 AC)
MINIMUM ROAD FRONTAGE	85-567-B.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 200'	557.06'
MINIMUM FRONT YARD SETBACK	85-567 C. (2)	100' FOR PARCELS FIVE ACRES OR MORE	166.1' (EXISTING TO REMAIN)
MINIMUM SIDE YARD SETBACK	85-567 D. (3)	50' FOR PARCELS FIVE ACRES OR MORE	108.8' (EXISTING TO REMAIN)
MINIMUM REAR YARD	85-567 E. (1)	50'	777.3'
MAXIMUM PERMITTED FLOOR AREA RATIO	85-567 F. (2)	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 30%.	203,755 SF / 1,183,435 SF 17.2%
MAXIMUM PERMITTED HEIGHT	85-567 G. (1)	50' OR 3 STORIES	44'-8" (1 STORY) (EXISTING TO REMAIN)
MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS.	85-843-A.1	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-843-A.6(a)
	85-843-A.2	A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. (177,513.5 SF REQUIRED)	51,905 SF IN FRONT YARD 51,905 SF / 355,027 SF = 14.6% [V]
	85-843-A3	STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTAGES IN ACCORDANCE WITH TOWN STANDARDS IN AN AMOUNT EQUAL TO 30 FEET ON CENTER.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.4	~~MINIMUM NATURAL AREA/LANDSCAPING ALONG STREET FRONTAGE: A MINIMUM OF 15 FEET OF LANDSCAPED OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL STREET FRONTAGES.~~	SUPERCEDED BY 85-843-A.6(c)
	85-843-A.6 (i)	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH AN INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE. (355,027 SF REQUIRED)	521,727 SF OF NATURAL AREA & LANDSCAPING (521,727 SF / 1,183,435 SF) = 44.1%
	85-843-A.6 (ii)	~~A MINIMUM OF 50 FEET OF LANDSCAPING OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL ROAD FRONTAGES IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF FIVE ACRES OR MORE.~~	SUPERCEDED BY 85-844
	85-843-A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.8 (b)	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SQUARE FEET OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.8 (c)	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10 FEET IN WIDTH WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF FOUR INCHES AT A MINIMUM OF ONE TREE FOR EVERY 30 FEET, IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.9 (a)	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED. IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	COMPLIES (EXISTING TO REMAIN)
ROADWAY SETBACK & BUFFER	85-844	100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND SERVICE ROAD	100' (EXISTING TO REMAIN)

OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES SPECIAL PERMIT REQUIREMENTS (LOT A)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
OVERNIGHT PARKING SETBACK	85-569-J. (1)	OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES SHALL BE SET BACK A MINIMUM DISTANCE OF 50' FROM ANY ROADWAY	201.9' (EXISTING TO REMAIN)
SCREENING	85-569-J. (2)	ALL OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES SHALL BE SCREENED FROM VIEW WITH FENCING AND LANDSCAPING	COMPLIES (EXISTING TO REMAIN)
REQUIRED YARDS	85-569-J. (3)	THERE SHALL BE NO OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES WITHIN THE PRIMARY OR SECONDARY FRONT YARD	COMPLIES (EXISTING TO REMAIN)

PARKING CALCULATIONS (LOT A)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	85-854-B 85-854-C	9' x 19' FOR 90° PARKING STALL 8' x 22' FOR PARALLEL PARKING STALL	9' x 19' 9' x 22' (EXISTING TO REMAIN)
MINIMUM LOADING SIZE	85-1	12' x 22' WITH MINIMUM OVERHEAD CLEARANCE OF 14'	14' X 75' (EXISTING TO REMAIN)
LOADING REQUIREMENT	85-850-A	5 LOADING SPACES REQUIRED FOR 100,000 SF TO 125,000 SF & 1 LOADING STALL FOR EACH ADDITIONAL 200,000 SF (6 LOADING STALLS REQUIRED)	36 (NO CHANGE TO EXISTING LOADING)
MINIMUM NUMBER OF STALLS	85-852	EXISTING WAREHOUSE A: 203,755 SF 1 STALL PER 400 SF 203,755 SF x 1 STALL/400 SF = 509.4 510 STALLS REQUIRED	842 STALLS PROVIDED (INCLUDING 8 ADA STALLS) NO CHANGE TO EXISTING PARKING
PARKING IN FRONT YARD	85-855	NO PARKING IN FRONT YARD [100' SETBACK REQUIRED]	COMPLIES (EXISTING TO REMAIN)

[V] VARIANCE REQUIRED

BULK ZONING TABLE (LOT B)

ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY) WITH HYDROGEOLOGIC SENSITIVE ZONE
USE: WAREHOUSE FACILITY
OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES (PERMITTED ACCESSORY USE BY PLANNING BOARD SPECIAL PERMIT)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-567-A.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 120,000 SF	1,026,332 SF (23.56 AC)
MINIMUM ROAD FRONTAGE	85-567-B.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 200'	519.87'
MINIMUM FRONT YARD SETBACK	85-567 C. (2)	100' FOR PARCELS FIVE ACRES OR MORE	188.7' (EXISTING TO REMAIN)
MINIMUM SIDE YARD SETBACK	85-567 D. (3)	50' FOR PARCELS FIVE ACRES OR MORE	50.6'
MINIMUM REAR YARD	85-567 E. (1)	50'	104.6'
MAXIMUM PERMITTED FLOOR AREA RATIO	85-567 F. (2)	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 30%.	176,707 SF / 1,026,332 SF 17.2%
MAXIMUM PERMITTED HEIGHT	85-567 G. (1)	50' OR 3 STORIES	44'-8" (1 STORY) (EXISTING TO REMAIN)
MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS.	85-843-A.1	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-843-A.6(a)
	85-843-A.2	A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. (289,353 SF REQUIRED)	53,815 SF IN FRONT YARD 53,815 SF / 308,004 SF = 16.8% [V]
	85-843-A.3	STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTAGES IN ACCORDANCE WITH TOWN STANDARDS IN AN AMOUNT EQUAL TO 30 FEET ON CENTER.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.4	~~MINIMUM NATURAL AREA/LANDSCAPING ALONG STREET FRONTAGE: A MINIMUM OF 15 FEET OF LANDSCAPED OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL STREET FRONTAGES.~~	SUPERCEDED BY 85-843-A.6(c)
	85-843-A.6 (ii)	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH AN INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE. (308,004 SF REQUIRED)	629,742 SF OF NATURAL AREA & LANDSCAPING (629,742 SF / 1,026,332 SF) = 61.4%
	85-843-A.6 (ii)	~~A MINIMUM OF 50 FEET OF LANDSCAPING OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL ROAD FRONTAGES IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF FIVE ACRES OR MORE.~~	SUPERCEDED BY 85-844
	85-843-A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.8 (b)	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SQUARE FEET OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.8 (c)	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10 FEET IN WIDTH WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF FOUR INCHES AT A MINIMUM OF ONE TREE FOR EVERY 30 FEET, IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.9 (a)	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED. IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	COMPLIES (EXISTING TO REMAIN)
ROADWAY SETBACK & BUFFER	85-844	100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND SERVICE ROAD	100' (EXISTING TO REMAIN)

OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES SPECIAL PERMIT REQUIREMENTS (LOT B)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
OVERNIGHT PARKING SETBACK	85-569-J. (1)	OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES SHALL BE SET BACK A MINIMUM DISTANCE OF 50' FROM ANY ROADWAY	221.7' (EXISTING TO REMAIN)
SCREENING	85-569-J. (2)	ALL OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES SHALL BE SCREENED FROM VIEW WITH FENCING AND LANDSCAPING	COMPLIES (EXISTING TO REMAIN)
REQUIRED YARDS	85-569-J. (3)	THERE SHALL BE NO OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES WITHIN THE PRIMARY OR SECONDARY FRONT YARD	COMPLIES (EXISTING TO REMAIN)

PARKING CALCULATIONS (LOT B)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	85-854-B 85-854-C	9' x 19' FOR 90° PARKING STALL 8' x 22' FOR PARALLEL PARKING STALL	9' x 19' 9' x 22' (EXISTING TO REMAIN)
MINIMUM LOADING SIZE	85-1	12' x 22' WITH MINIMUM OVERHEAD CLEARANCE OF 14'	14' X 75' (EXISTING TO REMAIN)
LOADING REQUIREMENT	85-850-A	5 LOADING SPACES REQUIRED FOR 100,000 SF TO 125,000 SF & 1 LOADING STALL FOR EACH ADDITIONAL 200,000 SF (2 LOADING STALLS REQUIRED)	30 (NO CHANGE TO EXISTING LOADING)
MINIMUM NUMBER OF STALLS	85-852	EXISTING WAREHOUSE B: 176,707 SF 1 STALL PER 400 SF 176,707 SF x 1 STALL/400 SF = 441.8 442 STALLS REQUIRED	286 STALLS PROVIDED (INCLUDING 8 ADA STALLS) [V]
PARKING IN FRONT YARD	85-855	NO PARKING IN FRONT YARD [100' SETBACK REQUIRED]	COMPLIES (EXISTING TO REMAIN)

[V] VARIANCE REQUIRED

BULK ZONING TABLE (LOT C)

ZONING DISTRICT: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY) WITH HYDROGEOLOGIC SENSITIVE ZONE
USE: WAREHOUSE FACILITY
OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES (PERMITTED ACCESSORY USE BY PLANNING BOARD SPECIAL PERMIT)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM LOT AREA	85-567-A.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 120,000 SF	902,677 SF (20.72 AC)
MINIMUM ROAD FRONTAGE	85-567-B.3	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 200'	1,604.07'
MINIMUM FRONT YARD SETBACK	85-567 C. (2)	100' FOR PARCELS FIVE ACRES OR MORE	146' (EXISTING TO REMAIN)
MINIMUM SIDE YARD SETBACK	85-567 D. (3)	50' FOR PARCELS FIVE ACRES OR MORE	50.9'
MINIMUM REAR YARD	85-567 E. (1)	50'	111.7'
MAXIMUM PERMITTED FLOOR AREA RATIO	85-567 F. (2)	WITHIN A DESIGNATED HYDROGEOLOGIC SENSITIVE ZONE SHALL BE 30%.	169,838 SF / 902,677 SF 18.8%
MAXIMUM PERMITTED HEIGHT	85-567 G. (1)	50' OR 3 STORIES	44'-8" (1 STORY) (EXISTING TO REMAIN)
MINIMUM NATURAL AREA/LANDSCAPING REQUIREMENTS.	85-843-A.1	~~A MINIMUM OF 20% OF A COMMERCIAL SITE SHALL BE MAINTAINED AS LANDSCAPED OR NATURAL AREA IN ACCORDANCE WITH TOWN STANDARDS AND GUIDELINES~~	SUPERCEDED BY 85-843-A.6(a)
	85-843-A.2	A MINIMUM OF 50% OF ALL REQUIRED LANDSCAPED OR NATURAL AREA SHALL BE LOCATED WITHIN THE FRONT YARD. (135,351.2 SF REQUIRED)	205,468 SF IN FRONT YARD 205,468 SF / 270,702.4 SF = 75.9%
	85-843-A.3	STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE PLANTED AND/OR MAINTAINED ADJACENT TO ALL ROAD FRONTAGES IN ACCORDANCE WITH TOWN STANDARDS IN AN AMOUNT EQUAL TO 30 FEET ON CENTER.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.4	~~MINIMUM NATURAL AREA/LANDSCAPING ALONG STREET FRONTAGE: A MINIMUM OF 15 FEET OF LANDSCAPED OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL STREET FRONTAGES.~~	SUPERCEDED BY 85-843-A.6(c)
	85-843-A.6 (ii)	A MINIMUM LANDSCAPED OR NATURAL AREA OF 30% SHALL BE MAINTAINED IN CONNECTION WITH AN INDUSTRIAL USE OCCUPYING A SITE OF FIVE ACRES OR MORE. (270,702.4 SF REQUIRED)	332,420 SF OF NATURAL AREA & LANDSCAPING (332,240 SF / 902,677 SF) = 36.8%
	85-843-A.6 (ii)	~~A MINIMUM OF 50 FEET OF LANDSCAPING OR NATURAL AREA SHALL BE MAINTAINED ALONG ALL ROAD FRONTAGES IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER OR INDUSTRIAL OR OFFICE USE OCCUPYING A SITE OF FIVE ACRES OR MORE.~~	SUPERCEDED BY 85-844
	85-843-A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.8 (b)	PARKING AREAS OF 50 SPACES OR MORE SHALL CONTAIN 400 SQUARE FEET OF LANDSCAPING FOR EACH 25 SPACES. LARGE PARKING AREAS SHALL BE DIVIDED INTO SMALLER PARKING FIELDS OF 50 CARS WITH LANDSCAPE STRIPS, PENINSULAS OR GRADE SEPARATIONS TO REDUCE THE VISUAL IMPACT OF LARGE EXPANSES OF PAVING, TO DIRECT VEHICULAR TRAFFIC THROUGH THE PARKING LOT AND TO PROVIDE A LOCATION FOR PEDESTRIAN WALKS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.8 (c)	LANDSCAPE STRIPS BETWEEN PARALLEL PARKING ROWS SHALL BE A MINIMUM OF 10 FEET IN WIDTH WHEN INCORPORATING PEDESTRIAN WALKWAYS, SUCH STRIPS SHALL BE A MINIMUM OF 20 FEET IN WIDTH. LANDSCAPE AISLES AND STRIPS SHALL INCLUDE TREES WITH A MINIMUM CALIPER OF FOUR INCHES AT A MINIMUM OF ONE TREE FOR EVERY 30 FEET, IN ADDITION TO OTHER PARKING LOT LANDSCAPE REQUIREMENTS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.9	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.9 (a)	PARKING LOT TREES LOCATED IN LANDSCAPE STRIPS SHALL BE LOCATED TO AVOID CONFLICT WITH OVERHANGING VEHICLES BY ALIGNING WITH THE LINES BETWEEN SPACES.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.10	ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED. IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS.	COMPLIES (EXISTING TO REMAIN)
	85-843-A.11	REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE AND ADAPTED SPECIES AND/OR WATER-CONSERVING PLANTS AND METHODS, TO REDUCE IRRIGATION DEMANDS.	COMPLIES (EXISTING TO REMAIN)
ROADWAY SETBACK & BUFFER	85-844	100 FOOT SETBACK AND BUFFER TO INTERSTATE 495 AND SERVICE ROAD	90' (EXISTING TO REMAIN)

OUTDOOR/OVERNIGHT PARKING OF REGISTERED VEHICLES SPECIAL PERMIT REQUIREMENTS (LOT B)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
OVERNIGHT PARKING SETBACK	85-569-J. (1)	OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES SHALL BE SET BACK A MINIMUM DISTANCE OF 50' FROM ANY ROADWAY	182' (EXISTING TO REMAIN)
SCREENING	85-569-J. (2)	ALL OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES SHALL BE SCREENED FROM VIEW WITH FENCING AND LANDSCAPING	COMPLIES (EXISTING TO REMAIN)
REQUIRED YARDS	85-569-J. (3)	THERE SHALL BE NO OUTDOOR OR OVERNIGHT PARKING OF REGISTERED VEHICLES WITHIN THE PRIMARY OR SECONDARY FRONT YARD	COMPLIES (EXISTING TO REMAIN)

PARKING CALCULATIONS (LOT B)

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
MINIMUM STALL SIZE	85-854-B 85-854-C	9' x 19' FOR 90° PARKING STALL 8' x 22' FOR PARALLEL PARKING STALL	9' x 19' 9' x 22' (EXISTING TO REMAIN)
MINIMUM LOADING SIZE	85-1	12' x 22' WITH MINIMUM OVERHEAD CLEARANCE OF 14'	14' X 75' (EXISTING TO REMAIN)
LOADING REQUIREMENT	85-850-A	5 LOADING SPACES REQUIRED FOR 100,000 SF TO 125,000 SF & 1 LOADING STALL FOR EACH ADDITIONAL 200,000 SF (1 LOADING STALLS REQUIRED)	29 (NO CHANGE TO EXISTING LOADING)
MINIMUM NUMBER OF STALLS	85-852	EXISTING WAREHOUSE C: 169,838 SF 1 STALL PER 400 SF 169,838 SF x 1 STALL/400 SF = 424.6 425 STALLS REQUIRED	247 STALLS PROVIDED (INCLUDING 8 ADA STALLS) [V]
PARKING IN FRONT YARD	85-855	NO PARKING IN FRONT YARD [100' SETBACK REQUIRED]	COMPLIES (EXISTING TO REMAIN)

[V] VARIANCE REQUIRED

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

PRIOR SCDHS REF. # C-21-0378
SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES APPROVAL
SCTM # 0200-662-2-5.16

VICINITY MAP
N.T.S.

NO.	DATE	BY	DESCRIPTION
4	06/24/25	JR	REV. PER UPDATED SUBDIVISION LOTS
3	06/23/25	DP	REV. WATER EASEMENT
2	06/19/25	DP	ADJUST LOT LINES
1	05/27/25	JR	REVISE TO 3 LOTS SUBDIVISION

REVISIONS

KEY CIVIL ENGINEERING
664 BLUE POINT ROAD, UNIT B
HOLTSVILLE, NEW YORK 11742
(631) 581-0506
www.KeyCivilEngineering.com

PROJECT NAME

EXISTING WAREHOUSE

1001 EXPRESSWAY DRIVE NORTH
YAPHANK, NEW YORK 11980
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK
DIST.:0200, SECT.: 662, BLOCK: 2, LOT: 5.16
ZONE: L INDUSTRIAL 1 DISTRICT (LIGHT INDUSTRY)

DRAWING TITLE

PROPOSED LOTS & BULK TABLES

DATE:	05/15/2025
SCALE:	AS-SHOWN
PROJECT NUMBER:	21063
DRAWING BY:	JR
CHECKED BY:	DP
APPROVED BY:	JP

SEAL & SIGNATURE:

STATE OF NEW YORK · DANIEL J. PEVERARO · 089025 · LICENSED PROFESSIONAL ENGINEER

DANIEL J. PEVERARO, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER #089025

ALTERATION OR ADDITION TO THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW

DRAWING No:

SD-2

PAGE No:
2 OF 2

Y:\Key Civil\Projects\2021\21063_Wildflower_Silver Corp Park_Yaphank\Drawings\Key Civil\21063_2025.06.24_SD-4_EX-1.dwg

NOTES:

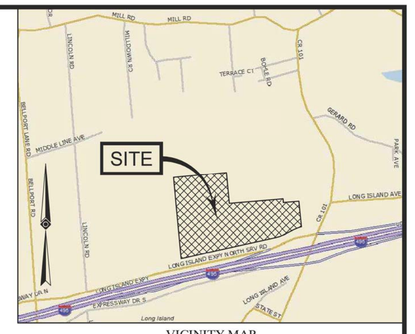
1. PROPERTY KNOWN AS LOT 5.16, BLOCK 2, SECTION 662, DISTRICT 200, TOWN OF BROOKHAVEN, SUFFOLK COUNTY, STATE OF NEW YORK, SECTIONS 663 & 662.
2. LOT AREA = 3,112,444 SQUARE FEET OR 71.45± ACRES.

   CONSERVATION EASEMENT A AREA = 2,297.5 SQ FT OR 0.282 ACRES
   CONSERVATION EASEMENT B AREA = 116,678.6 SQ FT OR 2.679 ACRES
   CONSERVATION EASEMENT C AREA = 1,170,465.9 SQ FT OR 26.870 ACRES
   TOTAL AREA OF CONSERVATION EASEMENTS = 1,299,442.0 SQ FT OR 29.831± ACRES
3. THE INTENT OF THIS EXHIBIT IS TO DEPICT THE METES AND BOUNDS DESCRIPTIONS OF THE PROPOSED CONSERVATION EASEMENTS

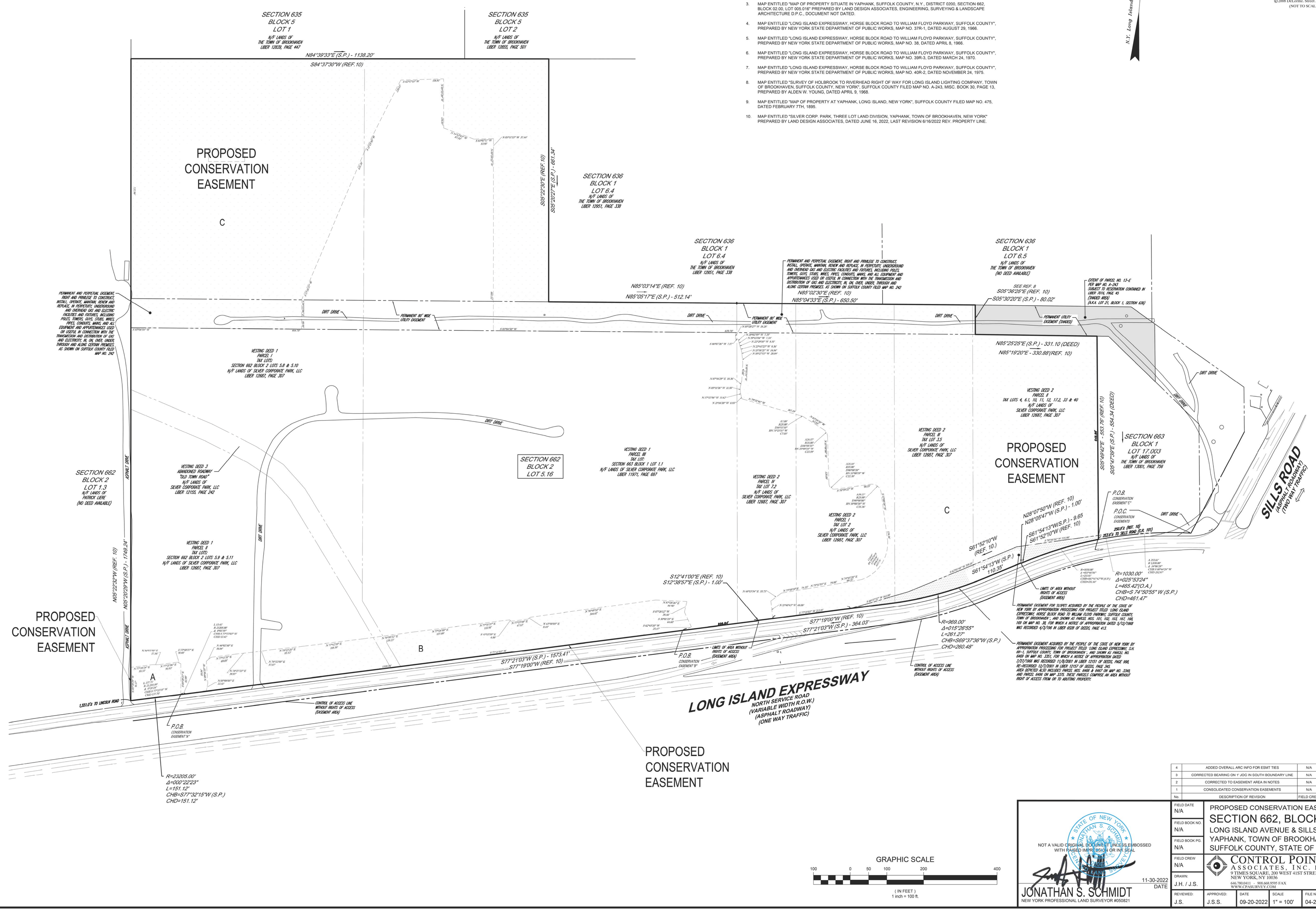
REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF BROOKHAVEN, SUFFOLK COUNTY, STATE OF NEW YORK, SECTIONS 663 & 662.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BROOKHAVEN, SUFFOLKX COUNTY, PANEL 705 OF 1026", COMMUNITY-PANEL NUMBER 360334C705H, MAP REVISED: SEPTEMBER 25, 2009.
3. MAP ENTITLED "MAP OF PROPERTY SITUATE IN YAPHANK, SUFFOLK COUNTY, N.Y., DISTRICT 0200, SECTION 662, BLOCK 02.00, LOT 005.016" PREPARED BY LAND DESIGN ASSOCIATES, ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE D.P.C., DOCUMENT NOT DATED.
4. MAP ENTITLED "LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY", PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, MAP NO. 37R-1, DATED AUGUST 29, 1966.
5. MAP ENTITLED "LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY", PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, MAP NO. 38, DATED APRIL 8, 1966.
6. MAP ENTITLED "LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY", PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, MAP NO. 39R-3, DATED MARCH 24, 1970.
7. MAP ENTITLED "LONG ISLAND EXPRESSWAY, HORSE BLOCK ROAD TO WILLIAM FLOYD PARKWAY, SUFFOLK COUNTY", PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, MAP NO. 40R-2, DATED NOVEMBER 24, 1975.
8. MAP ENTITLED "SURVEY OF HOLBROOK TO RIVERHEAD RIGHT OF WAY FOR LONG ISLAND LIGHTING COMPANY, TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK", SUFFOLK COUNTY FILED MAP NO. A-243, MISC. BOOK 30, PAGE 13, PREPARED BY ALDEN W. YOUNG, DATED APRIL 9, 1968.
9. MAP ENTITLED "MAP OF PROPERTY AT YAPHANK, LONG ISLAND, NEW YORK", SUFFOLK COUNTY FILED MAP NO. 475, DATED FEBRUARY 7TH, 1895.
10. MAP ENTITLED "SILVER CORP. PARK, THREE LOT LAND DIVISION, YAPHANK, TOWN OF BROOKHAVEN, NEW YORK" PREPARED BY LAND DESIGN ASSOCIATES, DATED JUNE 16, 2022, LAST REVISION 6/16/2022 REV. PROPERTY LINE.

N.Y. Long Island State Plane Coordinate System
NAD 1983



VICINITY MAP
©2008 DeLorme. Street Atlas USA
(NOT TO SCALE)



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
4	ADDED OVERALL ARC INFO FOR ESMT TIES	N/A	K.L.	J.S.S.	11/30/2022
3	CORRECTED BEARING ON 1' JOG IN SOUTH BOUNDARY LINE	N/A	K.L.	J.S.S.	11/21/2022
2	CORRECTED TO EASEMENT AREA IN NOTES	N/A	K.L.	J.S.S.	11/15/2022
1	CONSOLIDATED CONSERVATION EASEMENTS	N/A	K.L.	J.S.S.	10/14/2022

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

JONATHAN S. SCHMIDT
NEW YORK PROFESSIONAL LAND SURVEYOR #050821
11-30-2022
DATE

FIELD DATE	N/A
FIELD BOOK NO.	N/A
FIELD BOOK PG.	N/A
FIELD CREW	N/A
DRAWN:	J.H. / J.S.
REVIEWED:	J.S.

PROPOSED CONSERVATION EASEMENT
SECTION 662, BLOCK 2, LOT 5.16
LONG ISLAND AVENUE & SILLS ROAD
YAPHANK, TOWN OF BROOKHAVEN,
SUFFOLK COUNTY, STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC.
9 TIMES SQUARE, 200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
646.780.6411 – 908.668.5595 FAX
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
MT. ARLINGTON, NJ 973.398.8005
CHALLENTE, PA 215.712.9400
MT. LAUREL, NJ 609.857.2099
WILKES-BARRE, PA 570.371.2180
SOUTHBOROUGH, MA 508.948.3450
ROCHESTER, NY 585.291.1564

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.S.S.	09-20-2022	1" = 100'	04-210132	1 OF 1

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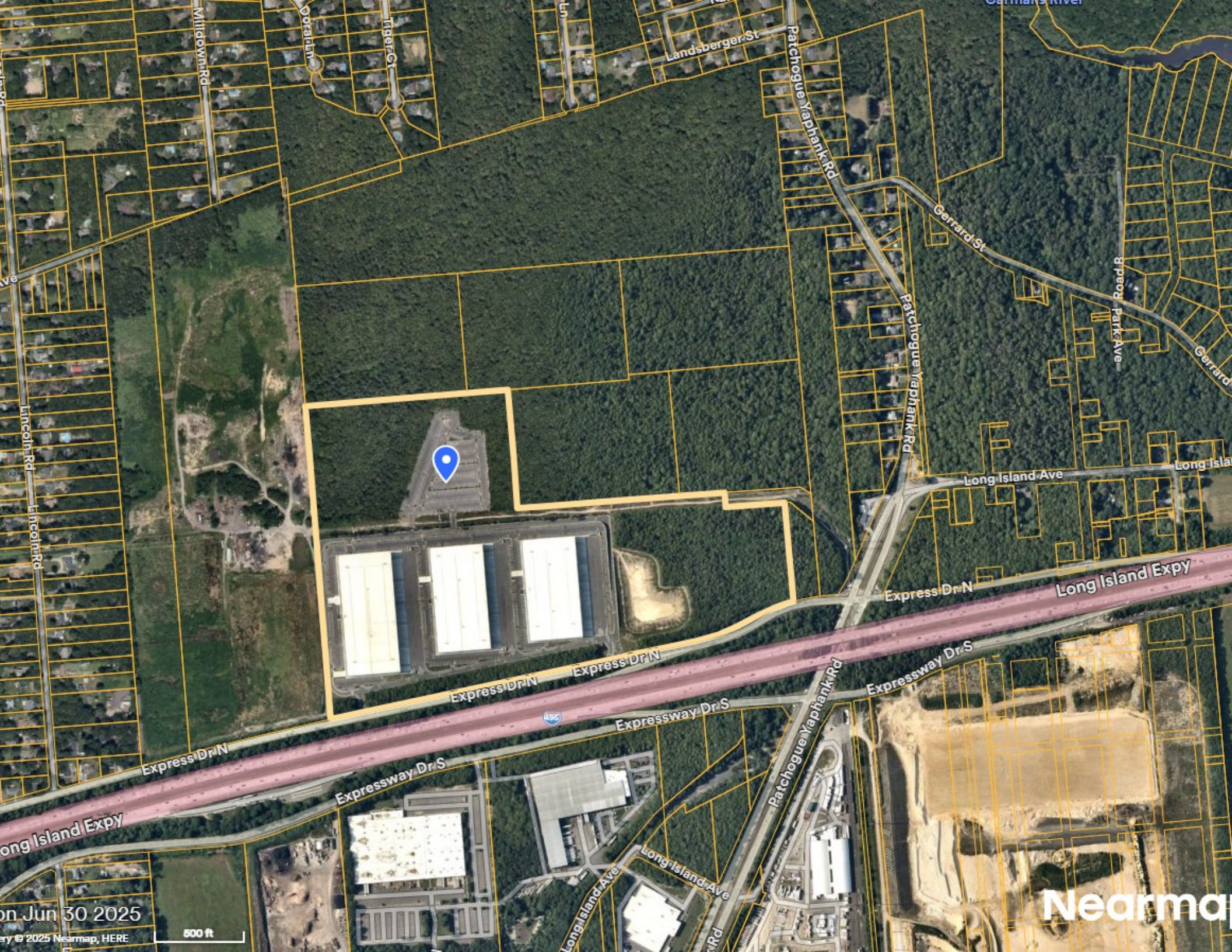

Landsberger St
Patchogue Yaphank Rd
Gerrard St
Broad Park Ave
Long Island Ave
Express Dr N
Long Island Expy
Expressway Dr S
Lincoln Rd
Milldown Rd
Tiger Ct
Long Island Ave
Patchogue Yaphank Rd
Expressway Dr S
Express Dr N
Long Island Expy
on Jun 30 2025
ery © 2025 Nearmap, HERE
500 ft
Nearma

DRAFT

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

September 17, 2025

Isabel Morris
Town of Brookhaven
Planning Department
One Independence Hill
Farmingville, NY 11738

RE: Referral of the Site Plan for 3L Investors Corp., Selden
Town Log # 2025-006-CZ
SCTM Number 200-474-6-2.1
Compatible Growth Area of the Central Pine Barrens

Dear Ms. Morris:

On August 13, 2025, the Central Pine Barrens Joint Planning and Policy Commission office received your referral for the above-referenced project. The project site is in the Compatible Growth Area (CGA) of the Central Pine Barrens.

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Existing Conditions and the Proposed Project

The 1.06 acre project site is located on the south side of Middle Country Road at 262 Middle Country Road in the hamlet of Selden. It is split zoned in the J Business 2 zoning district and A Residence 1 zoning district.

The project site is developed with a one-story 1,733 square foot building, sheds and a garage. A tattoo shop occupies the building. The site is substantially, or all cleared of natural vegetation.

The proposal consists of a change of zone for the project site to all J Business 2 to develop a 7,790 square foot, partial two-story building for a commercial shopping center. The existing 1,733 sf of existing buildings (tattoo shop, detached garage and accessory sheds) would be removed. The tattoo shop would relocate into the new building and four new commercial use storefronts would be established. Development is depicted in the Site Plan prepared by JRH Consulting Engineers, DPC dated October 22, 2024. Other structures include 54 parking spaces, other infrastructure and landscaping.

Central Pine Barrens Status

The project appears to constitute development activity pursuant to New York State Environmental Conservation Law (ECL) Article § 57-0107(13), which states that development includes:

> 13. "Development" shall mean the performance of any building activity or mining operation, the making of any material change in the use or intensity of use of any structure or land and the creation or termination of rights of access or riparian rights. Without limitation, the following activities or uses shall be taken for the purposes of this article to involve development as defined in this subdivision:
>
> > *(a) a change in type of use of a structure or land or, if the ordinance or rule divides uses into classes, a change from one class of use designated in an ordinance or rule to a use in another class so designated;*

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

(b) a material increase in the intensity of use of land or environmental impacts as a result thereof;

The project must conform with the provisions of the Town Code implementing the Central Pine Barrens Comprehensive Land Use Plan (the Plan). If the project does not conform with one or more standards, the application may be revised to conform or the applicant must apply for a CGA Hardship Waiver from the Commission, subject to review and action.

Preliminarily, the proposal appears to not conform with one or more standards including the open space standard. If the Project is not revised to conform, please advise the applicant to apply to the Commission for a hardship waiver.

The proposal must conform with all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 563-0307.

Sincerely,

Julie Hargrave
Pine Barrens Manager

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

NEW LN
TOBEL ST
MIDDLE COUNTRY RD
CR 83

Town of Brookhaven
Long Island

Daniel J. Panico, Supervisor

DATE: August 13, 2025

TO: Peter E. Fountaine, Town of Brookhaven, Division of Environmental Protection
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Melik Tariq, New York State, Department of Transportation
Charles J. Bartha, P.E., Suffolk County, Department of Public Works
Gregson H. Pigott, Suffolk County, Department of Health Services
Doug Haussel, Suffolk County Department of Public Works, Sanitation/Engineering Div.

FROM: Isabel Morris
Planning Division

RE: Town Board Application: **3L Investors Corp.,** Log # **2025-006-CZ**
Change of Zone from J2 & A1 to J2
262 Middle Country Rd. 368.6' W/o New Lane, Selden
SCTM: 0200 47400 0600 002001, 1.1 acres

Attached is a copy of a new application this office has received. For your review and consideration, please find enclosed a copy of the project application materials.

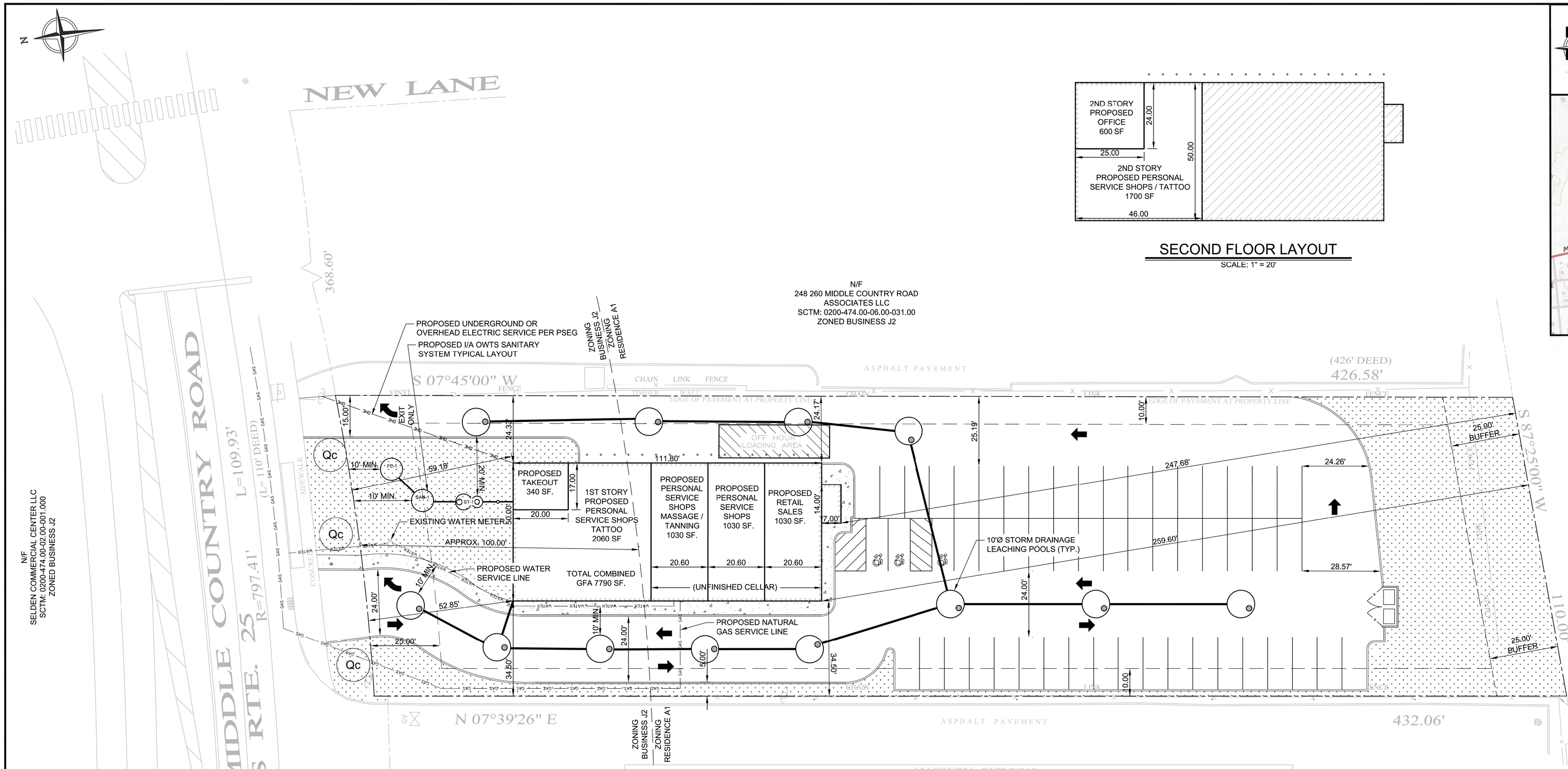
Please reply within 30 days of the date of this mailing. Also, kindly forward any information or concerns you may have regarding this proposal, particularly with respect to your agency's areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection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

All correspondence should be forwarded to:

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

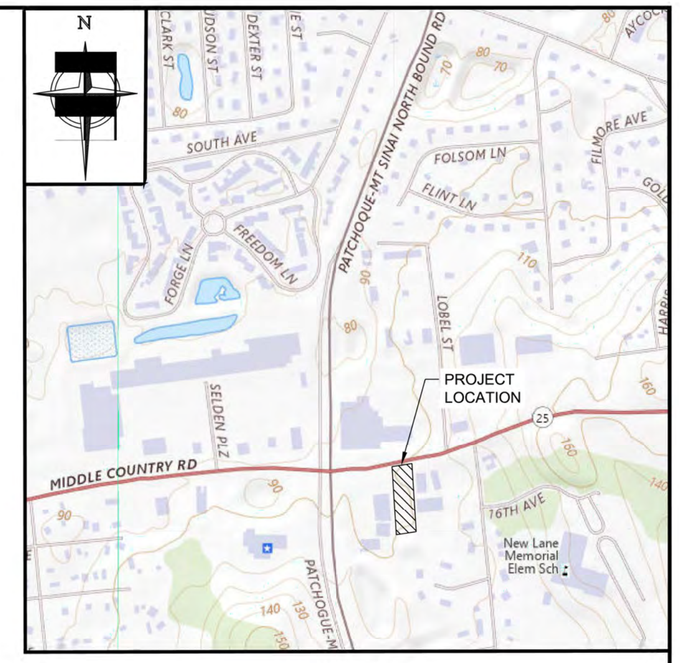
Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Division.

Cc: Kevin J. Lavalle, Brookhaven Town Clerk



SECOND FLOOR LAYOUT

SCALE: 1" = 20'



KEY MAP

SCALE: 1" = 600'

CHANGE OF ZONE SITE PLAN

SCALE: 1" = 20'

ZONING

CONDITION	ZONING	LAND USE
EXISTING	BUSINESS J2 & RESIDENCE A1	COMMERCIAL
PROPOSED	BUSINESS J2	COMMERCIAL

ZONING REQUIREMENTS

ITEM	CODE	REQUIRED	PROPOSED
MIN. LOT AREA	§85-432-A-(1)	15,000 S.F.	46,477 S.F.
MIN. ROAD FRONTAGE	§85-432-B-(1)	100 FEET	109.93 FEET
MIN. FRONT YARD SETBACK	§85-432-C-(1)	25 FEET	52.85 FEET
MIN. SIDE YARD SETBACK	§85-432-D-(1)	10 FEET	24.30 FEET
MIN. REAR YARD SETBACK	§85-432-E-(1)	25 FEET	247.68 FEET
MAXIMUM FAR	§85-432-F-(1)	35% (16,770.60 S.F.)	16.67% (7,990.00 S.F.)
MAXIMUM HEIGHT	§85-432-H-(1)	35 FEET OR 2½ STORIES	2-STORY

PARKING REQUIREMENTS

ITEM	CODE	SQFT	REQUIRED	PROPOSED
TAKE OUT	§85-852	340	1 PER 150 OF GFA	3
PERSONAL SERVICE SHOPS / RETAIL SALES	§85-852	6850	1 PER 150 OF GFA	47
OFFICE	§85-852	600	1 PER 150 OF GFA	4
ADA COMPLIANT			51-75 MIN. 3	3
TOTAL			53	54

LAND DEVELOPMENT STANDARDS

ITEM	CODE	REQUIRED	PROPOSED
MIN. TOTAL NATURAL AREA LANDSCAPING ON SITE	§85-843-A-(1)	20% (9,583.2 S.F.)	24.12% (11,209.95 S.F.)
MIN. NATURAL AREA LANDSCAPING FRONT YARD	§85-843-A-(2)	50% OF REQUIRED 20% (4,792 S.F.)	* 37.79% (3,621.66 S.F.)
MIN. NATURAL AREA LANDSCAPING STREET TREES	§85-843-A-(3)	1 AT 30' O.C.	0 TREES EXISTING 3 TREES NEW
MIN. NATURAL AREA LANDSCAPING STREET FRONTAGE	§85-843-A-(4)	15 FEET	52.85 FEET
PARKING AREA LANDSCAPING	§85-843-A-(8)-(a) (b)	N/A	NA.
BUFFER TO RESIDENTIAL	§85-843-B-(2) (b)	25' BUFFER	EXISTING 25' BUFFER
IRRIGATION	§85-843-A-(9) & (10)	ALL LANDSCAPING, BUFFER & NATURAL AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH TOWN STANDARDS	LANDSCAPE AREAS TO BE SPRINKLERED

* SEE VARIANCE REQUESTS

VARIANCE REQUESTS

ITEM	CODE	REQUIRED	PROPOSED	RELIEF REQUESTED
MIN. NATURAL AREA LANDSCAPING FRONT YARD	§85-843-A-(2)	50% OF REQUIRED 20% (4,792 S.F.)	37.79% (3,621.66 S.F.)	1,170.34 S.F. (12.21%)

STORM DRAINAGE CALCULATIONS (5-INCH RAINFALL)

Storm Drainage area	Area Designation	Area (sq/ft)	Rainfall Intensity (in)	Runoff Coefficient		Storage Q CF	Designed Storage Capacity
Entire Site	Building Roof	5,688	0.4167	1.0	=	2,370	
	Impervious	29,579	0.4167	1.0	=	12,325	
	Pervious	11,210	0.4167	0.15	=	701	
							(12) - 10' dia x 20' Eff Depth pools
	Total	**46,477** sq/ft			required	**15,395** cf	Vol Provided **16,433** cf

SANITARY FLOW CALCULATIONS

	Density Design Flow	Area/Number	Density Flow	Gray Water Design Flow	Area/Number	Gray w ater Flow
Take Out	0.03 gpd/sqft	340.00 sqft	10.20 gpd	0.12 gpd/sqft	340.00 sqft	40.80 gpd
Personal Service Shops / Retail Sales	0.03 gpd/sqft	6,850.00 sqft	205.50 gpd	0.00 gpd/sqft	6,850.00 sqft	0.00 gpd
Office	0.06 gpd/sqft	600.00 sqft	36.00 gpd	0.00 gpd/sqft	600.00 sqft	0.00 gpd
		Total Density Flow:	251.70 gpd		**Total Gray Water Flow:**	40.80 gpd
					Total Hydraulic Flow - System "A":	**292.50 gpd**

POPULATION DENSITY CALCULATIONS

SITE ACREAGE	GROUNDWATER MANAGEMENT ZONE	GPD/ACRE	POPULATION DENSITY EQUIVALENT
1.1	III	300	1.10 X 300 = 330

RECEIVED
By Brookhaven Town Clerk at 9:43 am, Mar 21, 2025

NOTES:

1. EXISTING TOPOGRAPHICAL BACKGROUND INFORMATION PREPARED BY PJM LAND SURVEYING, PLLC DATED FEBRUARY 2, 2023

JOSEPH A. HOLZMACHER — LICENSED PROFESSIONAL ENGINEER — No. 66054 — STATE OF NEW YORK

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL IS ILLEGAL

REV	DATE	CK	DESCRIPTION
			REVISIONS

3L INVESTORS CORP.
262 Middle Country Road
Selden, New York 11784
SCTM#: 0200-474.00-06.00-002.001

JRH Consulting Engineers, DPC
The Third Generation of Excellence In Water Supply, Water Resources, Civil and Environmental Engineering
3555 Veterans Memorial Highway, Suite A, Ronkonkoma, NY 11779
PHONE: (631) 234-2220 FAX: (631) 234-2221 E-MAIL: info@holzmacher.com

SHEET TITLE:	CHANGE OF ZONE SITE PLAN		
DESIGNED BY:	BR	SCALE:	AS NOTED
REVIEWED BY:	JRH/AJZ	DATE:	October 22, 2024
PLAN SHEET BY:	MFT	PROJECT NO:	SinkCo 23-01

C-1

G:\2023 DPC Projects\SinkCo\23-01 262 Middle Country Rd, Selden (Site Plan Dev)\Task 2 = Preparation of Site Plans\(0) C-1 CHANGE OF ZONE SITE PLAN.dwg

Full Environmental Assessment Form
Part 1 - Project and Setting

RECEIVED
By Brookhaven Town Clerk at 9:34 am, May 15, 2025

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Change of Zone and Redevelopment of 262 Middle Country Road		
Project Location (describe, and attach a general location map): 262 Middle Country Road, hamlet of Selden, Town of Brookhaven, Suffolk County New York (SCTM #: District 0200, Section 474.00, Block 06.00, Lot 002.001). See attached Site Location Map		
Brief Description of Proposed Action (include purpose or need): See Attachment.		
Name of Applicant/Sponsor: Diane Moje	Telephone: (631) 475-1883 E-Mail: dixpedite@aol.com	
Address: 779 Horseblock Road		
City/PO: Farmingville	State: New York	Zip Code: 11738
Project Contact (if not same as sponsor; give name and title/role): See Applicant information above.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Luiz Lopes	Telephone: (631) 514-9686 E-Mail: selden.ink@hotmail.com	
Address: 262 Middle Country Road		
City/PO: Selden	State: New York	Zip Code: 11784

B. Government Approvals See Attachment.

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☐No		
b. City, Town or Village Planning Board or Commission ☐Yes☐No		
c. City, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☐Yes☐No		
e. County agencies ☐Yes☐No		
f. Regional agencies ☐Yes☐No		
g. State agencies ☐Yes☐No		
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

New York State Heritage Areas: Long Island North Shore Heritage Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
J Business 2 and A Residence 1 zoning districts of the Town of Brookhaven.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? J Business 2

C.4. Existing community services.

a. In what school district is the project site located? Middle Country Central School District

b. What police or other public protection forces serve the project site?
Suffolk County Police Department - 6th Precinct

c. Which fire protection and emergency medical services serve the project site?
The Coram Fire District provides fire protection and emergency medical services to the Subject Property

d. What parks serve the project site?
Iroquois Avenue Park, Glacier Ridge Preserve and Suffolk County Vietnam Veterans Memorial Park serve the project site.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 1.06± acres
b. Total acreage to be physically disturbed? 1.06± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.06± acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 22± Units: square feet

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24-36± months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 35± height; 50± width; and 111± length

iii. Approximate extent of building space to be heated or cooled: 7,790± square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 293± gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Suffolk County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No ☐TBD*
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 293± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☑No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

*Consultations with the Suffolk County Water Authority will be had prior to construction.

- Do existing sewer lines serve the project? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

The Proposed Action includes the installation of an Innovative & Alternative Onsite Wastewater Treatment System (I/A) for on-site sanitary collection at the Subject Property in accordance with Suffolk County Department of Health Services standards.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0.68± acres (impervious surface)

_____ Square feet or 1.06± acres (parcel size)

ii. Describe types of new point sources. Roof drains, curbs

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be directed to an on-site stormwater management system consisting of leaching pools.

- If to surface waters, identify receiving water bodies or wetlands: N/A
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 122.53 kWH per year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): PSEG Long Island

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 a.m. - 6:00 p.m. *
- Saturday: --
- Sunday: --
- Holidays: --

ii. During Operations:

- Monday - Friday: 10:00 a.m. to 8:00 p.m.**
- Saturday: 10:00 a.m. to 8:00 p.m.**
- Sunday: 12:00 p.m. to 6:00 p.m. **
- Holidays: --

*In accordance with the Town of Brookhaven noise ordinance, section 50-6 of the Town of Brookhaven Town Code.

**Represents the hours of operation for the tattoo shop. The hours of operation for the additional proposed uses will be subject to the Town Code.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Ambient noise levels may be temporarily exceeded during construction activities, which would be undertaken in accordance with all applicable Town regulations. Noise levels would not exceed existing ambient levels upon completion of construction activities.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

The Proposed Action includes the installation of lighting fixtures affixed to the building and throughout the Subject Property for safety and security purposes. All lighting fixtures would be downward facing and shielded to prevent off-site light spill, in accordance with the Town's exterior lighting standards.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 105± tons per 6± weeks (unit of time)
- Operation : 1± tons per day (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: During construction, recyclable materials would be handled in accordance with prevailing regulations.
- Operation: During operation, recyclable materials would be handled in accordance with prevailing regulations.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction and demolition debris will be collected and disposed of at a licensed C&D facility.
- Operation: During operation, solid waste will be collected from within the building and moved to an outdoor dumpster/enclosure on the Subject Property. A privater carter will continue to collect and dispose of the solid waste at a licensed facility.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: Used needle cartridges from tattooing procedures and paper products (e.g., paper towels) that have come into contact with ink and blood during the tattooing process. Used needle cartridges will be immediately placed in approved, puncture-resistant sharps containers and paper products contaminated with ink and blood will be disposed of in biohazard bags.

ii. Generally describe processes or activities involving hazardous wastes or constituents: Tattooing procedures

iii. Specify amount to be handled or generated 0.04± tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: Currently, there are no applicable recycling measures for the types of hazardous waste generated.

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No

If Yes: provide name and location of facility: All hazardous waste will be disposed of at a licensed hazardous waste treatment facility. Waste will be collected by National Waste Services, Inc., a licensed disposal company, which provides a monthly container service for waste collection.

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: N/A

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Community Service (Suffolk County Police Department) Institutional (New Lane Memorial Elementary) and Recreational

ii. If mix of uses, generally describe:

The Subject Property currently consists of a commercial land use with commercial, residential, community service, institutional and recreational uses beyond.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.34±	0.80±	+0.46±
• Forested	--	--	--
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	--	--	--
• Agricultural (includes active orchards, field, greenhouse etc.)	--	--	--
• Surface water features (lakes, ponds, streams, rivers, etc.)	--	--	--
• Wetlands (freshwater or tidal)	--	--	--
• Non-vegetated (bare rock, earth or fill)	--	--	--
• Other Describe: Landscaping	0.72±	0.26±	-0.46±

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

New Lane Memorial Elementary School is located approximately 845 feet east of the Subject Property.

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

*See below.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

*Used needle cartridges from tattooing procedures and paper products (e.g., paper towels) that have come into contact with ink and blood during the tattooing process. Used needle cartridges are immediately placed in approved, puncture-resistant sharps containers and paper products contaminated with ink and blood are disposed of in biohazard bags. Both sharps containers and biohazard bags are collected by a licensed medical waste disposal service in compliance with New York State Department of Environmental Conservation (NYSDEC) regulations.

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☐No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 1,250± feet below grade surface (bgs)

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:
PIA - Plymouth loamy coarse sand, 0 to 3 percent slopes 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 42± feet bgs

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☐No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes ☐No
If Yes:

i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Typical suburban species (e.g., songbirds, squirrels, etc.) may utilize the project site.

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

If Yes:
i. Species and listing (endangered or threatened):

According to the NYSDEC EAF Mapper database, a non-site-specific record for the Endangered Northern Long Eared Bat (Myotis septentrionalis) exists for the vicinity of the Subject Property. The disturbed/developed conditions and limited trees that occur at the Subject Property do not provide viable summer roost habitat for this species.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑Yes ☐No
If Yes:
i. CEA name: Central Suffolk Special Groundwater Protection Area; Central Suffolk Pine Barrens Compatible Growth Area
ii. Basis for designation: Protect groundwater; Benefit to human health and protect drinking water
iii. Designating agency and date: Long Island Regional Planning, 3-19-93; Suffolk County, 2-10-88

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Diane Moje Date February 5, 2025

Signature Christiana Kastalek Title Environmental Planner

Christiana Kastalek
VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., as Environmental Consultant to the Applicant

PRINT FORM

Site Location

Proposed Change of Zone and Redevelopment of 262 Middle Country Road
262 Middle Country Road, hamlet of Selden, Town of Brookhaven, Suffolk County

Subject Property

*Boundaries are approximate.

Source: Nearmap, Suffolk County, ESRI

Proposed Change of Zone and Redevelopment of 262 Middle Country Road
Hamlet of Selden, Town of Brookhaven, Suffolk County, New York
Environmental Assessment Form – Part 1

Attachment

Page 1, Item A. – Brief Description of Proposed Action

The Proposed Action involves a change of zone and site plan approval, among other approvals, to permit the construction of 7,790±-square-foot (sf), partial two-story commercial shopping center in connection with the existing tattoo shop on the 1.06±-acre site located at 262 Middle Country Road (New York State Route 25) in the hamlet of Selden, Town of Brookhaven, Suffolk County, New York (see attached Site Location map). The Subject Property is known on the Suffolk County Tax Map as parcel number 0200-474.00-06.00-002.001. The Subject Property is located along a mixed-use commercial and industrial corridor, with single-family residential uses to the south and north of the corridor. The Subject Property is situated within the Town of Brookhaven's J Business 2 District (General Business) and A Residence 1 zoning districts. The Subject Property is proposed to be rezoned wholly into the J Business 2 District as part of the Proposed Action. Additionally, variance relief is requested from the Town of Brookhaven Board of Zoning Appeals for the required minimum landscaped area in the front yard whereas 37.79% (3,621±-sf) is proposed and half of 20% (4,792±-sf) of the front yard is required.

Under the Proposed Action, the existing approximately 1,733 sf of existing buildings (containing an existing tattoo shop), detached garage and accessory sheds will be removed. The existing tattoo shop would relocate into a proposed two-story commercial space within the new shopping center. The proposed building will partially contain two-stories, with the 2,300±-sf second story situated towards the northern façade of the building near Middle Country Road. As part of the tattoo shop, a 600±-sf office space is proposed on the second floor. Additionally, four new storefronts would be introduced on the first floor. On-site parking will be increased by 41 spaces for a total of 54 parking spaces, and all spaces would be located in the rear of the site. Site access would be reconfigured on the Subject Property to allow for an ingress and egress along the western property boundary and an egress only along the eastern property boundary.

In accordance with Articles 6 and 19 of the Suffolk County Sanitary Code and the Suffolk County Department of Health Services (SCDHS) "Standards for Approval of Plans & Construction for Sewage Disposal Systems for Other Than Single Family Residences," the Proposed Action would utilize an "Innovative & Alternative Onsite Wastewater Treatment System (I/A)," for subsurface discharge of sanitary waste.

Stormwater runoff at the Subject Property would be discharged into the ground via a proposed system of 12 drainage leaching pools throughout the interior of the Subject Property. The stormwater management system would be designed to accommodate a minimum 5-inch rainfall event. Potable water would continue to be provided by the Suffolk County Water Authority.

Proposed Change of Zone and Redevelopment of 262 Middle Country Road
Hamlet of Selden, Town of Brookhaven, Suffolk County, New York
Environmental Assessment Form – Part 1

Attachment

Page 2, Item B. – Government Approvals

Agency	Approval
Town of Brookhaven Town Board	Change of Zone
Town of Brookhaven Planning Board	Site Plan Approval
Town of Brookhaven Board of Zoning Appeals	Variance Relief for Minimum Landscape Area in Front Yard
Town of Brookhaven Building Department	Building Permit
Suffolk County Planning Commission	239-m Review (Referral)
Suffolk County Department of Health Services	On-site Sanitary Waste Disposal
Suffolk County Water Authority	Water Connection
New York State Department of Transportation	Highway Work Permit; 239f Review
New York State Department of Environmental Conservation	SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001)
PSEG Long Island	Electricity Connection
National Grid	Natural Gas Supply Connection Review

RECEIVED
By Brookhaven Town Clerk at 9:36 am, May 15, 2025

Town of
Brookhaven
Long Island, New York

1 Independence Hill, Farmingville NY 11738

Town Board Land Use Application

Form TC-01 Rev F 10/2024

Application is hereby made to the Town of Brookhaven for the application type requested.

By application submittal, the applicant does hereby authorize employees or agents of the Town of Brookhaven to enter and inspect the project site as necessary in conjunction with this application.

File Number:
Application Date:
Town Use Only

Please check the appropriate Town Board application request:

- ☐ 1a. AMENDMENT OF RESTRICTIVE COVENANT
- ☑ 1b. CHANGE OF ZONE
- ☐ 1c. PLANNED DEVELOPMENT DISTRICT
- ☐ 1d. SPECIAL PERMIT

I. GENERAL APPLICATION: Name of Application: 3L Investors Corp.

A. PROPERTY LOCATION:

Street Address: 262 Middle Country Road

Suffolk County Tax Map (SCTM) Property:
(Use "Scope of Work" section below to list any additional SCTM #s)

DISTRICT	SECTION	BLOCK	LOT
0200	474.00	06.00	002.001

Located on the: ○N ○E ◉S ○W Side of: Middle Country Road

Distance on Survey: 237 ○N ◉E ○S ○W of: Patchogue Mt Sinai Road

Hamlet: SELDEN Zip Code: 11784

Post Office: SELDEN School District: MIDDLE COUNTRY CSD

Ambulance District: CORAM Fire District: SELDEN

Property Size (Total Acres): 1.1

Square footage of Existing Building: 0

*Total Proposed Square footage of Building(s)/Additions: 7790 sq. ft.

Area of **Existing** Disturbed Property Size (Acres): OR Square Feet:

Area of Proposed Disturbed Property Size (Acres): OR Square Feet:

Present Zoning/Use of Site: J2 -Business District | A1 - Residence | Select Zoning From List

Proposed Zoning/Use of Site: J2 -Business District | Select Zoning From List | Select Zoning From List

Does the property in question conform to the lot area requirement? ◉ Yes ○ No

Has the property in question been the subject of a Town Board public hearing in the last 12 months? ○ Yes ◉ No

In the space below please thoroughly describe the proposed action in paragraph form. The description should include details about the current condition and use of the subject property as well as what is being proposed. Please also describe any existing buildings and their use as well as any proposed buildings or additions and their proposed use. Any special permits, waivers or variances should also be described including the reason they are being sought.

B. SCOPE OF PROPOSED WORK: (Please list all SCTM #'s associated with application.)

Change of Zone from Business J2 & Residential A1 to Business J2.
Proposed to developa 2 story commercial building 1180 x 50 (7790 sq ft). Requiring a variance for minimal natural area landscaping front yard. Required: 50%, Proposed: 37.79%

C. SPECIAL USE PERMITS, WAIVERS & VARIANCES

1. If the proposed project requires a Special Permit, please check the appropriate Board. Describe the Special Permit in the space below. (*Planning Board/ZBA are for informational purposes. They are not being applied for with this Town Board application.)

☐ Town Board ☐ Planning Board* ☐ Zoning Board of Appeals*

If the proposed project requires Waivers or Variances, please check the appropriate Board. State the nature of the request and reason in the space below. (*Planning Board/ZBA are for informational purposes. They are not being applied for with this Town Board application.)

☐ Town Board ☐ Planning Board* ☑ Zoning Board of Appeals*

Requiring a variance for minimal natural area landscaping front yard. Required: 50%, Proposed: 37.79%

D. AMEND RESTRICTIVE COVENANTS

1. If the proposed project requires an Amendment to a Restrictive Covenant, please describe: A) Existing covenant for which relief is sought; B) Description of requested relief; and, C) Reason for requested relief, in the space below:

2. Percentage of current covenant area affected: ____ %. Proposed percentage of current covenant area affected: ____ %.

3. Percentage of current buffer area affected: ____ %. Proposed percentage of current buffer area affected: ____ %.

II. APPLICANT INFORMATION

A. OWNER/CONTRACT VENDEE/LESSEE:

Name: Luiz Lopes | Firm Name: 3L Investors Corp / Selden Ink

Street Address: 262 Middle Country Road

City: Selden | State: NY | Zip: 11784 | Tel#: 631-475-1883

Email: dixpedite@aol.com | Fax#:

B. PLAN PREPARER:

Name: J. Holtzmacher | Firm Name: JRH Consulting Engineers, DPC

Street Address: 3555 Veterans Memorial Highway Suite A

City: Ronkonkoma | State: Ny | Zip: 11779 | Tel#: 631-234-2220

Email: info@holtsmacher.com | Fax#:

C. ATTORNEY/AGENT (Cannot be same as Owner/Applicant):

Name: Diane Moje | Firm Name: DCMG, Ltd

Street Address: 779 Horseblocak Road

City: Farmingville | State: NY | Zip: 11738 | Tel#: 631-475-1883

Email: dixpedite@aol.com | Fax#:

III. PROPERTY OWNER/ENTITY CONSENT: (Separate sheets may be used for multiple owners)

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name: Luiz Lopes

Firm Name: 3L Investors Corp

Address: 262 Middle Country Road

Hamlet: Selden State: NY Zipcode: 11784

Email: dixpedite@aol.com Tel #: 631-475-1883 Fax #:

If corporation, name of of responsible officer: Luiz Lopes

Title: President

IN WITNESS WHEREOF I have hereto set my hand onto this 18 day of Feb, 2025

(Do not leave above Date Fields blank)

Sign by Owner/Officer

STATE OF NEW YORK)
SS.:
COUNTY OF SUFFOLK)

On the 18 day of February in the year 2025 before me, the undersigned, personally appeared Luiz Lopes personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Dyanne T Harrington
Notary Public

DYANNE T HARRINGTON
Notary Public, State of New York
No. 01HA6360785
Qualified in Suffolk County
Commission Expires June 26, 2025

IV. A. PROJECT DATA

○ Yes	● No	1. Is the property within 500' of the boundary of any village or town? If Yes, enter here:
○ Yes	◉ No	2. Within 500' of any existing or proposed County or State Parkway, Thruway, Expressway or highway?
○ Yes	◉ No	3. Within 500' of any existing or proposed boundary of any County, State or Federal owned land?
○ Yes	◉ No	4. Within 500' of any existing or proposed place of public assembly?
○ Yes	◉ No	5. Within 100' of any freshwater or tidal wetland system?
○ Yes	◉ No	6. Within Carmans River Watershed area?
○ Yes	◉ No	7. Within a designated Historic District or Historic District Transition Zone?
○ Yes	◉ No	8. Are there any existing covenants or restrictions affecting the premises for which the approval is sought? If **Yes**, please attach a copy certified by the Suffolk County Clerk.
○ Yes	◉ No	9. Are there covenants or conditions being offered which would affect the use or development of this property?
◉ Yes	○ No	10. Is the property improved with any structures or signs? If **Yes**, attach a copy of any Certificate of Occupancy(s), Certificates of Existing Use(s), and/or Certificate of Zoning Compliance(s) for all of the existing structures and/or signs.
◉ Yes	○ No	11. Is the property located within the New York State Hydrogeologic Sensitive Zone?
◉ Yes	○ No	12. Is the property located within the New York State designated Central Pine Barrens area?
○ Yes	◉ No	13. Is there any Pine Barrens Credits being purchased?
○ Yes	◉ No	14. Does the owner/applicant own or have any interest in any contiguous property? If Yes, list the SCTM numbers below:
◉ Yes	○ No	15. Have you applied for Health Department approval for sanitary waste for the proposed use?
○ Yes	◉ No	16. Do any Special Districts or utilities service the site? If **Yes**, please explain below:
○ Yes	◉ No	17. Will there be any use, manufacture, or disposal of any hazardous materials, and/or ground water resources be utilized in any other way other than for normal potable consumption , and/or any air, noise or light emissions occur. If **Yes**, please explain below:
◉ Yes	○ No	18. Is the property located on an improved road?
○ Yes	◉ No	19. Is the road Town maintained?
◉ Yes	○ No	20. Does the proposed property disturb more than one acre of land? If **Yes**, please prepare a Stormwater Pollution Prevention Plan.
○ Yes	◉ No	21. Is the property located within a designated Zoning Overlay District?
○ Yes	◉ No	22. Was the property subject to a public hearing on a change of zone application within the last 12 months?

IV. B. PROJECT DATA: ECONOMIC IMPACTS

Completed for all commercial/industrial projects and residential projects greater than 10 Units.(If not applicable, check here and go to Section IV.C): ☐ N/A

1. Does project involved Local, State or Federal funding?	○ Yes ◉ No	
2. **If single phase project**:		
Anticipated period of construction months. (including demolition).		18 - 24 Months
3. **If multi-phased:**		
a. Total number of phases anticipated.		Single Phase Project
b. Expected date of commencement Phase 1. (including demolition)		Single Phase Project
c. Approximate completion date of final phase. (month/year)		Single Phase Project
d. Is Phase 1 functionally dependent on subsequent phases?	○ Yes ○ No	
4. Number of jobs generated during construction. (full time equivalent)		150
5. Number of jobs generated after completion. (full time equivalent)		unknown
6. Number of jobs eliminated by this project.		Unknown
7. What are the current tax revenues generated by the project site?		Unknown
8. What tax revenues will project generate after completion?		Unknown
9. What is the estimated cost of construction?		$1,680,000.00
10. How many schoolchildren is the project expected to generate?	☑ N/A	
11. What is the estimated cost of educating the school-age children generated by the completion of this project?	☑ N/A	

C. REMOVAL OF EXCESS MATERIALS:

Engineers Certification:
The site plan or subdivision submitted to the Board depicts and excess of 3000 cubic yards, proposed to be removed from the premises.

Name: J. Robert Holzmacher, P.E. Phone Number: (631) 234-2220 Ext.101

Email: bob@holzmacher.com License Number: 66054

J. R. Holzmacher — March 5, 2025

Signature — Date

V. CONFLICT OF INTEREST TRANSACTIONAL DISCLOSURE FORM

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

***Note:** It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name: 3L Investors Corp. Address: 262 Middle Country Road

City: Selden State: NY Zip: 11784

Tel#: 631-475-1883 Fax#: Email: dixpedite@aol.com

This form is for: ☐ An individual ☒ A corporation ☐ A partnership ☐ An association

Nature of Application:

- ☐ Property Assessment Grievance for non-residential parcel
- ☐ Amendment
- ☐ Approval of Plat
- ☐ License or Permit affecting real property
- ☒ Variance
- ☒ Change of Zone
- ☐ Exemption from Plat or Official Map
- ☐ Bidding on contract(s)

Affected parcel (address): 262 Middle Country Road, Selden NY

○ Yes ◉ No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County,officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

If YES, complete the appropriate section below.
If NO, sign and date at end of form.

Please complete the following relevant section below:

For **Individual:**

Interested Party:

Name: Address:

City: State: Zip:

For **corporation:**

Interested Party:

Name: | Address:

City: | State: | Zip:

Title: | Department:

Relationship to Public Officer/Employee and Title, if other than Self:

○ Yes ○ No Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded?

○ Yes ○ No The actual applicant,

○ Yes ○ No An Officer, Director, Partner, or Employee of the applicant, or

○ Yes ○ No Legally or beneficially owns or controls any stock of a nonpublicly traded corporate applicant or is a member of a partnership or association of the applicant.

For **partnership** or **association:**

Interested Party:

Name: | Address:

City: | State: | Zip:

Title: | Department:

Relationship to Public Officer/Employee and Title, if other than Self:

○ Yes ○ No Does the owner hold greater than five percent (5%) interest of publicly traded shares?

○ Yes ○ No The actual applicant,

○ Yes ○ No An Officer, Director, Partner, or Employee of the applicant, or

○ Yes ○ No Legally or beneficially owns or controls any stock of a nonpublicly traded corporate applicant or is a member of a partnership

ALL APPLICANTS/OWNERS PLEASE FILL OUT BELOW:

Print Name: Luiz Lopes | Date: 2/19/26

Signature:

Title: President

V. CONFLICT OF INTEREST TRANSACTIONAL DISCLOSURE FORM

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

***Note:** It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name: Selden Dmv Address: 262 middle Ctry Rd

City: Selden State: ny Zip: 11784

Tel#: 631-475-1883 Fax#: Email: dixpedite@aol.com

This form is for: ☐ An individual ☒ A corporation ☐ A partnership ☐ An association

Nature of Application:

- ☐ Property Assessment Grievance for non-residential parcel
- ☐ Amendment
- ☐ Approval of Plat
- ☐ License or Permit affecting real property
- ☒ Variance
- ☒ Change of Zone
- ☐ Exemption from Plat or Official Map
- ☐ Bidding on contract(s)

Affected parcel (address): 262 Middle Country Road, Selden NY

○ Yes ◉ No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County,officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

If YES, complete the appropriate section below.
If NO, sign and date at end of form.

Please complete the following relevant section below:

For **Individual:**

Interested Party:

Name: Address:

City: State: Zip:

For **corporation:**

Interested Party:

Name: Address:

City: State: Zip:

Title: Department:

Relationship to Public Officer/Employee and Title, if other than Self:

○ Yes ○ No Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded?

○ Yes ○ No The actual applicant,

○ Yes ○ No An Officer, Director, Partner, or Employee of the applicant, or

○ Yes ○ No Legally or beneficially owns or controls any stock of a nonpublicly traded corporate applicant or is a member of a partnership or association of the applicant.

For **partnership or association:**

Interested Party:

Name: Address:

City: State: Zip:

Title: Department:

Relationship to Public Officer/Employee and Title, if other than Self:

○ Yes ○ No Does the owner hold greater than five percent (5%) interest of publicly traded shares?

○ Yes ○ No The actual applicant,

○ Yes ○ No An Officer, Director, Partner, or Employee of the applicant, or

○ Yes ○ No Legally or beneficially owns or controls any stock of a nonpublicly traded corporate applicant or is a member of a partnership

ALL APPLICANTS/OWNERS PLEASE FILL OUT BELOW:

Print Name: Luiz Lopes Date: 4/30/25

Signature:

Title: President

TO THE ATTENTION OF THE CENTRAL PINE BARRENS JOINT PLANNING AND POLICY COMMISSION:

8/14/2025

MY NAME IS BRIAN M. SARTORY. I AM A 37 YEAR RESIDENT OF RIDGE, AND A 67 YEAR RESIDENT OF BROOKHAVEN TOWN.

IN 2016 I ASSISTED MY DAUGHTER, TAYLORMARIE SARTORY, IN PURCHASING THE PROPERTY AT 102 GULL DIP RD, RIDGE FOR THE PURPOSE OF A FUTURE HOME FOR HERSELF AND MY GRANDDAUGHTER. WE ARE REQUESTING A 39.5% PROPOSED CLEARING SO WE MAY CONSTRUCT A MODEST 1,200 SQUARE FT, ONE STORY HOUSE THAT ACCLIMATES WITH THE NEIGHBORHOOD. THIS WOULD BE THE ONLY CHANCE THAT WE HAVE FOR OUR DAUGHTER AND HER CHILD TO REMAIN HERE ON LONG ISLAND.

OUR CHILDREN WERE RAISED HERE, AND BROUGHT UP AS OURSELVES, RESPECTING AND APPRECIATING THE BEAUTY AND SPECIALNESS OF THE PINE BARRENS. WE UTILIZE THE WHITE-DOT TRAIL AND STOOD FIRMLY WITH RICHARD AMPER WHEN HE FOUGHT AGAINST THE PROPOSED, INAPPROPRITE BRESSLIN MALL IN THE 1990S.

MY DAUGHTER AND OURSELVES ARE ENVIRONMENTALLY-CONSCIOUS. WE DO NOT USE FERTILIZER OR PESTICIDES ON OUR PROPERTY. PLEASE CONSIDER OURS A HARD-SHIP CASE SO THAT OUR DAUGHTER MAY REMAIN HERE AND RAISE HER DAUGHTER IN THIS NATURAL SETTING. AS I AM RETIRED, I PROMISE TO BE AT THE JOB SITE EACH DAY TO ENSURE THAT THE REMAINING VEGETATION IS NOT DISTURBED. THIS PROPERTY IS IN A COMPATIBLE GROWTH AREA, AND THE NEIGHBORHOOD IS ESTABLISHED.

THANKING YOU IN ADVANCE FOR YOUR TIME AND CONSIDERATION

SINCERELY,
BRIAN M. SARTORY

RECEIVED
AUG 18 2025
Central Pine Barrens Joint
Planning & Policy Commission

SCTM: 200-324-4-7

8/1/2025, 11:18:24 AM

1:500

0 20 40 80 ft

0 5 10 20 m

Street Labels

Pine Barren CGA

Tax Parcels

COMPATIBLE GROWTH AREA APPLICATION
TRANSMITTAL LETTER

RECEIVED
AUG 18 2025
Central Pine Barrens Joint
Planning & Policy Commission

Dear Commissioners:

Please accept this package as an application for development review of the project known as

102 Gull Dig Rd Ridge N.Y. 11961

submitted on 8/14/25 (Date) by Taylor Sartory (Applicant's Name)

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in §57-0107 of the New York State Environmental Conservation Law. I realize that this proposal must meet the criteria for hardship pursuant to Environmental Conservation Law §57-0121 subdivision nine of the Pine Barrens Protection Act.

I believe that this project meets the criteria for a hardship, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing how the project is in non-conformance with the standards and how it meets the criteria for a hardship. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and criteria for a hardship thoroughly and that my application may be considered incomplete if an explanation is not provided for each of the items described therein and listed below.

In addition to the information noted above, the following requisite material has also been included in this packet: *(please check those items that are included)*

- [x] A copy of any and all approvals that have been received to date
- [x] Three copies of the final approved map or site plan including any required conditions or revisions.
- [ ] Copies of other maps or data that document and support the information presented in the attached forms.
- [x] A Full Environmental Assessment Form or final State Environmental Quality Review Act finding statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)
- [ ] A copy of the Suffolk County Planning Commission determination.
- [x] Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.
- [ ] Documentation on how the application meets ECL 57-0123(3)(b), including the criteria contained in Town Law §267-b.

I understand that public hearing will be scheduled for this project once my application has been deemed complete.

(Applicant's Signature)

Taylor Sartory
(Applicant's Name Printed)

I authorize the following individual to act as my agent throughout the review process for this application. Please contact them with all information pertaining to this matter.

Agent's Name, Address and Phone Number:

Brian Sartory
104 Gull Dip Rd
Ridge N.Y. 11961
516-818-7388

(Agent's Signature)

OWNER'S AFFIDAVIT

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

STATE OF New York)
)ss:
COUNTY OF Suffolk)

Taylor Sartory, being duly sworn, deposes
(Owner's Name(s))
and says that I/we reside at 418 Tudor Lane
(Owner's Address)
Middle Island, in the County of Suffolk,
State of New York, and that I/we am/are the owner in fee of the
property located at 102 Gull Dip Rd Ridge N.Y. 11961,
(Property Address)
which is also designated as Suffolk County Tax Map Number(s) 0200-327.00-04
00-007.000, and that I/we have been the
owner(s) of this property continuously since 3/1/2016, and that I/we
(Date)
have authorized Brian Sartory to make a
(Applicant's Name)
permit application to the Central Pine Barrens Joint Planning and Policy Commission for this property. I/we make this Statement knowing that the Central Pine Barrens Joint Planning and Policy Commission will rely upon the truth of the information contained herein.

(Owner's Signature)	(2nd Owner's Signature)
Taylor Sartory	
(Owner's Name - Please Print)	(2nd Owner's Name - Please Print)
8-13-25	
(Date)	(Date)

Sworn to before me this
13 day of August 2025

(Notary Public)

Sworn to before me this
_____ day of _____ 20__

(Notary Public)

JASON E TAUVERS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TA6119236
Qualified in Suffolk County
My Commission Expires: Nov 4, 2028

COMPATIBLE GROWTH AREA APPLICATION
PROJECT DATA SHEET

Applicant Information	
Name (print)	Taylor Sartory
Address	Fairfield Complex 418 Tudor Lane Middle Island NY 11953
Phone/Fax	631-338-4061
Agent's Name	Brian Sartory
Address	104 Gull Dip Rd Ridge NY 11961
Phone/Fax	516-818-7388

Project Information	
Project Name	Taylor's Home
Tax Map Number(s)	0200-327.00-04.00-007.000
Street Location	102 Gull Dip Rd
Hamlet & Town	Ridge
Total Project Site Acreage	0.537
Existing Land Use (vacant, residence, etc)	VACANT
Present Zoning (if split please give areas within each zone)	
Project Description	1 Story 2 Bedroom Single Family Dwelling

Permit Information (please note which permits or plans are required and why, if they have been received and as of what date)	
State Environmental Quality Review Act (SEQRA) (please note if positive declaration, date of DEIS and FEIS, etc)	
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	Board of Zoning Appeals Dec. 9th, 2014
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	
NYS DEC - wetlands, WSR, mining, SPDES, etc.	
Suffolk County Department of Health Services - Article 6, 7, 12	
Suffolk County Planning Commission	

STANDARDS FOR LAND USE

Standard (S)		Explanation and Document Page Reference *(Attach additional sheets if necessary)*
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	
S 5.3.3.1.2	Sewage treatment plant discharge	
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 compliance	
S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	
S 5.3.3.3.1	Significant discharges and public supply well locations	
S 5.3.3.4.1	Nondisturbance buffers	
S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	
S 5.3.3.4.3	Wild, Scenic and Recreational Rivers Act compliance	
S 5.3.3.5.1	Stormwater recharge	
S 5.3.3.5.2	Natural recharge and drainage	
S 5.3.3.5.3	Ponds	

Standard (S)		Explanation and Document Page Reference *(Attach additional sheets if necessary)*
S 5.3.3.5.4	**Natural topography in lieu of recharge basins**	
S 5.3.3.5.5	**Soil erosion and stormwater runoff control during construction**	
S 5.3.3.6.1	**Vegetation clearance limits**	We are requesting A proposed Clearing OF 39.5% - 9,250 sq FT
S 5.3.3.6.1.1	**Non-contiguous parcels**	
S 5.3.3.6.1.2	**Split zone parcel(s)**	
S 5.3.3.6.1.3	**Residential overlay district**	
S 5.3.3.6.1.4	**Environmental restoration**	
S 5.3.3.6.1.5	**CGA Hardship requirement**	
S 5.3.3.6.1.6	**Split Core-CGA parcel(s)**	
S 5.3.3.6.2	**Open space standard requirement, unfragmented open space and habitat**	
S 5.3.3.6.3	**Fertilizer-dependent vegetation limit**	

Standard (S)		Explanation and Document Page Reference *(Attach additional sheets if necessary)*
S 5.3.3.6.4	Native plantings	
S 5.3.3.6.5	Receiving entity and protection for open space areas	
S 5.3.3.7.1	Special species and ecological communities	
S 5.3.3.7.2	Bird conservation and protection	
S 5.3.3.9.1	Light pollution prevention	
S 5.3.3.11.1	Tall structures and scenic resources	

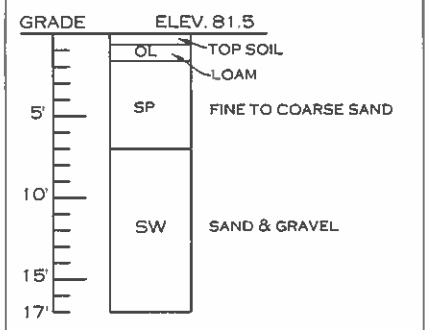
Town Law Section 267-b

(b) No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located, (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

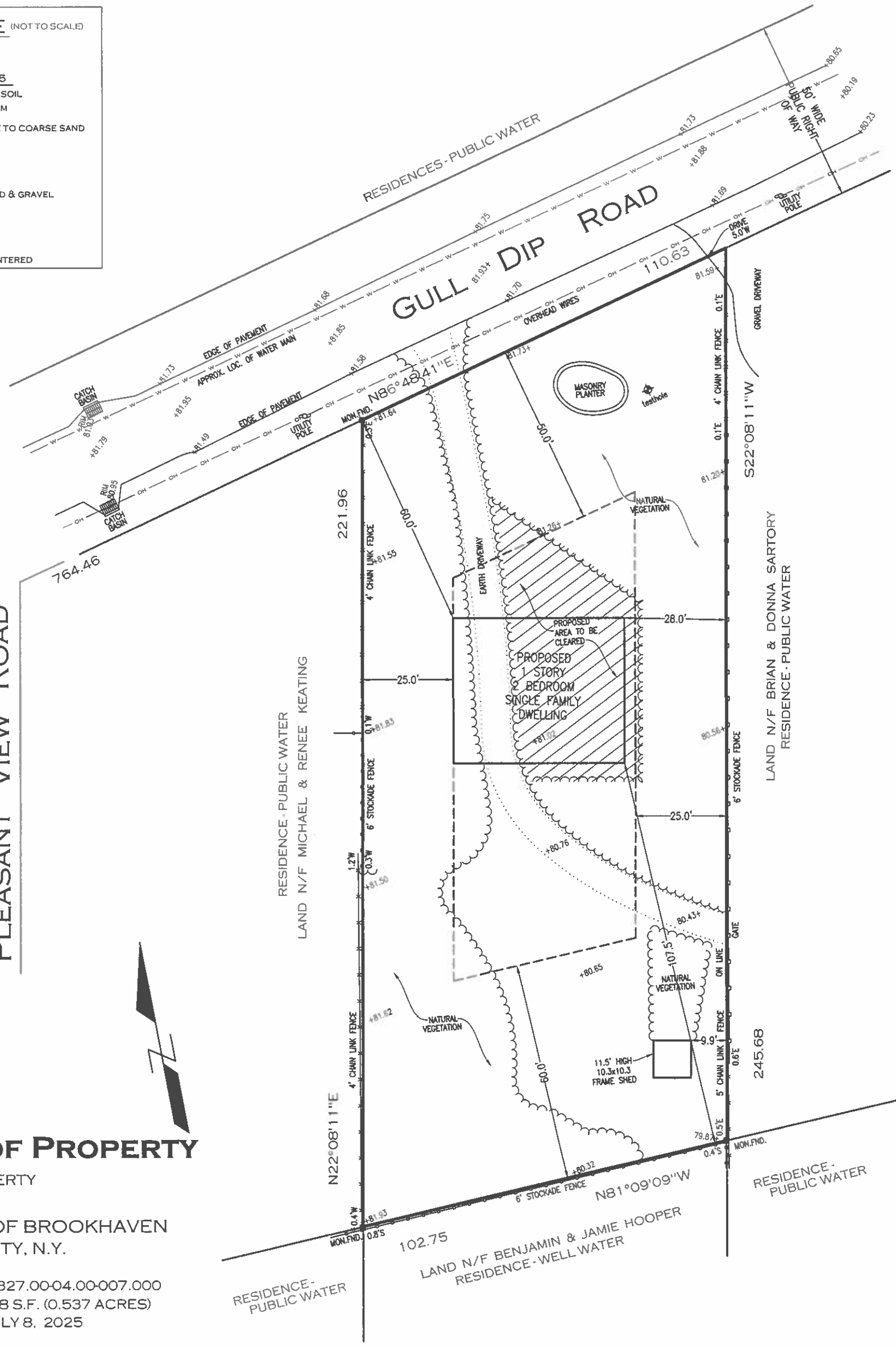
(c) The board of appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

TEST HOLE (NOT TO SCALE)

DATE: SEPT. 23, 2013



NO WATER ENCOUNTERED



SURVEY OF PROPERTY

DESCRIBED PROPERTY
SITUATE
RIDGE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, N.Y.

TAX MAP NO.: 0200-327.00-04.00-007.000
LOT AREA: 23,382.48 S.F. (0.537 ACRES)
DATE SURVEYED: JULY 8, 2025
REVISED: JULY 31, 2025

-ELEVATIONS REFER TO NAVD88
-NO WETLANDS OR SURFACE WATERS WITHIN 300'

COVENANTS: AS FILED IN COUNTY LIBER D00012843 PAGE 202
1. NO FURTHER SUBDIVISION OFLOTS.
2. MAXIMUM FERTILIZER DEPENDENT VEGETATION IS LIMITED TO 15% FOR LOTS 1 & 2.
3. CLEARING OF NATURAL VEGETATION SHALL NOT EXCEED 85% FOR LOTS 'A' AND 25% FOR LOT 'B'.
4. AN ADVISORY COVENANT SHALL BE NOTED ON ALL SURVEYS STATING; "THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPATIBLE GROWTH AREA OF THE CENTRAL PINE BARRENS AND IT IS A VIOLATION OF TOWN CODE TO CLEAR BEYOND THE IMPOSED CLEARING LIMTS".

EXISTING CLEARING: 7,000 S.F. OR 30.0%.
PROPOSED CLEARING: 9,250 S.F. OR 39.5%.

RECEIVED
AUG 18 2025
Central Pine Barrens Joint Planning & Policy Commission

0 30 60 Feet
SCALE: 1 INCH = 30 FEET

STATE OF NEW YORK
ANGELO JOSEPH CECERE
050990
LICENSED LAND SURVEYOR

AJC LAND SURVEYING PLLC
LAND SURVEYING & PLANNING
153 WADING RIVER MANOR ROAD, MANORVILLE 11949
PHONE: 631.846.9973
EMAIL: INFO@AJCLANDSURVEYING.COM

LEGAL NOTES:
1. COPYRIGHT 2025 AJC LAND SURVEYING PLLC. ALL RIGHTS RESERVED
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY.
7. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION.
8. ONLY SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED SEAL COPIES MAY CONTAIN *UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES.*
9. PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED.
10. ALL MEASUREMENTS REFER TO U.S. SURVEY FOOT.

C:\Users\ajc24\AJC Land Surveying\Communication site - Documents\AJC\102 GULL DIP ROAD RIDGE.dwg(SURVEY 11x17) Last Modified: Jul 31, 2025 Plotted by AJC

Proposed Single Family Dwelling

The Perkinston, THD-5861

BUY THIS PLAN

See All Plan Options

(/savedhouseplans.asp?pn=5861&URL=/plan/5861/)

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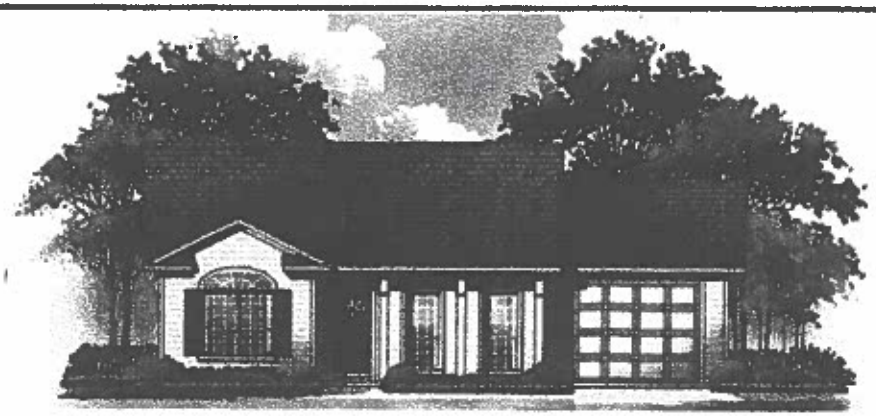
pn=5861&U

FLOOR PLANS ABOUT THIS PLAN FEATURES & DETAILS PREFERRED PRODUCTS

FLOOR PLANS DETAILS PRODUCTS



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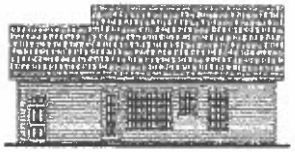

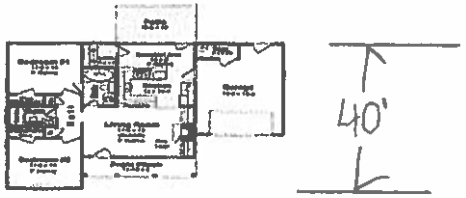

View All 3 Images | Photographs may reflect modified home

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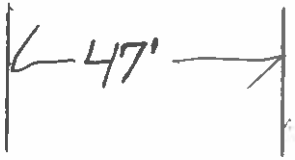


SQ FT	1,001 FT²
FROM	$996.00
BEDS	2
BATHS	2
STORIES	1
GARAGE	1
DEPTH	38' 4"
WIDTH	44'

Compatible Growth Area

1st Floor 1,280 Sq Ft
Garage Area. 320 Sq Ft

Att Tara Murphy

Via Fax (631) 732-0042 and U.S. Mail

September 24, 2014

RECEIVED
AUG 18 2025
Central Pine Barrens Joint Planning & Policy Commission

Mr. Salvatore Malguarnera
Permit Services – Variances
713 Main Street
Port Jefferson, NY 11777

Re: Two-lot Subdivision of Wayne Peters, Gull Dip Road
SCTM #s: 200-327-4-6 and 7, Hamlet of Ridge
Compatible Growth Area of the Central Pine Barrens

Dear Mr. Malguarnera:

On September 24, 2014, the Central Pine Barrens Commission office received your letter and related materials for the above-referenced project. The subdivision map appears to demonstrate conformance with the Figure 5-1 as it relates to the Comprehensive Land Use Plan *Standard 5.3.3.6.1 Vegetation Clearance Limits*. The following data should be consistent in any decision and in the final filed subdivision map and lot surveys. Review the figures for accuracy and consistency.

- The project site is 44,395 (or is it 44,394 square feet?).
- Lot 6 is 21,011 square feet and is currently cleared to a limit of 85% or 17,859.35 square feet.
- Lot 7 is 23,383 square feet and is currently cleared to a limit of 20% or 4,676.4 square feet.
- The amount of additional clearing on Lot 7 is 2.2% or 993.60 square feet.
- Total clearing on Lot 7 is 24.25% or 5,670 square feet, which consists of the existing clearing of 20% or 4,676.4 square feet and the proposed clearing amount of 993.60 square feet.
- Total clearing limit on the project site is 53% or 23,529.35 square feet.
- Area to remain as natural open space: 47% or 20,865.65 square feet.

Confirm the covenants and restrictions on each lot will reflect the clearing restrictions in accordance with the CLUP. Require the applicant to stake out the physical clearing limits prior to construction to protect existing natural vegetation to remain and to avoid an overclearing incident. A split rail or similar type fence should be installed to ensure unauthorized encroachments do not occur in the open space.

No further review is required from this office so long as the development project demonstrates conformance with CLUP Standards. The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. If you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave

Julie Hargrave
Senior Environmental Planner

cc: John W. Pavacic, Executive Director, CPBJP&P Commission
Judy Jakobsen, Policy and Planning Manager, CPBJP&P Commission
Chris Wrede, Town of Brookhaven Board of Zoning Appeals

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Peter A. Scully
Chair

Steven Bellone
Member

Edward P. Romaine
Member

Anna E. Throne-Holst
Member

Sean M. Walter
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Town of Brookhaven
Long Island

RECEIVED
AUG 18 2025
Central Pine Barrens Joint
Planning & Policy Commission

OFFICE OF THE BOARD OF ZONING APPEALS
Paul M. DeChance, Chairman

Dec. 9, 2014

Re: Wayne R. Peters, c/o Sal Malguarnera: South side of Gull Dip Rd. 653'± & 764'± East of Pleasant View Dr. (plots "1" & "2" respect.), Ridge. Applicant requests division of a parcel into 2 plots requiring: (0200 32700 0400 006000 & 007000) (PB-CGA/CORE)

lot area: both plots	lot frontage: both plots	front yard setback:
rear yard:	min. side yard:	total side yard: both plots

for existing one family dwelling on plot "A" and proposed one family dwelling on plot "B".

At a public hearing of the Town of Brookhaven Board of Zoning Appeals held December 5, 2014 application No. 3 & 4 (originally of 2/26/14) was duly considered and action taken as follows:

Negative declaration under SEQRA issued (unlisted action); granted, respectively; subject to all recommended mitigation measures of the B.Z.A. Planner; subject to the execution and filing in the office of the Suffolk County Clerk of covenant and restrictions for mitigation measures #3a, b, c & d (enclosed); said covenants & restrictions that are to be filed in the office of the Suffolk County Clerk shall be submitted to the Town of Brookhaven Law Department within 180 days of the Board's decision for review and approval prior to filing with the Suffolk County Clerk. Failure to comply with this requirement shall render this grant null and void.

If this is a notice of approval, it is necessary for you to bring this letter with you to the Building Dept. in order to obtain the required building permit and/or certificate of occupancy or compliance. You must comply with Section 85-30 of the Town Code. Failure to do so will render this approval null and void.

Please contact our office if you have any questions.

Sincerely,

Paul M. DeChance
Chairman

Enc.,

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Hearing Date: February 26, 2014 Case(s) #3 & 4 Held to October 8, 2014
Applicant: Wayne Peters
Location: s/s/o Gull Dip Rd., 654 ft. e/o Pleasant View Drive, Ridge
SCTM No: 0200 327.00 04.00 006.000 & 007.000

This notice is issued pursuant to PART 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

THE TOWN OF BROOKHAVEN BOARD OF ZONING APPEALS as lead agency, using the information available and comparing it with the thresholds set forth in section 617.4, has determined that this project is an unlisted action, and that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

DESCRIPTION OF ACTION:	SEQR STATUS: unlisted
Two lot land division on 44,267sq. ft. parcel zoned A – 1 residence	

A. REASONS SUPORTING THIS DETERMINATION:

1. An analysis of the Environmental Assessment Form, and the project scope, design, and surrounding characteristics of the project found no significant environmental impact is expected to occur to: local air quality, groundwater, surface water or agricultural land resources; aesthetic, historic or archaeological resources; wildlife habitat, endangered species, open space or recreation; transportation, energy, noise or odor impacts and public health.
2. No significant impacts are expected on the growth and character of the community.
3. Site-specific impacts will be mitigated through the use of project covenants and restrictions to minimize adverse environmental impacts.

The installation of the residential structure and amenities will result in some clearing of natural vegetation, but such impacts on will be reduced or mitigated by covenants and restrictions imposed as part of this application, including a covenant restricting clearing of natural vegetation to 53% of the overall parcel, in conformance with Pine Barrens standards. Impacts to groundwater were observed, but will be reduced or mitigated by the installation of septic systems approved by the Suffolk County Department of Health Services. While environmental impacts will occur as a result of the proposed activity, the impacts are below the threshold that requires an Environmental Impact Statement under the State Environmental Quality Review Act.

This application not complete until authorized as follows:

HEAD CLERK OF THE BOARD OF ZONING APPEALS:

_____ **DATE:** 12/5/14

Contact Person: Christopher Wrede, Planner	**Address: One Independence Hill**
Lead Agency: Board of Zoning Appeals	**Farmingville, N.Y. 11738**

Hearing Date: February 26, 2014 Case(s) #3 & 4 Held to October 8, 2014
Applicant: Wayne Peters
Action: Two lot land division
Location: s/s/o Gull Dip Rd., 654 ft. e/o Pleasant View Drive, Ridge
SCTM #: 0200 327.00 04.00 006.000 & 007.000

Should the Board of Zoning Appeals decide to grant the application, Christopher Wrede, planner for the BZA, recommends the following mitigation measures:

1. No clearing or other construction activity shall commence until a building permit has been issued.
2. No building permits may be issued until all covenants contained herein have been recorded, and such building permit shall be conditioned upon the applicant adhering to all other conditions contained herein.
3. Covenants required:
   a. No further subdivision of lots
   b. Maximum fertilizer dependent vegetation shall be limited to 15% for lots one, and two.
   c. Clearing of natural vegetation shall not exceed 85% for lot "A" and 25% for lot "B".
   d. An advisory covenant shall be noted on all surveys stating, "The subject property is located within the Compatible Growth Area of the Central Pine Barrens and it is a violation of Town Code to clear beyond the imposed clearing limit."
4. Clearing plan for each lot to be submitted at time of application for individual building permit.
5. All runoff from roof and driveway shall be directed via gutters and leaders to on-site drywells, as directed by building inspector. Driveway runoff may be contained on-site with grading adjustments, if practical.
6. Erosion control practices shall be implemented during construction. All disturbed ground surfaces shall be graded and seeded prior to final inspection for Certificate of Occupancy. If seeding is impractical, straw mulch shall be applied until favorable weather permits seeding, or other erosion control measures acceptable to the inspector is installed.
7. Subject to a Town of Brookhaven Department of Highway work permit for road improvements within the Gull Dip right-of-way, as applicable.
8. Individual surveys submitted for building permits shall state and depict all covenants and restrictions listed.
9. Clearing envelope for lot "B" shall be shall be properly identified with a post and rail or 4 ft. black vinyl clad chain fence

Central Pine Barrens Joint Planning and Policy Commission
Draft Staff Report for the Public Hearing
Wednesday, September 17, 2025

PROJECT NAME: Klein Core Preservation Area Hardship Application

APPLICATION TIMELINE:

- June 9, 2025 Received Compelling Public Need Application
- June 24, 2025 Letter to Applicant requesting revisions
- July 9, 2025 Received Extraordinary Hardship Application
- July 16, 2025 Scheduled public hearing
- September 17, 2025 Public hearing
- October 7, 2025 Decision deadline

OWNER/APPLICANT: Robert Klein represented by
Maciej Kazubowski, MJK Architect, PLLC

PROJECT SITE LOCATION: 608 Middle Country Road
Middle Island, Town of Brookhaven

SUFFOLK COUNTY TAX MAP NUMBERS: 200-402-1-18.12

PROJECT SITE AREA: 0.44 acre

ZONING DISTRICT: J Business

EXISTING CONDITIONS

The 0.44 acre (1,9005 square feet) Project Site is located at 608 Middle Country Road (NYS Route 25) in Middle Island, Town of Brookhaven in the Core Preservation Area of the Central Pine Barrens. The site is developed with an estimated 1,796 square foot one-story commercial building and shared parking lot currently in use with commercial activity. See Exhibit A for an aerial of the Project Site and Exhibit B for photographs of the Project Site.

The site is on the south side of Middle Country Road and is flanked by other commercial buildings with parking lots to the immediate east and west. The Project Site is bound on the south by a 15-acre wooded parcel owned by Suffolk County that contributes to a larger block of contiguous open space.

APPLICANT REQUEST

The Applicant requests a Core Preservation Area Hardship Waiver for a second-story addition to an existing commercial building and expansion of the existing parking lot.

The addition measures 1,450 sq. ft. on the existing 1,796 sq. ft. commercial building for a total building area of 3,246 sq. ft. The addition of 12 parking stalls includes one asphalt spot in the front of the building with the existing asphalt lot and 11 crushed limestone spots in the rear of the building. Both locations for parking expansions require the removal of existing lawn area. The

rear lot expansion also includes the replacement of existing asphalt with crushed limestone. There is no change proposed to the Middle Country Road access point on the north side of the Project Site. The Applicant provided an easement for ingress and egress dated July 7, 1983 per "liber 9388 page 109" which guarantees rear parking access.

There is no clearing of existing natural vegetation proposed with the Project. There are no proposed septic system upgrades, and no Pine Barrens Credits proposed to be retired in connection with the Project. The change in wastewater discharge in association with the building expansion is currently unclear.

The Site Plan, prepared by MJK Architect PLLC and last dated September 5, 2025, proposes to retain the existing conditions of 75% (14,209 sq. ft.) of cleared land and 25% (4,715 sq. ft.) to remain natural. The plan is included as Exhibit C.

Sanitary Flow
The as of right sanitary flow for the project site is 300 gpd/acre x 0.44 acre or 132 gallons per day (gpd). Based on Table 1 – Project Density Loading Rates & Design Sewage Flow Rates by the Suffolk County Department of Health Services dated July 21, 2020, the flow rate for a non-medical office space of this type is 0.06 gpd/sf. The proposed building is 3,246 sq. ft., therefore, the use will generate 194.76 gpd**.**

The current and proposed change in wastewater discharge is currently unknown and unable to determine if the proposed action exceeds the sanitary flow. Based on the figures from Table 1, the use in the proposed expansion exceeds the sanitary flow and requires mitigation measures.

CENTRAL PINE BARRENS STATUS

The Project constitutes "development" pursuant to NYS Environmental Conservation Law §57-0107(13)(b):

> *"(b) a material increase in the intensity of use of land or environmental impacts as a result thereof;"*

SEQRA AND OTHER REQUIRED PERMITS AND APPROVALS

- SEQRA: Project classified as Type II Action per 617.5(c)(9)
- Suffolk County Department of Health Services (SCDHS)
- Town of Brookhaven site plan approval and any other approvals

SITE DESCRIPTION

This section contains a general description of the features on the Project Site including natural, scenic, and cultural resources.

Existing Condition and Land Use on-site: The site is cleared to a limit of 75% and developed with a one-story 1,796 sq. ft commercial structure with asphalt parking lot. See discussion of Study Area below and Exhibit B for photographs.

Vegetation: A narrow fringe of lawn and landscaping area outline the parking lot to north through the eastern boundaries of the site. To the south is an additional lawn area adjacent to open space forested with pine barrens vegetation.

Rare, Endangered, & Threatened Species and Species of Concern: A request for information was submitted to the New York State Department of Environmental Conservation Natural Heritage Program (NHP). A response has not been received to date.

Wetlands: No wetlands are identified in the survey.

Hydrology: The site is located in Groundwater Management Zone III. According to the USGS Long Island Depth to Water and Hydrologic Conditions Viewer, the depth to water on site is approximately 105 feet.

Topography/Elevation: The Project Site is generally flat.

Soils: According to the USDA Natural Resources Conservation Service, the predominant soil types on the Project Site is Riverhead sandy loam, 0 to 8 percent slopes.

Cultural/Archeological Resources: By letter dated August 18, 2025, NYSOPRHP indicated that the "no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

PROJECT SITE HISTORY

On February 7, 1996, the Commission approved a Compatible Growth Area Application of Aroya and Brodbeck to develop a 2,990 square foot medical office building in addition to an existing office building for a total of 4,512 square feet on a Project Site comprised of two parcels totaling 43,500 square feet with shared parking access. The Project Site included Klein's subject parcel, 200-402-1-18.12, and the neighboring parcel, 200-402-1-16.2. The project is demonstrated in the site plan prepared by Fredrick Ercolino, last dated February 5, 1996.

The Project Site was previously in the Compatible Growth Area and was included in the Core Preservation Area with the boundary expansion via the Carmans River watershed plan amendment, ECL §57-0122, in 2014. The standards and guidelines for land use found in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan are applicable to development in the Compatible Growth Area. Development in the Core Preservation Area is prohibited unless a hardship exemption is granted by the Commission.

See Exhibit D for the 1996 resolution and site plan. Please note the resolution incorrectly identifies the Project Site as 200-402-1-16.12 and 16.2, though the site plan and additional process documents correctly identify the Project Site as 200-402-1-18.12 and 16.2.

SURROUNDING LAND USE AND ZONING

The Study Area is defined to be all of the land within a one-half mile radius around the Project Site. See Exhibit E for an aerial depicting the Study Area.

The Study Area is bisected by the principal arterial east-west State Route 25, Middle Country Road, as classified by the New York State Department of Transportation. It is bound on the west side by Bartlett Road and Yaphank Middle Island Road on the east. The southern boundary extends to Fairway Drive and includes parcels in both Compatible Growth Area and Core

Preservation Area. The northern boundary cuts through the residential communities of Birchwood at Spring Lake and Eagleview, and the industrial operation of Roanoke Sand and Gravel Corp.

Land uses within the Study Area include industrial, institutional, commercial, vacant, low-, medium-, and high-density residential. A mix of town-, state-, and county-owned open space are distributed throughout the north and south sides of the Study Area with larger contiguous space on the south side of Middle Country Road in the Core Preservation Area.

A mix of zoning districts are within the Study Area including J Business, A Residence, Multifamily Residence, Planned Retirement Community, Light Industrial, and Pet Cemetery Business District.

PRIOR COMMISSION DECISIONS

Compatible Growth Area application decisions within the Study Area include:

- 2/7/1996 - Aroya and Brodbeck (SCTM # 200-402-1-18.12 and 16.2). Developed site approved for new construction and parking. In compliance with Interim Goals and Standards.

- 5/18/2005 - Longwood Public Library (SCTM # 200-402-1-24.9 and 200-403- 1-3, 4). One developed parcel and two undeveloped parcels approved for clearing and nondisturbance buffer relief for parking lot expansion and drainage improvements.

- 1/16/2013- Longwood Public Library (SCTM # 200-402-1-23.1, 24.9; 200- 403-1-3, 4, 17, 18). Developed site approved for clearing and nondisturbance buffer relief for parking lot expansion and drainage improvements.

- 7/16/2025 - 599 Middle Country Road (SCTM # 200-402-2-2). Developed site approved for clearing and open space relief for a change of zone to reuse commercial building.

Core Preservation Area application decisions that are outside the Study Area but are similar include:

- 12/12/1994- American Physical Society (SCTM # 200-459-1-1.4). Developed site approved for existing office building expansion.

- 1/29/1997- Hampton Athletic Club and Quogue Tennis Time (SCTM # 900-287-1-2). Developed site approved for parking lot expansion.

- 7/20/2005 - Kent Memorial Animal Shelter (SCTM # 600-138-1-6.2). Developed site approved for existing office building expansion.

- 7/21/2010 - American Physical Society (SCTM # 200-459-1-1.4). Developed site approved for second-story office building expansion and parking lot expansion. Conditions included the restoration of 0.41 acres and sterilization of 3.29 sanitary wastewater credits (not Pine Barrens Credits) as mitigation for changes in sanitary flow.

- 9/4/2002- Baiata (SCTM # 200-410-2-2). Undeveloped site denied for new commercial building and parking lot.

CORE PRESERVATION AREA EXTRAORDINARY HARDSHIP CRITERIA

The Applicant is required to demonstrate Hardship in accordance with ECL §57-0121(10) The Applicant submitted a petition addressing this section of the Act for the proposed extraordinary hardship waiver. See Exhibit F for the applicant's petition on the hardship.

The applicable Core Hardship criteria, as enumerated in Article 57, Section 57-0121(10) are listed below.

"10. Any person, the state or a public corporation upon a showing of hardship caused by the provisions of subdivision eight of this section on development in the core preservation area, may apply to the commission for a permit exempting such applicant from such subdivision eight in connection with any proposed development in the core preservation area. Such application for an exemption pursuant to the demonstration of hardship within the core preservation area shall be approved only if the person satisfies the following conditions and extraordinary hardship or compelling public need is determined to have been established under the following standards or for development by the state or a public corporation or proposed for land owned by the state or a public corporation compelling public need is determined to have been established under the following standards:"

"(a) The particular physical surroundings, shape or topographical conditions of the specific property involved would result in an extraordinary hardship, as distinguished from a mere inconvenience, if the provisions of this act are literally enforced. A person shall be deemed to have established the existence of extraordinary hardship only if he or she demonstrates, based on specific facts, that the subject property does not have any beneficial use if used for its present use or developed as authorized by the provisions of this article, and that this inability to have a beneficial use results from unique circumstances peculiar to the subject property which:

(i) Do not apply to or affect other property in the immediate vicinity;

(ii) Relate to or arise out of the characteristics of the subject property rather than the personal situation of the applicant; or

(iii) Are not the result of any action or inaction by the applicant or the owner or his or her predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993."

"(c) An application for a permit in the core preservation area shall be approved only if it is determined that the following additional standards also are met:

(i) The granting of the permit will not be materially detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or result in substantial impairment of the resources of the core preservation area;

(ii) The waiver will not be inconsistent with the purposes, objectives or the general spirit and intent of this article; or

(iii) The waiver is the minimum relief necessary to relieve the extraordinary hardship, which may include the granting of a residential development right to other lands

in the compatible growth area that may be transferred or clustered to those lands to satisfy the compelling public need."

"Any waiver or exemption granted under the provisions of this part shall only be considered an exemption or waiver of the particular standard of this article, which the commission waived. It shall not constitute an approval of the entire development proposal. Nor shall it constitute a waiver from any requirements contained within any local, county or state law or ordinance."

SUMMARY OF APPLICANT'S HARDSHIP DEMONSTRATION

The Applicant explained a hardship is imposed by the existing 1,796 square foot commercial building due to the inability to accommodate the full staff of 26 in-person employees. Based on legal office occupancy of 100 square feet per person, the current space can accommodate a maximum of 17 workers. The nature of the business requires in-person attendance due to "transactions confidentiality" and a rotating scheduled is currently used for staffing the space. The Applicant expressed the limited office space restricts current business activity and future economic growth, thus restricting beneficial uses of the property.

The Applicant states the owner purchased the property in 2023 to establish a "computer-based trading business" and the lack of beneficial use is not the result of any action or inaction by the applicant or owner. It is also stated that the Project does not affect neighboring properties and there is no increased risk of fire danger or substantial impairment of the Core Preservation Area resources.

DISCUSSION ITEMS/ADDITIONAL INFORMATION

1. The as of right flow is 132 gallons per day (gpd) based on 300 gpd/0.44 acre. Please provide more information regarding the current and proposed change in wastewater discharge. Please detail what mitigation measures will be included should the Project exceed 132 gpd.

2. The Commission will consider any additional documentation submitted in support of this Application and reserves the right to keep the hearing record open to receive and review any additional information for the public record.

3. The current deadline to issue a decision is October 7, 2025 which is before the next Commission meeting. Confirm the decision deadline is extended to the October 15, 2025 meeting.

EXHIBITS

A. 2025 Aerial of the Project Site
B. Photographs of the Project Site
C. Site Plan prepared by MJK Architect PLLC last dated September 5, 2025
D. Aroya & Brodbeck CGA resolution adopted February 7, 1996 and final Site Plan prepared by Fredrick Ercolino, last dated February 5, 1996
E. Study Area Map
F. Applicant's petition of the hardship
G. Full application materials

Draft Staff Report
Central Pine Barrens Joint Planning and Policy Commission
for the Commission meeting of September 17, 2025

PROJECT NAME: East End Flower Farm
Compatible Growth Area (CGA) Hardship Waiver Application

APPLICATION TIMELINE:

- June 26, 2025 Receipt of Application
- July 16, 2025 Scheduled Public Hearing
- September 17, 2025 Public Hearing
- October 23, 2025 Decision Deadline

OWNER/APPLICANT: Marcos Ribeiro

PROJECT: Clearing for agricultural use

PROJECT SITE LOCATION: w/s of Weeks Avenue, opposite Douglas Lane and Victoria Lane, Manorville, Brookhaven Town

PROJECT SITE AREA: 5 acres

SUFFOLK COUNTY TAX MAP #: 200-589-1-2

ZONING DISTRICT: A Residence 2 (A2) Zoning District

SEQRA: Type I Action

EXISTING CONDITIONS

The 5 acre Project Site is located on the west side of Weeks Avenue, approximately 3,890 feet south of South Street, opposite Douglas Lane and Victoria Lane, within the hamlet of Manorville, in the Town of Brookhaven. It is in the A Residence 2 zoning district. See Exhibit A for an aerial of the project site and immediate area.

The owner/applicant purchased the property on May 8, 2025. The site is 100% naturally vegetated with a terrestrial pine barrens ecological community. See Exhibit B for photographs of the site.

APPLICANT REQUEST AND CENTRAL PINE BARRENS STATUS

The Applicant proposes to develop an agricultural use on the project site. Exhibit C contains the Site Plan prepared by Professional Design dated May 25, 2025. To develop the use, the Applicant will clear 99.9% of the project site to construct three greenhouse structures totaling 96,000 square feet including:

- 560 feet x 100 foot hoop house (56,000 square feet)
- 300 feet x 100 foot greenhouse and (30,000 square feet)
- 100 foot x 100 foot barn (10,000 square feet)

Other structures include a parking area, utility extensions and other infrastructure. Grading and excavation are proposed. Steep slopes are present and will be significantly altered and removed for the project. See Exhibit D for the map depicting steep slopes on the project site.

A 6 foot retaining wall is proposed for approximately 130 feet on the Weeks Avenue frontage. Two curb cuts, 25 feet wide, are proposed on the north and side ends of the site on Weeks Avenue. A concrete slab for a dumpster is also proposed.

An area of 0.01% or 1,580 square feet on the northern boundary is proposed to planted with 248 "Green Giant" non-native arborvitae.

The Project lacks conformance with the standards outlined in the Central Pine Barrens Comprehensive Land Use Plan (the Plan) for clearing and open space.

- The Plan limits clearing, based on zoning, to 1.75 acres or 35%. The Project seeks to clear an area of 3.25 acres or 65% more than the Standard limits.
- The Plan requires a minimum of 3.25 acres or 65% open space. The Project offers no natural open space in accordance with the Plan Standard.

Fertilizer-dependent Vegetation Limit

More information is necessary to determine if the Project conforms with maximum 15% fertilizer dependent vegetation limit. If the project does not conform with this standard, it would require a waiver.

Long Island Pine Barrens Protection Act of 1993

The proposed activity constitutes development pursuant to the definitions in New York State Environmental Conservation Law (ECL) Article 57 Section 57-0107(13)(b) and (c):

13. "Development" shall mean the performance of any building activity or mining operation, the making of any material change in the use or intensity of use of any structure or land and the creation or termination of rights of access or riparian rights. Without limitation, the following activities or uses shall be taken for the purposes of this article to involve development as defined in this subdivision:

    "(b) a material increase in the intensity of use of land or environmental impacts as a result thereof;"

    "(c) commencement of mining, excavation or material alteration of grade or vegetation on a parcel of land excluding environmental restoration activities;"

Development activity that does not conform with one or more standards of the Plan may either be revised to conform or the applicant must seek relief from the Commission by submitting a hardship waiver application for review and consideration.

SEQRA AND OTHER REQUIRED PERMITS AND APPROVALS

- SEQRA: Type I Action, substantially contiguous to publicly owned County land which is "parkland, recreation area or designated open space." A coordinated review for Lead Agency was performed by the Commission by letter dated July 18, 2025. On August 13, 2025, Brookhaven Town indicated no objection to the Commission assuming Lead Agency. No agencies responded in opposition to the Commission assuming Lead Agency.
- New York State Office of Parks, Recreation and Historic Preservation
- New York State Department of Environmental Conservation
- Central Pine Barrens Commission Compatible Growth Area Hardship Waiver
- Brookhaven Town permits for clearing on a parcel over two acres and building permits. More information needed if a Site Plan is required and engineering review of proposed grading on steep slopes, drainage and stormwater runoff.

SITE DESCRIPTION

The site has not been cleared of natural vegetation as far back as 1947. Aerials on the Suffolk County GIS viewer, https://gisapps.suffolkcountyny.gov/gisviewer/, show this area has remained wooded over time.

This section contains a general description of the environmental features and resources on the Project Site. Some information was provided in the Applicant's Environmental Assessment Form.

Existing Condition and Land Use on-site: The site is undeveloped and contains natural pine barrens vegetation.

Vegetation and Wildlife: A pitch pine-oak-heath woodland ecological community exists in the natural area. Large oak trees in a variety of species including white oak and pitch pine trees are present as well as other flowering trees including cherry an understory of native shrubs including bayberry, blueberry and natural groundcover. Avian wildlife including songbirds are present in the area.

Rare, Endangered, & Threatened Species and Species of Concern: The response is pending from the New York Natural Heritage Program. Suffolk County is identified as an area that contains habitat for the Northern Long-eared Bat, a State and Federally listed Endangered species which may include the project site. Coordinate with NYSDEC on the habitat protection requirements and clearing windows for this species. No clearing may occur in any given year outside of the period from December through February. Clearing may occur only from March through October.

Wetlands: No wetland habitat is mapped in the site plan or in the Environmental Resource Mapper (ny.gov)

Hydrology: The estimated depth to water below surface is 39 feet.

Topography/Elevation: The Project Site contains sloped topography.

73% is 0-10% slopes and 27% is 15% or greater slopes.

*Soils (s*ource: USDA Natural Resources Conservation Service):

CpE	Carver and Plymouth soils, 15 to 35 percent slopes
PlB	Plymouth loamy coarse sand, 3 to 8 percent slopes
RdB	Riverhead sandy loam, 3 to 8 percent slopes

Suffolk County Agricultural District: The project site is not in the Agricultural District.

FEMA Flood Hazard Zones: The Project Site is not within a flood zone.

Cultural/Archeological Resources: By letter dated July 23, 2025, the New York State Historic Preservation Office stated, "It is OPRHP's opinion that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

Surrounding Land Use and Zoning

The Study Area is defined as a one-half mile radius around the Project Site. See Exhibit E for a map with an aerial depicting the Study Area.

The Study Area boundary extends east to the vicinity of Woodland Avenues, on the south north of Moriches Middle Island Road and to the west by Town-owned open space and to the north in the vicinity of South Street.

Immediately adjacent on the south side of the Project Site is a 15 acre parcel of natural pine barrens open space owned by Brookhaven Town. The Town owns an additional 144 acres of natural open space owned adjacent to the west side of the Project Site. An estimated 18 acres of natural open space is present in three other parcels in the northern section of the Study Area.

The Weeks Avenue corridor is developed with low-density single-family residential uses and non-residential uses including a children's day care, an industrial uses metal working shop called Island Steel and Detailing and Mike's Christmas Tree Farm.

Zoning

The A Residence 2 zoning district covers the Weeks Avenue corridor in the Study Area except for one site that is zoned L1 Industrial, approximately 360 feet north of the site, where a facility developed with the industrial metal working shop.

The 144 acre area to the west of Town-owned natural open space is zoned L1 Industrial.

COMPREHENSIVE LAND USE PLAN STANDARDS

Development activity in the CGA must conform with the Standards for land use outlined in Chapter 5 of the Plan. The Applicant listed 'N/A' for all standards except for Vegetation Clearance Limits that states, "currently at."

This summary is the staff's review of Plan standards based on a review of the application. See Exhibit F for the applicant's review of Standards.

Standards		Explanation and Document Page Reference (attach additional sheets if necessary)
S 5.3.3.1.1	**Suffolk County Sanitary Code Article 6 compliance**	No sanitary flow is proposed
S 5.3.3.1.2	**Sewage treatment plant (STP) discharge**	Not applicable.
S 5.3.3.1.3	**Suffolk County Sanitary Code Articles 7 & 12 compliance**	Conformance with the Suffolk County Sanitary Code regulations for industrial and commercial uses is required.
S 5.3.3.1.4	**Commercial and industrial compliance with the Suffolk County Sanitary Code**	Conformance with the Suffolk County Sanitary Code regulations for industrial and commercial uses is required.
S 5.3.3.3.1	**Significant discharges and public supply well locations**	The Project will install an irrigation well with a pumping capacity of 100 gallons per minute. The nearest public water supply well is Country Club Drive, approximately 1 mile to the east.
S 5.3.3.4.1	**Nondisturbance buffers**	No freshwater wetlands, tidal wetlands or surface waters are present in or abutting the project site.
S 5.3.3.4.2	**Buffer delineations, covenants and conservation easements**	Not applicable, no open space is proposed.
S 5.3.3.4.3	**Wild, Scenic and Recreational Rivers Act compliance**	Not applicable, not in the WSRR jurisdiction.
S 5.3.3.5.1	**Stormwater recharge**	Stormwater runoff must be contained on site. Project subject to SWPPP requirements for construction on 1 or more acres. Demonstration of measures to avoid runoff from the project site onto adjacent properties is needed.
S 5.3.3.5.2	**Natural recharge and drainage**	The project converts 5 acres of natural pine barrens habitat, soil and vegetation to a developed site including grading of steep slopes covering at least 1 acre, excavation and construction of structures and infrastructure. The present natural condition including steep slopes, drainage and recharge capacity accommodate recharge avoiding erosion impacts. The Project will significantly alter the present natural condition and natural cover. Substantial engineering and design measures will be necessary to replicate natural conditions to avoid stormwater runoff impacts and meet the intent of the Plan Standard.
S 5.3.3.5.3	**Ponds**	Not applicable, no ponds are proposed.
S 5.3.3.5.4	**Natural topography in lieu of recharge basins**	Project site contains significant natural topography and should utilize natural topography for drainage and minimize excess grading activity.

S 5.3.3.5.5	**Soil erosion and stormwater runoff control during construction**	The project involves ground disturbance of 5 acres and is expected to cause erosion and stormwater runoff potentially onto adjacent town-owned natural open space. It is not clear if the project has designed measures to minimize erosion and runoff impacts.
S 5.3.3.6.1	**Vegetation clearance limits**	The clearance limit is 35% or 1.75 acres per the A2 zoning district. The project does not conform with this standard. The Project Site is presently 100% naturally vegetated. Applicant seeks relief to clear 99% or 65% or 3.25 acres in excess of the permitted amount.
S 5.3.3.6.1.1	**Non-contiguous parcels**	Not applicable, the project does not include non-contiguous open space.
S 5.3.3.6.1.2	**Split zone parcel(s)**	Not applicable, entire site is zoned A2.
S 5.3.3.6.1.3	**Residential overlay district**	The site, zoned A Residence 2, is a receiving area defined in the Plan. The project does not propose development in accordance with the receiving area capacity. Therefore, this Standard is not applicable.
S 5.3.3.6.1.4	**Environmental Restoration**	No restoration is proposed
S 5.3.3.6.1.5	**CGA Hardship requirement**	The Applicant is seeking relief from S 5.3.3.6.1 and S 5.3.3.6.2 to clear 99% of the site for development and provides no open space per the standard.
S 5.3.3.6.1.6	**Split Core-CGA parcel(s)**	Not applicable to the project.
S 5.3.3.6.2	**Open space standard requirement, unfragmented open space and habitat**	The Plan requires 65% open space or 3.25 acres and no open space is provided in the Project. **Project does not conform with this standard**.
S 5.3.3.6.3	**Fertilizer-dependent vegetation limit**	**More information is needed** to confirm if the project conforms with the maximum 15% limit. Presently it is not clear if the project conforms. No more than 15% or 0.75 acre of the site may be placed in fertilizer-dependent vegetation to conform with this standard.
S 5.3.3.6.4	**Native Plantings**	The site plan shows a line of non-native arborvitae on the north side. Existing natural vegetation and trees on the north side should be retained for habitat protection, and screening and to provide a buffer. **Planting non-native species is not in conformance with this standard**.
S 5.3.3.6.5	**Receiving entity for open space areas**	Not applicable, no open space and no dedications are included in the project.
S 5.3.3.7.1	**Special species and ecological communities**	Pending NHP response. The site is heavily wooded with natural pine barrens vegetation. Information from DEC is necessary to determine whether rare, threatened and endangered species are present that may require protection measures to minimize impacts to species and habitat.

S 5.3.3.7.2	**Bird conservation and protection**	Reflective materials should adhere protection guidance to minimize bird strikes. Refer to the American Bird Conservancy et al publication "Bird Friendly Building Design" for guidance. Incorporate measures to minimize bird strikes on structures.
S 5.3.3.9.1	**Light pollution prevention**	The Project should minimize or avoid nighttime lighting and only where lighting may be necessary install dark skies compliant lighting fixtures to protect darks skies and adjacent natural areas and private property in the vicinity.
S 5.3.3.11.1	**Tall structures and scenic resources**	Not applicable.

COMPATIBLE GROWTH AREA EXTRAORDINARY HARDSHIP CRITERIA

The applicant is required to demonstrate Hardship in accordance with ECL §57-0123(3)(b) and the criteria contained in Town Law §267-b. See Exhibit G including the applicant's letter.

The required financial analysis and demonstration that the project is not a self-created hardship were not provided

ECL §57-0123(3)(b)

"*The commission by majority vote is also authorized to waive strict compliance with such plan or with any element or standard contained therein, upon finding that such waiver is necessary to alleviate hardship for development proposed by any person, the state or a public corporation in the compatible growth area according to the conditions and findings of hardship pursuant to subdivision nine of section 57-0121 of this article, is consistent with the purposes and provisions of this article and would not result in substantial impairment of the resources of the Central Pine Barrens area*."

§57-0121(9)

"*If the proposed development is consistent with the commission's interim goals and standards, the commission shall approve the development and may include conditions for approval. If the applicant seeks an exemption based upon a demonstration of hardship, the commission may approve development in the compatible growth area upon the finding that such interim goals and standards caused an unnecessary hardship. In making such finding the commission shall consider the criteria for a use variance pursuant to section two hundred sixty-seven-b of the town law. The commission must make a decision within one hundred twenty days of receipt of a complete application. If the commission fails to make a decision within one hundred twenty days, the development shall be deemed to be approved by the commission, unless extended by mutual agreement of the applicant and commission.*"

Town Law Section §267-b

"(b) No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located,

(1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

(2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

(3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and

(4) *that the alleged hardship has not been self-created*."

"(c) *The board of appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community*."

PRECEDENT

The applicant provided examples of other projects and decisions that may set a precedent for their request including:

Metz Farm (CGA) – October 19, 2005

The 2005 Metz decision granted a hardship to permit the agricultural use on those portions of the property that were depicted in a survey as lightly wooded and grass field and also a small portion of the wooded area, not the entire property. The areas permitted to be cleared were demonstrated to have been cleared in the past. This is a distinction different from the subject application.

Finks Farm (CGA)

The 2017 Finks Farm decision explains that the project site was cleared roughly 30 years ago and used as a farm.

The Applicant for the subject proposal (EEFF) acknowledges that the project site lacks prior clearing "unlike many CGA parcels with long-standing agricultural use."

Therefore, Finks and EEFF are different in their current and historical conditions.

Manorville Nursery (CGA)

The application refers to a Manorville Nursery decision in 2012. However, there is no such decision.

A decision occurred in 1996 for Marando (Manorville) Nursery and litigation ensued.

Tommasino (CGA)

The 2022 Tommasino decision did not grant a waiver permitting clearing in excess of a covenant for a barn used for equine therapy.

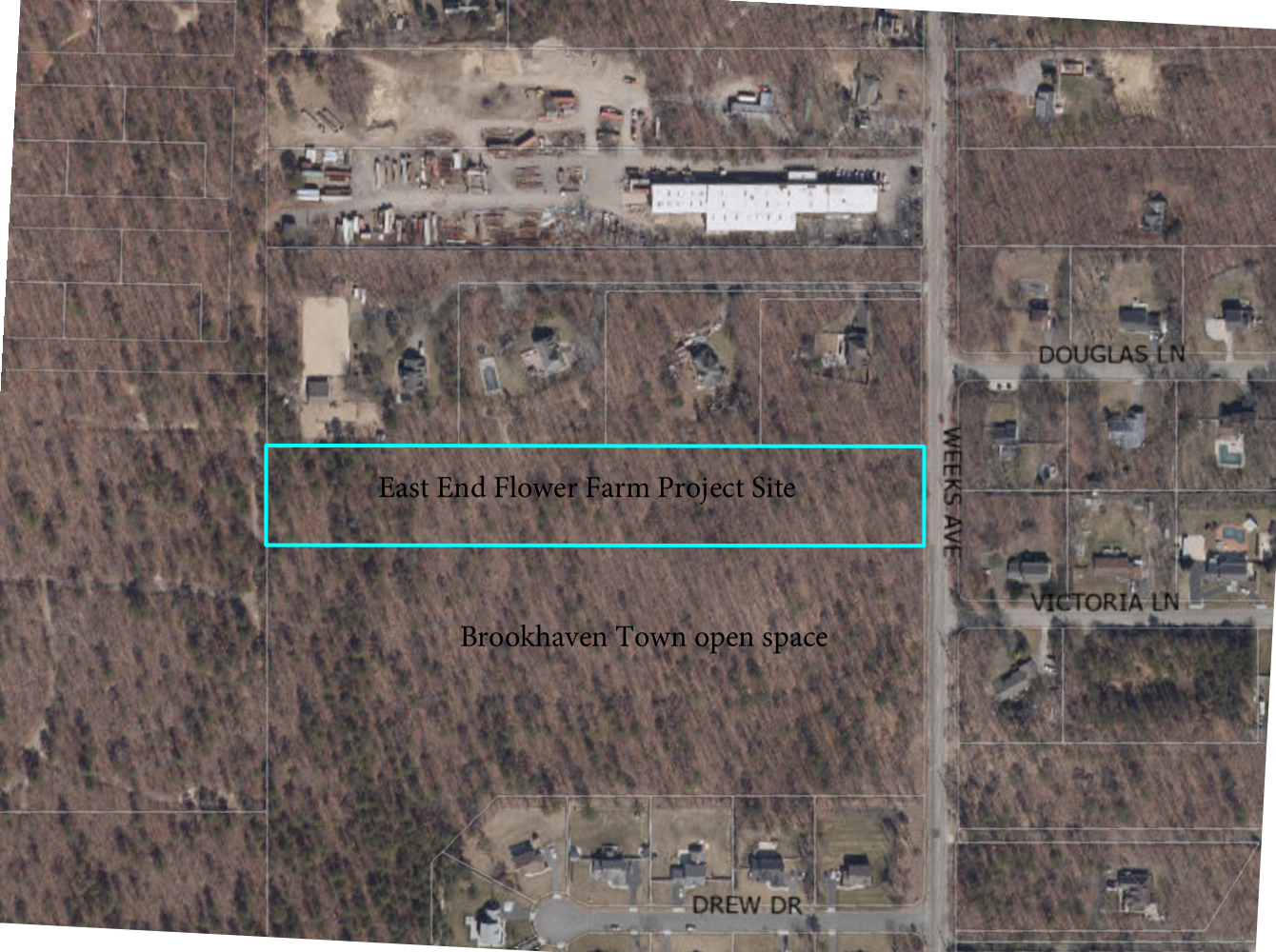
SUMMARY/DISCUSSION ITEMS/ADDITIONAL INFORMATION REQUESTED

1. No financial information was submitted to demonstrate "the applicant cannot realize a reasonable return." The Applicant purchased the property in the current calendar year. Is it a self-created hardship?
2. Request the applicant to address the hardship criteria on the record.
3. The project does not conform with at least two standards – Vegetation and Open Space. Confirmation is needed on conformance with a third standard – fertilizer dependent vegetation. The project could be revised to achieve a less significant lack of conformity by providing an area of open space or a wide natural buffer on the south and west sides of the property contiguous to the adjacent natural public open space.
4. Request the applicant to explain whether the project could be modified to conform with the standards or whether alternative projects have been explored that would conform.
5. The Applicant should demonstrate how this site is unique from other sites in the CGA?
6. Precedent setting nature of application without substantial evidence given the site was recently purchased and permitting the total clearing of a site. Is this the minimum relief necessary?
7. Statements in the application refer to surrounding open spaces being able to provide habitat. The project results in the direct loss of 5 acres of natural habitat currently used by species on the property, flora and fauna. Wildlife does not simply move to another site that is because those sites are occupied by other wildlife. It's a permanent and direct loss that removes and displaces the species that use the site as habitat.
8. Review potential significant adverse impacts pursuant to SEQRA. Consider alternative sites such as utilizing existing cleared farmland rather than converting forested pine barrens habitat to farmland.
9. Neighboring residential properties may be affected by the project, clearing and operations. A larger natural buffer on the north side may be necessary to reduce noise, dust, odors and other potential adverse impacts to residential properties.
10. The project does not meet the open space standard and should be revised to provide open space potentially offsite as a non-contiguous cluster. The Plan encourage connectivity to adjacent open space. The property to the south is publicly owned natural open space that the open space, if provided on this site, would connect to if the project conformed.
11. Request more information on to demonstrate if the project conforms with the maximum 15% fertilizer dependent vegetation limit. If it does not conform, a waiver must be requested.
12. Avoid the construction of a 6 foot tall, 130 foot long retaining wall. This will cause erosion and runoff where presently due to the natural condition of the property there is no drainage issue.
13. More information is needed on the permit(s) and approvals from the Town of Brookhaven for this development project such as Site Plan, Engineering review and building permits.
14. Is any mitigation offered in the project to offset adverse impacts of the direct loss of 3.25 acres of habitat? No mitigation is currently provided in the application.

15. Awaiting response from the NYSDEC Natural Heritage Program on potential impacts to rare, threatened and endangered species. This information is necessary to determine whether there are species present that may require protection measures or buffers necessary for species and its habitat. All of Suffolk County is considered habitat for the State and Federal Endangered Northern Long-eared Bat. The wooded condition of the site is likely to support this species. Consult with NYSDEC on the protection requirements for the State and Federal listed Endangered species and habitat of the Northern Long-eared Bat.
16. An extension of the decision deadline is necessary beyond October 15 meeting, to either the November 19 meeting or December 17 meeting.
17. Additional analyses may be necessary after the public hearing and/or receipt of any additional information. The hearing record may need to remain open to receive and review information if it is submitted by the applicant and to receive comments during the written comment period.

HEARING EXHIBITS

A. Project Site Location Map with aerial
B. Photographs
C. Site Plan prepared by Professional Design dated May 25, 2025
D. Steep slopes map prepared by Aerial Land Surveying, DPC dated January 28, 2025
E. Study Area Map
F. Applicant's review of Standards
G. Applicant's letter addressing the hardship

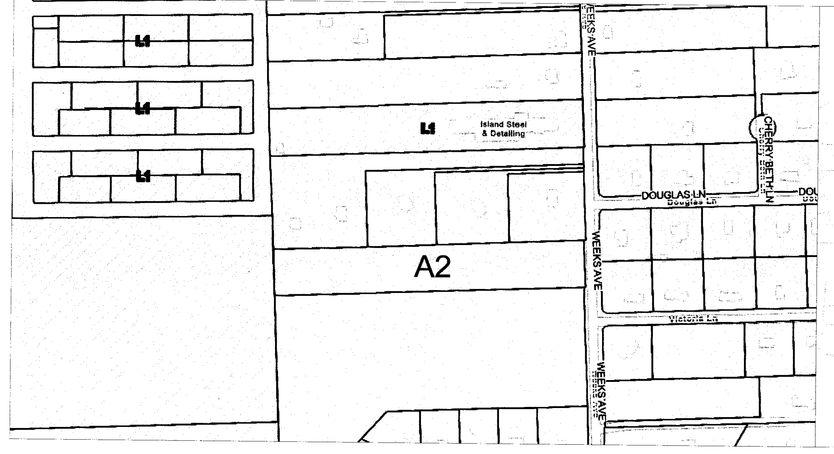

East End Flower Farm Project Site
Brookhaven Town open space
DOUGLAS LN
WEEKS AVE
VICTORIA LN
DREW DR

Central Pine Barrens Commission
East End Flower Farm LTD CGA Hardship
September 17, 2025
Public Hearing

LOT 43
MAP OF
WAMPMISSIC FARMS, COMPROMISING 271 LOTS FORMERLY THE PROPERTY OF THE WILLIAM H. MOFFIT REALTY CO.

FILED ON OCTOBER TBD, 1896 AS MAP No. 619
SITUATI
MANORVILLE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK
TAX No. 0200-58900-0100-002000
SCALE 1"=30'
JANUARY 28, 2025

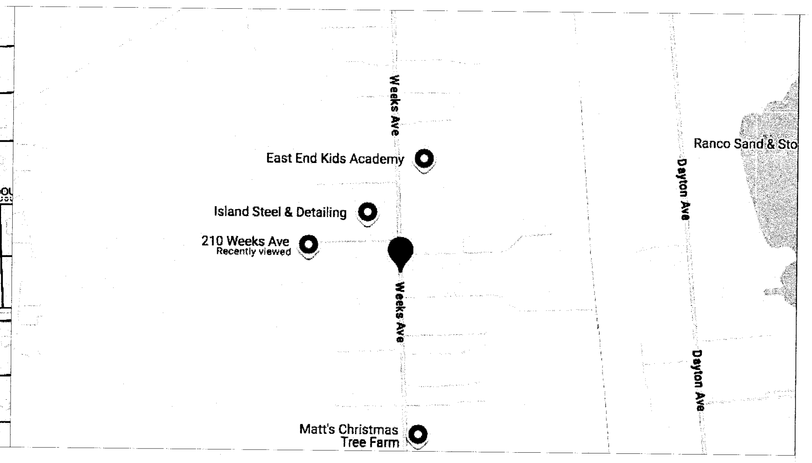
AREA = 217,800 sq. ft.
5.000 ac.



Zoning Map

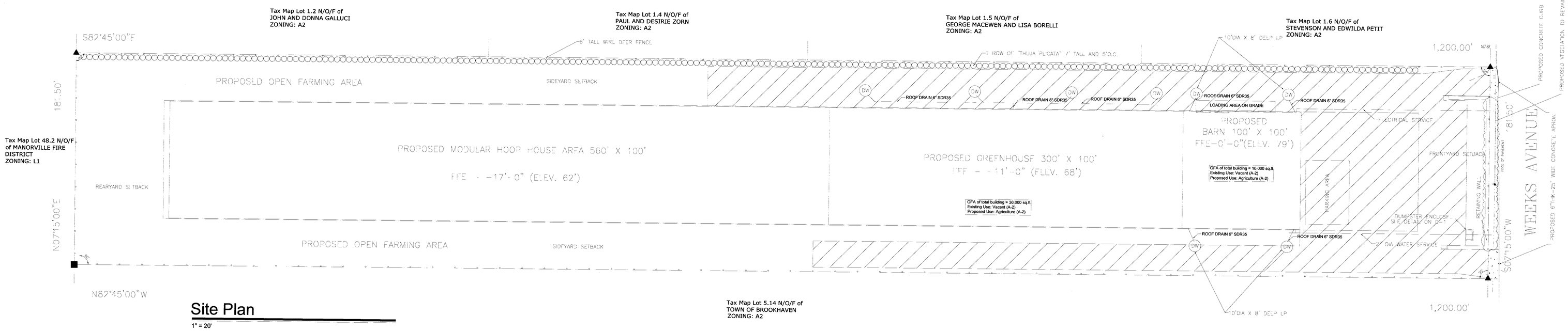
Scale: =870'

Note: each L1 Zoning is labeled, the rest of the map shown is A2



Key Map

Scale: =500'



Site Plan

1" = 20'

LEGEND:

- CATCH BASIN
- DRAIN GRATE
- FIRE HYDRANT
- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- SIGN
- WATER METER
- WATER VALVE
- CONC. MONUMENT
- ELEC. METER
- GAS METER
- STAKE SET
- WATER WELL
- RCA
- CONC.

THIS IS A SITE PLAN
BASED ON INFORMATION FROM A SURVEY PREPARED BY :

AERIAL LAND SURVEYING, D.P.C
53 FROST DRIVE
SHIRLEY, NY 11967

Drainage Calculations

Per town of Brookhaven requirements, storage provided for a 2" rainfall in drywells.
10 ft. diameter drywells provide 68.42 cf/vf of storage

Proposed Drainage Area

Storage required for Barn: 10,000 SF x 1.0 x (2"/12") = 1,667 CF
Greenhouse: 30,000 SF x 1.0 x (2"/12") = 5,001 CF
= 6,668 CF

Storage for Barn: (4)10 ft dia x 6 ft deep drywells = 1,642 CF
Storage for Greenhouse: (4)10 ft dia x 19 ft deep drywells = 5,200 CF

Zoning Analysis

SCTM# 0200 - 58900 - 0100 - 002000
Lot Area = 217,800 sf (5 acres)
Zone: Residential - A-2
Use: Agriculture (permitted use)
Yards:
Required Front = 60 ft.
Required Side Yard = 30 ft. min. 80 total
Required Rear = 75 ft. - 640 ft. provided

Building Height:
maximum allowed = 35 ft.
proposed Barn = ±26'-6"
proposed Greenhouse = ±12'-6"

Maximum Gross Floor Area
maximum allowed 25% of total lot size (restriction on barn only) = 54,450 sf
Total Proposed Gross Floor Area of Barn = 10,000 sf (18.36%)

Parking Calculations

Agricultural, Greenhouse: A minimum 5 stalls, or 1 per 60,000 square feet of land or part thereof

Total Area = 217,800 sf
= 217,800 / 60,000 = 3.63 stalls

Parking Required = 5 stalls (required min.)

Parking Provided = 5 spaces

Engineering Notes

1. A Pre-Construction meeting with the engineering department shall be held two (2) weeks prior to the start of construction. Any work performed prior to this meeting shall be deemed unacceptable and removed as directed by the town engineer.
2. The Engineering Department shall be notified 72 hours prior to the start of construction to arrange for inspection of all items related to grading, drainage, paving, and curbing.

Proposed Clearing

Area to be cleared - 216,220 sq ft (99.9 %)
Area remain undistured - 1,580 sq ft (0.1 %)

Sanitary Calculations

N/A - None applied for at this time

Plant Schedule

mark	species	size	quantity
A	Thuja Plicata "Green Giant"	7' ht.	248
B			
C			
D			

PROFESSIONAL DESIGN
67 HAMPTON RD LL2 S HAMPTON NY 11968
phone. 631 872-3887
email. M_RIBEIRO1@YMAIL.COM

Drawing Status :

Dates :

5/25/25	SITE PLAN DRAFT

No.	Date	Description

Project :

Proposed Barn and Greenhouse For East End Flower Farm LTD

74 River Rd
Shirley, NY 11967

Jurisdiction :

Suffolk County

Drawn By : M.R.
Checked By : M.R.
Job No.

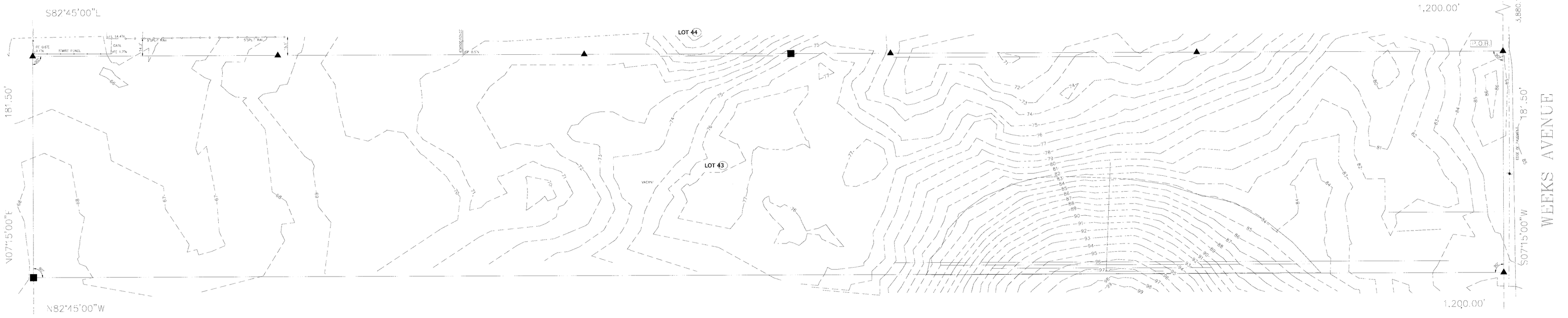
RECEIVED
JUN 26 2025
Suffolk County Planning & Water Commission

Sheet Title :

SITE PLAN
Scale as noted

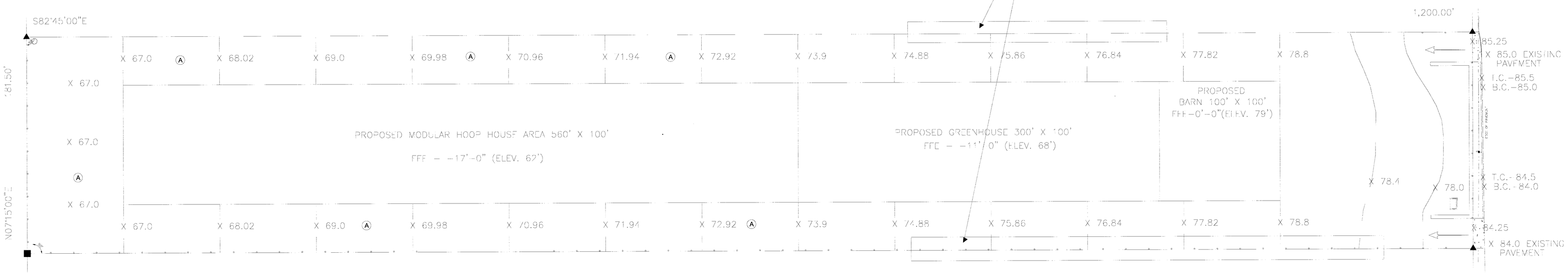
Sheet Number :

SP-1



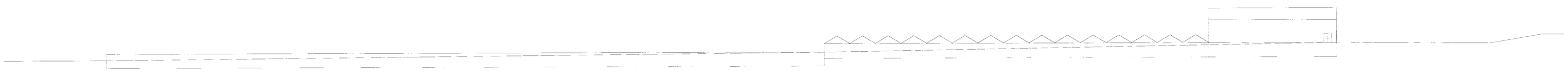
NOTES:
1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
EXISTING ELEVATIONS ARE SHOWN THUS: 000.00

THESE AREAS TO RECEIVED RETEAINING WALLS AS NECESSARY TO MAINTAIN WATER/ EROSION ON PROPERTY (SEE DETAIL ON D-1)



Grading Plan
1" = 32'

GRADE = 1.23% SLOPE (11.8' / 960') STARTING AT EAST CORNER OF BARN



Grading Section Profile
1" = 32'

LEGEND:

- CATCH BASIN
- DRAIN GRATE
- FIRE HYDRANT
- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- SIGN
- WATER METER
- WATER VALVE
- CONC. MONUMENT
- ELEC. METER
- GAS METER
- STAKE SET
- WATER WELL
- RCA
- CONC.

Grading Elev. along E>W

ELEVATIONS AT 80' INTERVALS (1.23% SLOPE)
STARTING @ EAST CORNER OF BARN

0' = 78.80'
80' = 77.82'
160' = 76.84'
240' = 75.86'
320' = 74.88'
400' = 73.90'
480' = 72.92'
560' = 71.94'
640' = 70.96'
720' = 69.98'
800' = 69.00'
880' = 68.02'
960' = 67.00'

East Elevation
1" = 32'

South Elevation
1" = 32'

West Elevation
1" = 32'

North Elevation
1" = 32'

Sanitary Calculations

N/A - None applied for at this time

Erosion Control Cover Crop

mark	species	size	quantity
A	Winter Rye "Secale Cereal"	N/A	N/A
B			
C			
D			

PROFESSIONAL DESIGN

67 HAMPTON RD LL2 S HAMPTON NY 11968

phone. 631 872-3887

email. M_RIBEIRO1@YMAIL.COM

Drawing Status :

Dates :

5/25/25	SITE PLAN DRAFT

No.	Date	Description

Project :

Proposed Barn and Greenhouse

For

East End Flower Farm LTD

74 River Rd
Shirley, NY 11967

Jurisdiction :

Suffolk County

Drawn By : M.R.

Checked By : M.R.

Job No.

RECEIVED
JUN 26 2025
Suffolk County Department of Planning & Water Commission

Sheet Title :

SITE PLAN
Scale as noted

Sheet Number :

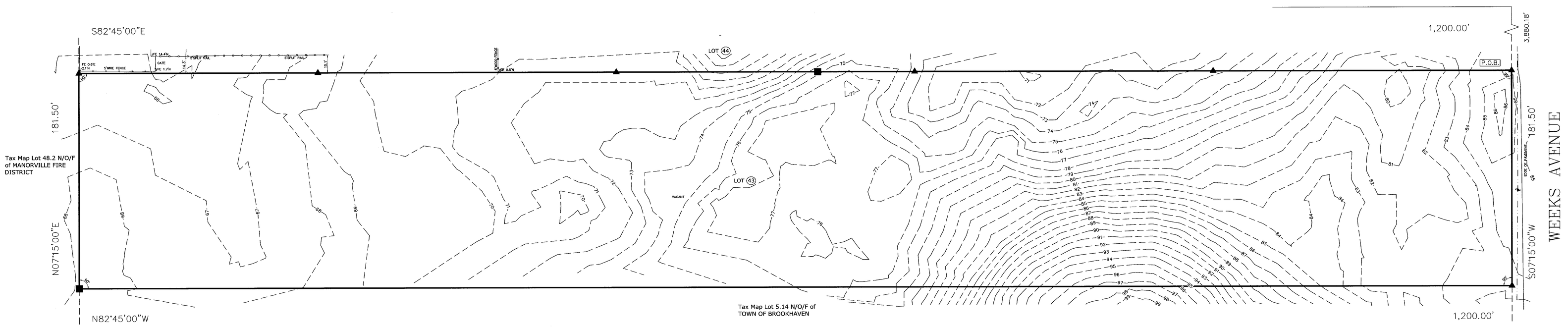
SP-2

SURVEY OF
LOT 43
MAP OF
WAMPMISSIC FARMS, COMPROMISING 271 LOTS FORMERLY THE PROPERTY OF THE WILLIAM H. MOFFIT REALTY CO.

FILED ON OCTOBER TBD, 1896 AS MAP No. 619

SITUATE
MANORVILLE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK
TAX No. 0200-58900-0100-002000
SCALE 1"=30'
JANUARY 28, 2025

AREA = 217,800 sq. ft.
5.000 ac.



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EXISTING ELEVATIONS ARE SHOWN THUS: 000.00

LEGEND:

- CATCH BASIN
- DRAIN GRATE
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- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- SIGN
- WATER METER
- WATER VALVE
- CONC. MONUMENT
- ELEC. METER
- GAS METER
- STAKE SET

AERIAL LAND SURVEYING, D.P.C.
53 PROBST DRIVE
SHIRLEY, NY 11967
PHONE: 833-787-8393
E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM
WEBSITE: WWW.AERIALLANDSURVEYING.COM

NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT SHOWN ON THIS SURVEY MAP ARE UNKNOWN. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

DISTRICT:0200 LOT:002.000 BLOCK:01.00 SECTION:589.00

MAP/FILE NO.: 619

MAP OF: "Wampmissic Farms, compromising 271 lots formerly the property of the William H. Moffit Realty Co., located between Yaphank and Manor, Suffolk County, L.I., N.Y., surveyed by Gideon Smith, Jan. 1896, Eng. and Surveyor of Moriches, N.Y."

TITLE NO.: N/A

MAP FILED DATE: OCTOBER TBD, 1896

COUNTY TAX MAP ID: 0200-58900-0100-002000

SITUATED AT: MANORVILLE, TOWN OF BROOKHAVEN

SUBDIVISION MAP LOT & BLOCK #'S: LOT 43

CERTIFIED TO:
Marcos Ribeiro
Vista Land Services
Chicago Title Insurance Company

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 15A, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

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JUN 26 2025

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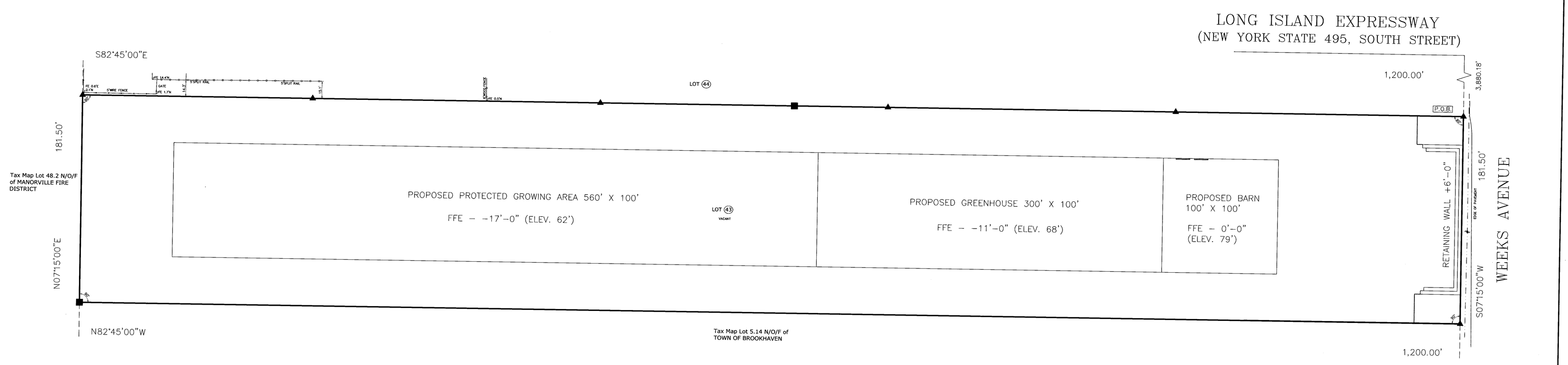
AERIAL LAND SURVEYING, D.P.C.

JOB NO.: 25-600
DATE: JANUARY 28, 2025

SURVEY OF
LOT 43
MAP OF
WAMPMISSIC FARMS, COMPROMISING 271 LOTS FORMERLY THE PROPERTY OF THE WILLIAM H. MOFFIT REALTY CO.

FILED ON OCTOBER TBD, 1896 AS MAP No. 619
SITUATE
MANORVILLE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK
TAX No. 0200-58900-0100-002000
SCALE 1"=30'
JANUARY 28, 2025

AREA = 217,800 sq. ft.
5.000 ac.



LEGEND:

- CATCH BASIN
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TITLE NO.:	N/A
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COUNTY TAX MAP ID:	0200-58900-0100-002000
SITUATED AT:	MANORVILLE, TOWN OF BROOKHAVEN
SUBDIVISION MAP LOT & BLOCK #'S:	LOT 43

CERTIFIED TO:
Marcos Ribeiro
Vista Land Services
Chicago Title Insurance Company

JAN 28 2025

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AERIAL LAND SURVEYING, D.P.C.

JOB NO.: 25-600
DATE: JANUARY 28, 2025

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Central Pine Barrens Joint
Planning & Policy Commission

RECEIVED
JUL 27 2023
Central Pine Barrens Joint
Planning & Policy Commission

PINE BARRENS CGA HARDSHIP NARRATIVE

Applicant: East End Flower Farm Ltd.
Location: Weeks Avenue, Manorville, NY
SCTM #: 0200-58900-0100-002000
Zoning: A-2 Residential (Agriculture Permitted)

Project Summary

East End Flower Farm Ltd. proposes the creation of a diversified farm operation on a fully wooded, 5-acre parcel located in the Compatible Growth Area (CGA) of the Central Pine Barrens. The proposal includes:

- A 30,000 SF greenhouse
- A 10,000 SF barn for storage
- A modular outdoor grow area (560' x 100') consisting of removable hoop houses (cold frames) for flexibility
- Cultivation of annuals, perennials, vegetables, microgreens, and nursery stock

The project is wholly agricultural and conforms to the definition of a "farm operation" under **NYS Agriculture & Markets Law §301(11)**.

Historical Context and Property Conditions

Aerial imagery dating back to the 1960s shows that the site was historically more open and likely disturbed in the past, but over the decades has undergone natural reforestation. Today, the parcel is densely wooded. The regeneration of pitch pine and scrub oak has created the appearance of pristine forest where in fact successional vegetation has reclaimed formerly cleared or marginal land. This trend is well documented and consistent with the region's ecological patterns.

Unlike many CGA parcels with long-standing agricultural use, this site lacks:

- Any prior clearing
- Existing infrastructure
- Graded surfaces or vehicular access

The parcel also exhibits significant elevation changes(approx. 78' to 67' over 960'), which necessitate engineered grading and water management infrastructure to accommodate agriculture safely and sustainably.

Personal Background of the Applicant

The applicant, Marcos Ribeiro, is a second-generation farmer with roots in Holtsville, NY, where his family has farmed for decades. This new site represents an expansion and continuation of a family farming tradition, with the goal of producing sustainable, diversified crops for the local community.

Mr. Ribeiro brings years of agricultural experience to the project, with prior involvement in wholesale and specialty crop production. He currently oversees 30 acres of active farmland in East Moriches (Cuomo Farm), manages 50,000 square feet of greenhouse production in Mattituck, and operates a 10-acre farm in Speonk, NY. His intent is to build a long-term, working farm operation on the East End that contributes to the region's food economy while preserving open space through agricultural use.

Consistency with Precedent and the Intent of the Pine Barrens Plan

The Central Pine Barrens Plan affirms that agriculture is a permitted and encouraged land use within the CGA. The Commission has previously granted hardship exemptions to enable clearing of vegetated parcels for active farming operations. Three relevant precedents include:

Fink's Farm (2017)

Fink's Farm, an existing agricultural operation, was approved to expand its cleared area from 53% to 90%. The Commission found that without expansion, the farm could not maintain financial viability. This highlights the importance of ensuring that Pine Barrens policies do not undermine working farms.

East End Flower Farm differs in that it is a new farm on a previously undeveloped parcel. The hardship here is even more fundamental: without the ability to clear, no agricultural use can occur at all. The case for relief is based on the same principle: to make farming viable on land specifically zoned for it.

Metz Farms (2005)

Metz Farms received hardship relief to clear 10 acres of reforested land with historical agricultural use. The Commission approved the project based on its alignment with CGA goals and agricultural intent, despite the land having re-naturalized.

East End Flower Farm's proposal is even more direct. Though the parcel lacks documented prior use, it is zoned for agriculture and will be used exclusively for permitted, environmentally responsible farm production.

Manorville Nursery (2012)

Manorville Nursery was granted a hardship exemption to clear over 60% of a wooded parcel to support greenhouses and nursery crop cultivation. The Commission approved the project because it demonstrated agricultural intent, mitigation through drainage and BMPs, and consistency with the CGA's purpose.

This mirrors East End Flower Farm's proposal, which features:

- Fully engineered drainage plans
- No artificial lighting
- Hoop houses, greenhouses, and open nursery production

Conclusion and Request for Relief

East End Flower Farm Ltd. respectfully requests that the Central Pine Barrens Joint Planning and Policy Commission grant a hardship exemption pursuant to **ECL §57-0123(3)(b)** and **Town Law §267-b**, to allow for the clearing and development of a new, bona fide agricultural operation on a currently wooded parcel located within the Compatible Growth Area (CGA) in Manorville, NY.

The hardship is genuine and not self-created. The parcel is fully wooded, lacks any prior development or clearing, and is constrained by natural slope and elevation changes that require engineered grading. Without relief, the property cannot yield a reasonable economic return through its intended and permitted use as farmland.

The proposed use is:

- Strictly agricultural — no residential or commercial development is proposed
- Supported by full drainage and stormwater management infrastructure
- Environmentally responsible and consistent with BMPs
- Located adjacent to 12 acres of preserved town-owned woodland to the south
- In line with prior approvals including Fink's Farm, Metz Farms, and Manorville Nursery

Given the environmental protections, generational agricultural intent, and policy consistency, the applicant respectfully requests that the Commission approve this CGA hardship exemption as the **minimum necessary relief** to enable viable agricultural use of the site.

Marcos Ribeiro East End Flower Farm Ltd.